

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

Application No : 13/00089/FULL1

Ward:
Bromley Town

Address : Land Adjacent 48 East Street Bromley

OS Grid Ref: E: 540366 N: 169554

Applicant : London Borough Of Bromley

Objections : YES

Description of Development:

Retention of a shipping container for use as an occasional art gallery space

Key designations:

Conservation Area: Bromley Town Centre

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Bromley Town Centre Area

Local Cycle Network

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal Sites

Proposal

Temporary planning permission is sought for the retention of a shipping container for use as an occasional art gallery space.

The container sits at an angle to the highways and has a floorspace of approximately 14.42qm, measuring 6.1 metres in length, 2.6 metres in height and 2.4 metres in depth. One of the elevations of the container has been glazed in order to create visual interest.

The intention is to use the container on Weekdays and Saturdays between the hours of 9:00 and 17:00 and on Sundays between 10:00 and 16:00. No more than 10 people would be allowed access at any time.

Location

The application site is an open land situated on the corner of East Street and Tweedy Road, within the boundaries of the Bromley Town Centre Conservation Area and opposite the Railway Hotel which is a locally listed building. The site also falls within Tweedy Road/South Street Proposal Site which is designated to provide office accommodation for small businesses under the UDP.

Comments from Local Residents

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

- the external appearance of the container is interesting but creates too stark a contrast to its surroundings.

Comments from Consultees

Highways – no objections;

Heritage – no objections;

APCA – no objections.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development

BE11 Conservation Areas

C1 Community Facilities

T18 Road Safety

At strategic level, the most relevant London Plan policies are:

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision;

The National Planning Policy Framework 2012.

Planning History

There is no planning history available for the application site.

Conclusions

The main issues Members wish to consider are the acceptability of the design of the structure and its impact on the special character and appearance of the Bromley Town Centre Conservation Area.

The NPPF recognises the arts and culture as main town centre uses. London Plan Policy 4.6 (d) asserts that boroughs should promote and develop existing and new cultural and visitor attractions especially in outer London and where they can contribute to regeneration and town centre renewal.

Policy C1 requires proposals for community facilities to be accessible by modes of transport other than the car and accessible to the members of the community it is intended to serve.

In this instance the application site lies within the boundaries of the Bromley Town Centre and achieves high Public Transport Accessibility Level of 6a. This location is considered to successfully lend itself to the proposed use, thereby satisfying the above requirement.

With regard to the design aspect of the proposal, officers acknowledge that the structure, due to its appearance would not be supported on a permanent basis. However, given its temporary nature, the proposal is considered acceptable. There would be no long-term adverse impact on the visual amenity of the area as the container would be removed and the land made good at the end of the period of the permission. To this end, Members may agree that the proposal is not contrary to the requirements of Policies BE1 and BE11 of the UDP.

Given the nature of the development, there are no amenity issues pertaining to the application.

With regard to transport, the proposal would not have a significant impact on the parking and highway safety within the local road network. Therefore no objection is raised to the proposal in that respect.

Having had regard to the above Members may consider that the development in the manner proposed is acceptable in that it would satisfy the requirements of the relevant policies. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00089, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 This permission shall be for a limited period only, expiring 3 years after the date of this decision notice. On or before that date the use hereby permitted shall be discontinued and any structures approved under this permission shall be removed and the land re-instated to its original condition, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: The type of the structure is not such as the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and appearance of the structure proposed and, in the interests of visual amenity (Policies BE1 and BE11 of the Unitary Development Plan).

- 2 The use hereby permitted shall not take place other than between the hours of 9:00 and 17:00 Mondays to Saturdays and between 10:00 and 16:00 on Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

- 3 There shall be no amplified sound, speech or music which is audible outside the premises.

Reason: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

4 The permission hereby granted shall be for an art gallery and for no other use whether falling in Class D1 of the Town and Country Planning (Use Classes) Order 1987 or any other Class of that Order (or any Order revoking and re-enacting that Order with or without modification).

Reason: To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

C1 Community Facilities

T18 Road Safety

London Plan:

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision;

The National Planning Policy Framework 2012.

