

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 12/03629/VAR

**Ward:**  
**Penge And Cator**

**Address :** Yeoman House 57 - 63 Croydon Road  
Penge London SE20 7TS

**OS Grid Ref:** E: 535364 N: 169774

**Applicant :** London Borough of Bromley

**Objections : NO**

**Description of Development:**

Variation of condition 5 of permission 12/00324 to allow use of 4th floor as offices/occupational health centre (class B1/D1) to operate from 0700-1900 Monday to Friday

**Proposal**

Yeoman House is a 10 storey building in use mainly as Class B1 offices. It also has planning permission for other uses including, educational and training (Class D1) and an 89 bedroom 'Travelodge' hotel. The ground floor / forecourt of the building is in use as a car showroom. Part of the second and third floors are used as offices / community mental health centre.

Permission is sought to vary condition 5 of permission ref. 12/ 00324 granted for use of fourth floor for Offices / occupational health centre (Class B1 / D1). Condition 5 states:

"The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between 0800 –1800".

It is now sought to operate the use from 0700 – 1900 on the permitted days.

**Location**

The site is located towards the north-eastern end of Croydon Road, close to the junction with Penge High Street. The immediate area is largely residential with a mix of flatted development and single dwellings and converted houses along Croydon Road, Avenue Road and beyond. Penge District Shopping Centre is also within relatively easy walking distance and the area is also well served by public transport.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

### **Comments from Consultees**

No objections raised from a highway point of view.

### **Planning Considerations**

In considering the application, the main policies are C2, C4, C5, of the Unitary Development Plan.

Policy C2 concerns Community Facilities and Development and seeks to ensure that appropriate account is taken of community needs when considering proposals for development.

Policy C4 concerns Health Facilities and states that such facilities will usually be permitted provided that they are located within an accessible location.

Policy C5 concerns Facilities for Vulnerable Groups it states that the such proposals will normally be permitted except where it can be demonstrated that such development would have a significant adverse effect upon residential amenity.

### **Planning History**

In 2004 under planning ref. 04/04550, planning permission was granted for change of use of part of second and third floors from offices to community medical health centre / offices. This proposal included a mix of office accommodation and facilities for the community health team. With a total of 65 staff being based at Yeoman House. The proposal included 21 car parking space although it was stated that most of the staff would work predominantly off site with clients arriving by foot.

In 2012 under planning ref.12/00324, planning permission was granted for change of use of the fourth floor offices (Class B1) to office / occupational health centre (Class B1 / D1). A number of conditions were imposed including condition 5 restricting hours / days of use. It is this condition which is the subject of the current application.

A further application under planning ref. 12/01940 followed which sought to remove condition 3 requiring bicycle parking and vary the hours of use for the office / occupational health centre. This application was later withdrawn as possible locations where bicycles could be stored were later identified.

### **Conclusions**

At the time when the application was permitted works were underway to convert floors 6-9 of Yeoman House into the 89 bedroom "Travelodge" hotel. These works have now been completed and the hotel is now in operation. This use

generates both early morning and late night activity as hotel guests check in and out of the facility.

It is understood that the extension in the hours are required in order to allow employees to work more flexibly and not for patients/ clients to attend any clinic during these times. On this basis it is considered that the proposed extension in hours would not impact unduly on either other occupants of the Yeoman House or occupiers of nearby residential dwellings.

