

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/01979/LBC

Ward:
Orpington

Address : Goddington Manor Court Road
Orpington BR6 9AT

OS Grid Ref: E: 547118 N: 165441

Applicant : Goddington Manor Ltd

Objections : YES

Description of Development:

Single storey extension, alteration to roof to incorporate dormers and rooflights, elevational and internal alterations to enable creation of 3 additional apartments
LISTED BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
Sites of Interest for Nat. Conservation
Tree Preservation Order

Joint report with application ref. 12/01978

Proposal

The works sought in relation to this application are summarised in the accompanying report for application ref. 12/01978. A number of the works subject to Listed Building Consent overlap with those that require planning permission.

However, the works considered most relevant to the special architectural and historic interest to the building are the following:

- part removal of existing walls/partitions at ground and second floor levels
- formation of new partitions at ground and second floor levels
- formation of new stairwell to connect existing second floor to proposed third floor flat
- ground floor extension
- alterations to existing voids, including provision of dormers, gable-end windows and conservation rooflights to accommodate addition living space

Location

Background:

History: Built for the Harris family whose ancestors were Lords of the Manor of Orpington from the late medieval period. The Harris family lived here until the 1930s when the building was divided into flats.

A fine 1890s house by a pupil of R Norman Shaw retaining good quality internal features. It is also thought to be the largest Arts and Crafts style house in the London Borough of Bromley.

Description:

House, later divided into flats. Probably built in 1893, although the rainwaterheads are dated 1899, by William West Neve in Olde English style. Built for the Harris family. Large asymmetrical building, mainly of two storeys but with a three storey and attics central section to the entrance front. The ground floor is of red brick, much of the first floor is tile hung but there is also much elaborate timber framing to the upper floors. The tiled roof has tall brick chimneystacks and a fine central louvred wooden cupola with metal ogee head with elaborate iron weathervane with decorated pennant.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which are summarised as follows:

- excessive and ill-thought out additional fenestration to roof line
- development will lead to additional vehicular access on to Court Road
- gates are out of character with their surroundings and prevent views of the building
- concerns relating to protection and badgers and badger setts within the grounds
- lack of justification to change historic name of building from "House" to "Manor"
- concerns relating to retention of existing trees on the site and issues of privacy for neighbouring residents

Comments from Consultees

APCA consider that the extent of the alterations to the roofspace is too extensive and that the ground floor extension is inappropriate and represents overdevelopment. The quality of architectural design needs to be much improved as the proposal would not preserve or enhance the building.

Planning Considerations

Policy BE8 (Statutory Listed Buildings) advises that applications for development involving a listed building or its setting, or for a change of use of a listed building,

will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

Planning History

See report ref. 12/01978

Conclusions

Since the dormers from the central bay on the front elevation have been removed, it is considered that the proposal is now acceptable as the significant principal elevation will remain largely unaltered. The other alterations to the roofscape are acceptable insofar as dormer windows are not an alien feature to the building and the side and rear elevations have a capacity for change. The internal alterations are relatively minor and will not harm the special interest of the building as original features and layout are being retained.

Given the nature and location of the proposed works it is not considered that the defining features of this property will be harmed. These include a fine staircase hall which incorporates significant areas of wood panelling and patterned ceilings.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01562, 12/01978 and 12/01979, excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |
| 2 | ACG08 | No external services |
| | ACG08R | Reason G08 |
| 3 | ACG11 | Matching internal and external materials |
| | ACG11R | Reason G11 |
| 4 | ACG12 | Precautions against loss and damage |
| | ACG12R | Reason G12 |
| 5 | AJ04B | Justification LISTED BUILDING CONSENT |

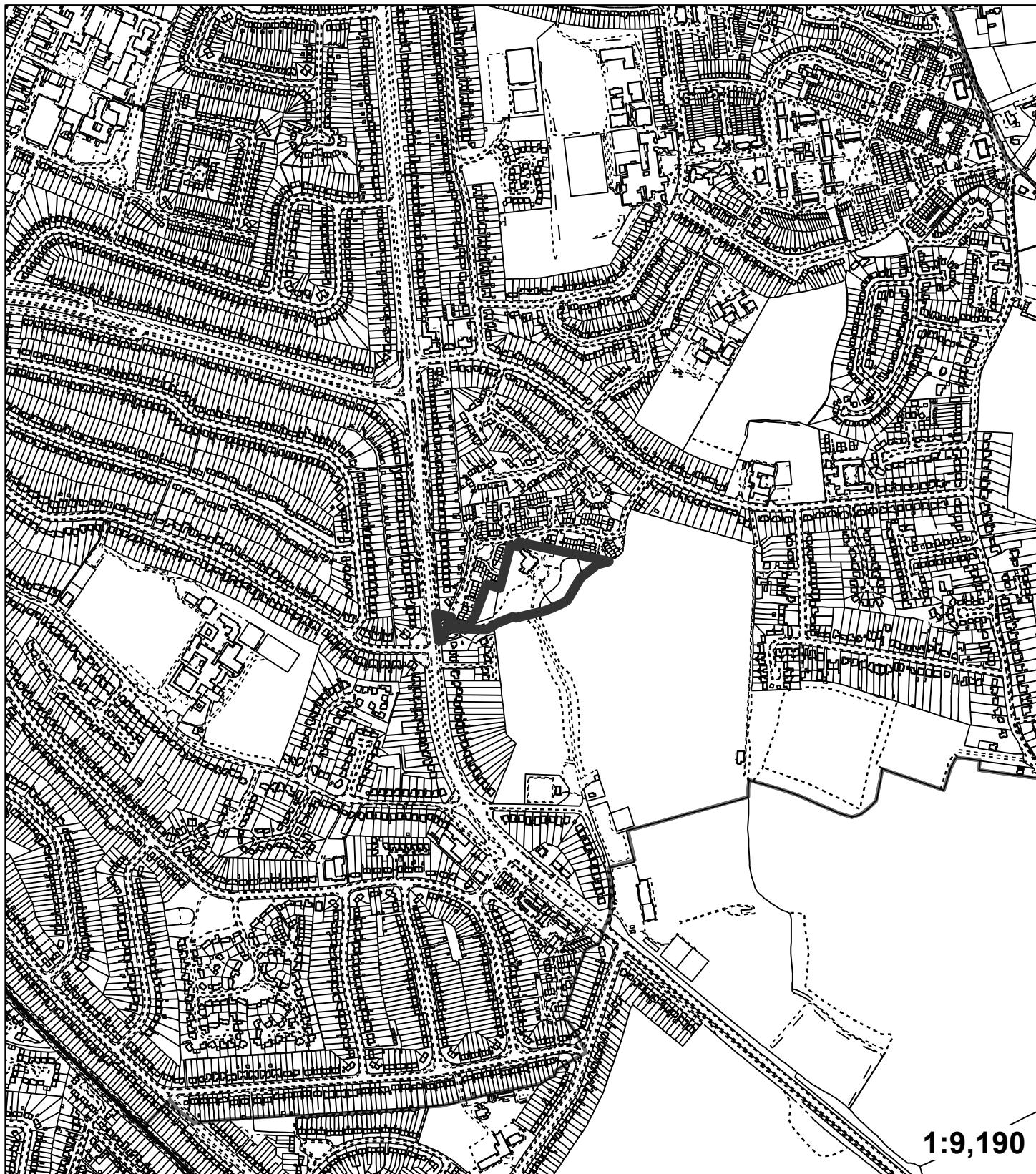
Policy (UDP)

BE8 Statutory Listed Buildings

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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