

SECTION '2' – Applications meriting special consideration

**Application No :** 12/02913/FULL2

**Ward:**  
**Plaistow And Sundridge**

**Address :** Holy Trinity Convent School 81 Plaistow  
Lane Bromley BR1 3LL

**OS Grid Ref:** E: 541107 N: 169989

**Applicant :** Bellway Homes (Thames Gateway)

**Objections :** YES

**Description of Development:**

Change of use of former school and convent from Class D1 non-residential institution to Class C3 residential use with internal and external alterations and roof extension to provide 20 residential units, refurbishment and extension of The Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings

**Key designations:**

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Major Development Sites  
Tree Preservation Order

**Joint report with application refs. 12/02443/FULL1, 12/02655/LBC and 12/02966/LBC**

**RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 3 | ACC02  | Sample brickwork panel                   |
|   | CC02R  | Reason C02                               |
| 4 | ACC05  | Brickwork patterning                     |
|   | ACC05R | Reason C05                               |
| 5 | ACC06  | Mortar details                           |

	ACC06R	Reason C06
6	ACD02	Surface water drainage - no det. submitt
	ADD02R	Reason D02
7	ACH16	Hardstanding for wash-down facilities
	ACH16R	Reason H16
8	ACH22	Bicycle Parking
	ACH22R	Reason H22
9	ACI02	Rest of "pd" Rights - Class A, B,C and E

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area.

10	ACI20	Lifetime Homes Standard/wheelchair homes
	ADI20R	Reason I20
11	ACI21	Secured By Design
	ACI21R	I21 reason
12	ACL03	Site wide Energy statement
	ACL03R	Reason L03

### Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan and the London Plan:

#### UDP

H1	Housing supply
H2	Affordable housing
H7	Housing density and design
T1	Transport demand
T2	Assessment of transport effects
T3	Parking
T5	Access for people with restricted mobility
T6	Pedestrians
T7	Cyclists
T18	Road safety
BE1	Design of new development
BE7	Railings, boundary walls and other means of enclosure
BE8	Statutory Listed Buildings
NE3	Nature Conservation and Development
NE5	Protected Species
NE7	Development and Trees
NE8	Conservation and Management of trees and woodlands
NE12	Landscape Quality and Character
G2	Metropolitan Open Land
G6	Land adjoining Green Belt or Metropolitan Open Land
G7	South East London Green Chain
IMP1	Planning Obligations

#### London Plan

2.6	Outer London: Vision and Strategy
3.3	Increasing housing supply
3.4	Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land
- 8.2 Planning Obligations.

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the impact of the proposal on the setting and heritage interest of the listed buildings
- (g) the safety and security of buildings and the spaces around them
- (h) accessibility to buildings
- (i) the affordable housing policies of the Development Plan regarding
- (j) the policies of the Development Plan regarding planning obligations
- (k) the design policies of the development plan
- (l) the transport policies of the development plan
- (m) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.