### **RECOMMENDATION: APPROVAL**

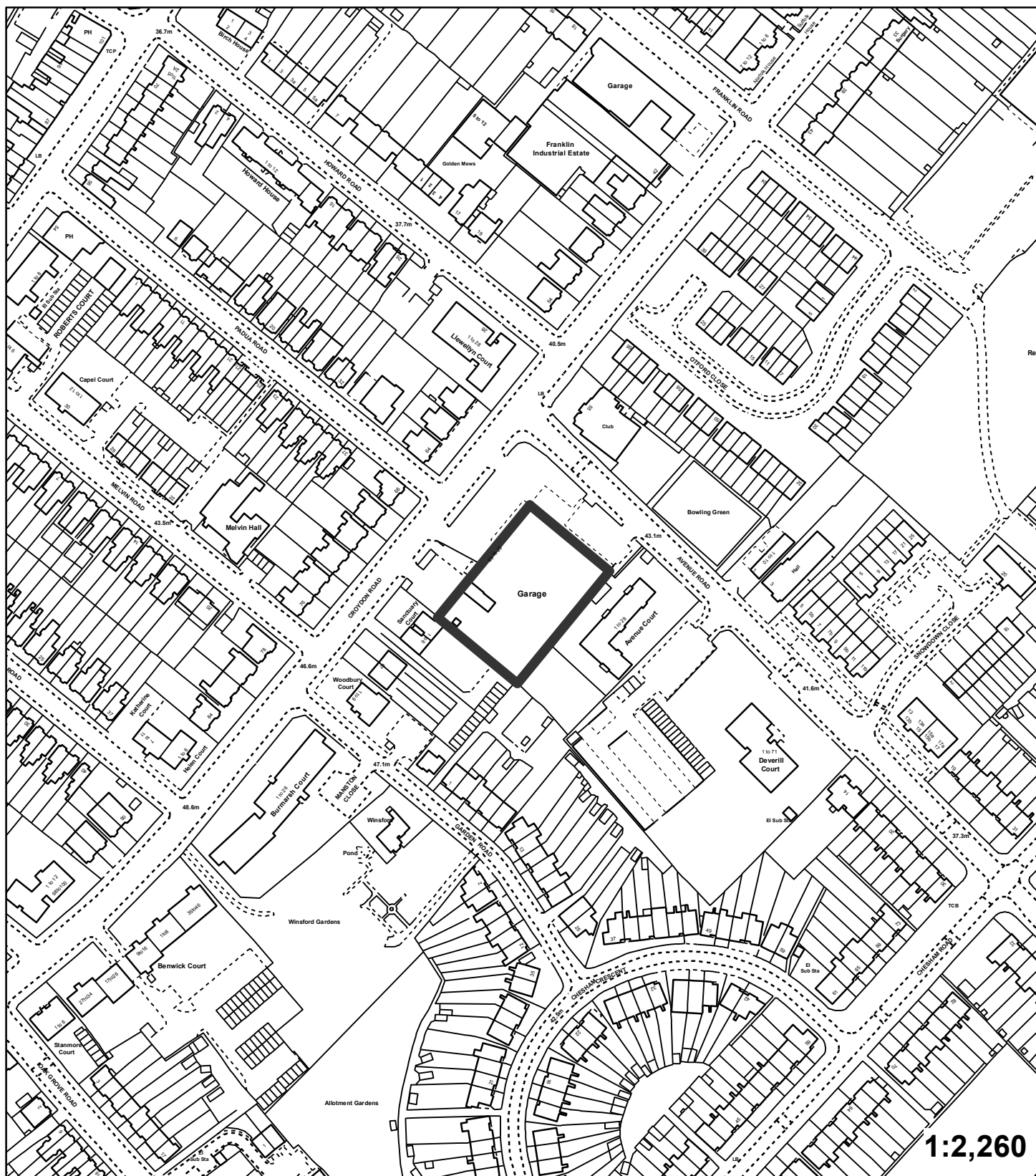
subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
         ACA01R      A01 Reason 3 years
- 2      ACH03      Satisfactory parking - full application  
         ACH03R      Reason H03
- 3      ACH22      Bicycle Parking  
         ACH22R      Reason H22
- 4      The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between 07:00 and 19:00.  
**Reason:** In order to comply with Policy C5 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.
- 5      The Travel Plan shall be implemented in accordance with the agreed timescale and details discharged on 7th February 2013 in connection with condition 4 of planning ref. 12/00324.  
**Reason:** In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.
- 6      No powered gymnasium equipment shall be used at the site without the prior approval in writing of the Local Planning Authority.  
**Reason:** To prevent any noise disturbance in the interest of the amenities of adjacent properties with regard to Policy BE1 of the Unitary Development Plan.

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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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