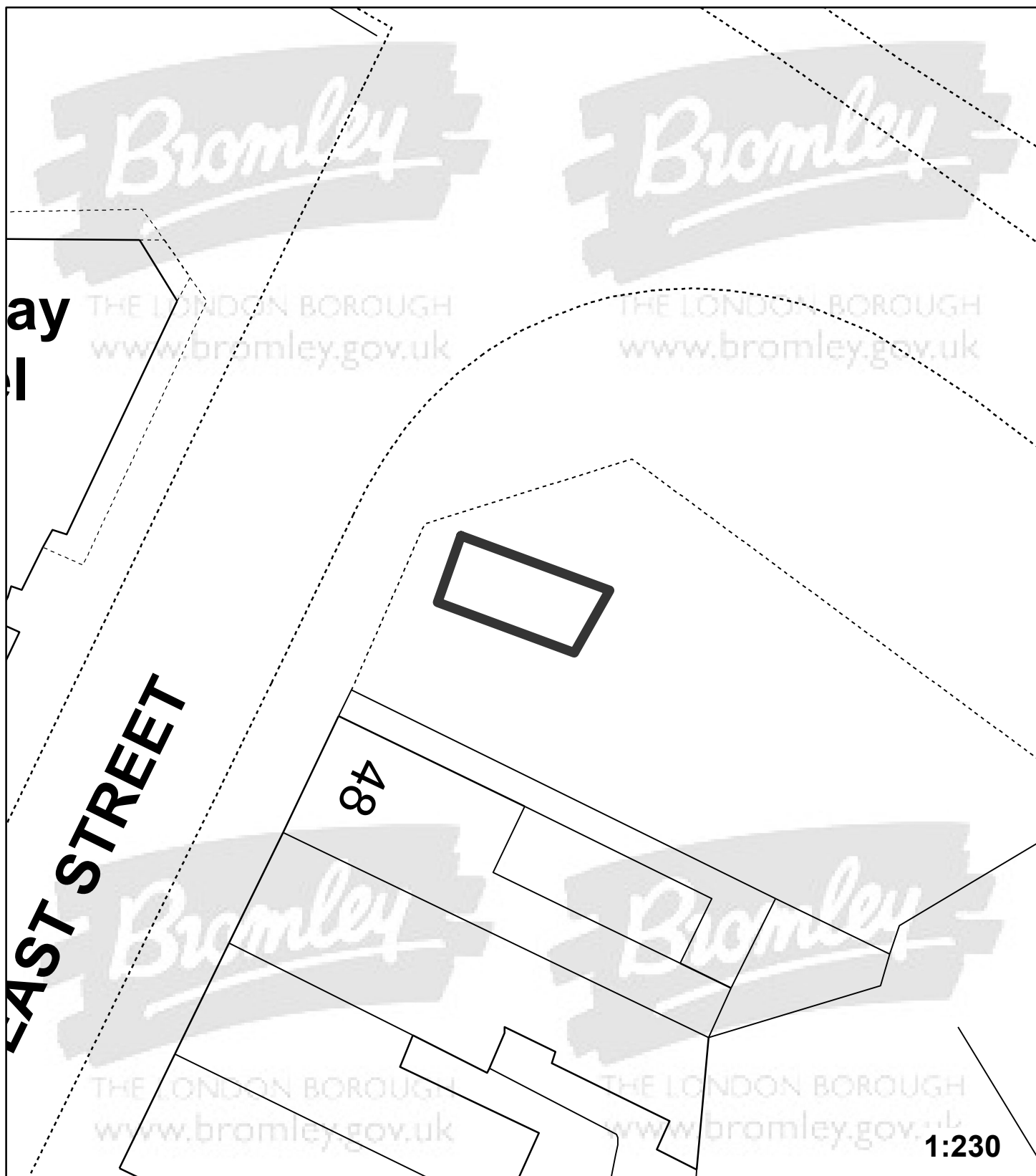
INFORMATIVE(S)

1 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding the licence for the use of the highway.

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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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