

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 12/03467/CAC

**Ward:**  
**Chislehurst**

**Address :** The Crest Raggleswood Chislehurst  
BR7 5NH

**OS Grid Ref:** E: 543435 N: 169829

**Applicant :** Mr Timothy Joseph

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

It is proposed to demolish the existing building, and construct 2 detached two storey dwellings fronting Raggleswood, each with an integral double garage.

Planning permission is sought under ref.12/03466 for the redevelopment scheme.

**Location**

This site lies on the corner of Raggleswood and Old Hill within Chislehurst Conservation Area, and is occupied by a large detached dwelling built in the Arts and Crafts style. The site measures 0.28ha and slopes downwards towards the rear.

**Comments from Local Residents**

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

- overlooking of Oak Lodge and garden of Shangri-La from windows in flank elevation of Plot 1, unless they are obscure glazed and fixed shut
- intrusive form of development
- loss of important trees

- no further windows should be added to the west elevation of Plot 1
- finished floor level of house on Plot 1 appears unnecessarily high compared with the ground levels.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas raise objections to the loss of the existing building which is considered to make a positive contribution to the Conservation Area, and to the new dwellings which are considered to be overlarge and of poor design.

### **Planning Considerations**

The applications fall to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development  
 BE11 Conservation Areas  
 BE12 Demolition in Conservation Areas  
 BE14 Trees in Conservation Areas  
 H7 Housing Density & Design  
 T3 Parking

### **Planning History**

Permission was refused in December 2011 (ref.11/01999) for two replacement dwellings on this site for the following reasons:

- 1 The proposed development, by reason of its size, bulk and close proximity to the side boundaries, would result in a cramped form of development, detrimental to the character and spatial standards of Chislehurst Conservation Area, thereby contrary to Policies H7, BE1 and BE11 of the Unitary Development Plan.
- 2 The proposed development would prejudice the retention and well being of a number of important trees on the site which are considered to make a significant contribution to the character and appearance of Chislehurst Conservation Area, and would therefore be contrary to Policies BE11 and BE14 of the Unitary Development Plan.

Conservation Area Consent for demolition of the existing dwelling was also refused under ref.11/02005 on the grounds of prematurity in the absence of a suitable replacement scheme.

The subsequent appeals were dismissed on grounds relating to a cramped and overlarge form of development, the close proximity to important trees on the site, the detrimental impact on spatial standards of Chislehurst Conservation Area, and the prematurity of allowing the demolition of the existing dwelling.

### **Conclusions**

It is considered that the existing dwelling makes only a neutral contribution to the Conservation Area, and therefore, its loss could not be resisted where an acceptable scheme for redevelopment exists.

In dismissing the previous proposals, the Inspector agreed that in the absence of a satisfactory development proposal for the site, its demolition would leave “a significant and unsightly gap in the street scene” which would be harmful to the character and appearance of Chislehurst Conservation Area.

Having had regard to the above it was considered that given the lack of a suitable replacement development, the application for demolition would be premature and should be refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01999, 11/02005, 12/03466 and 12/03467, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

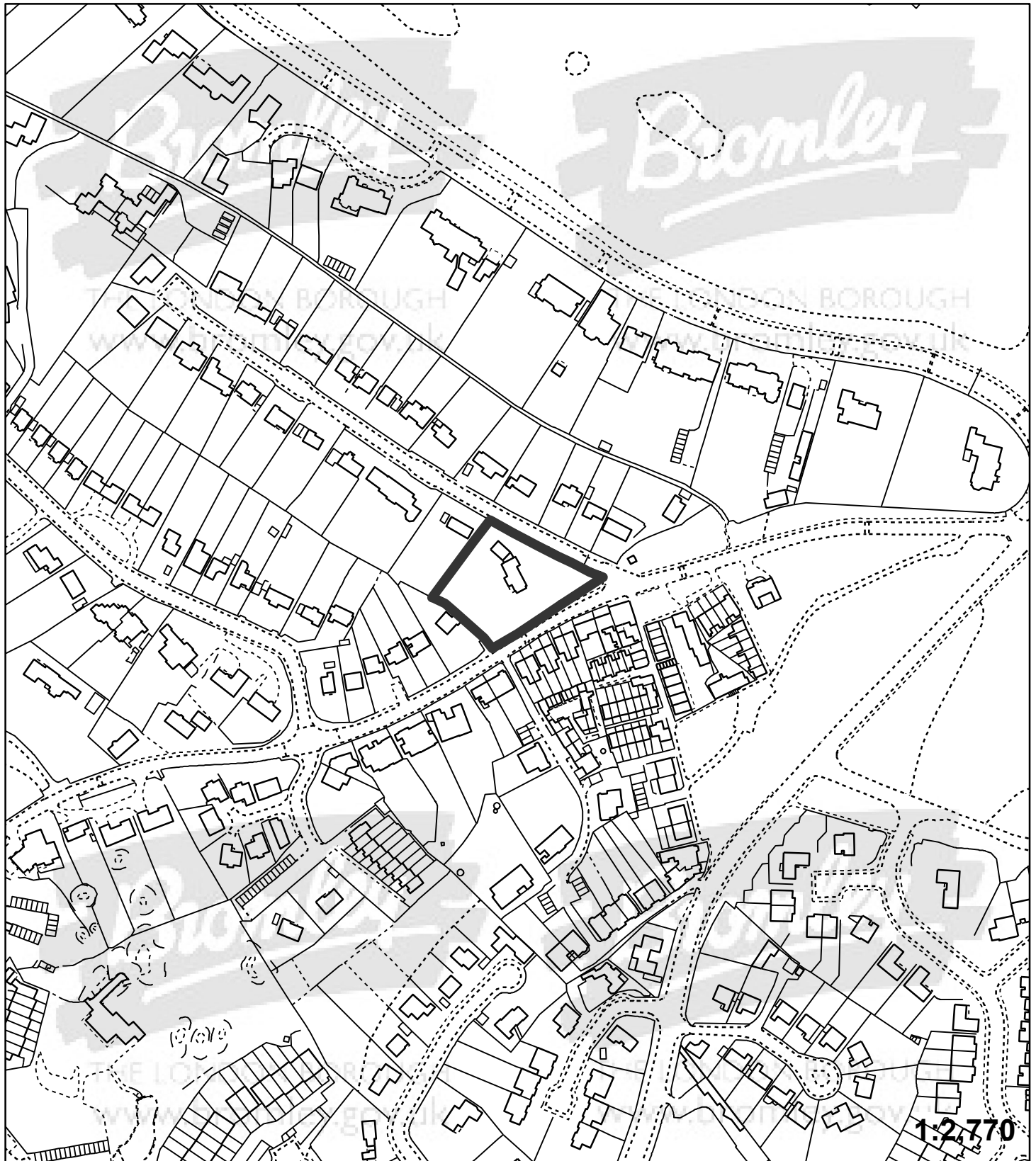
The reasons for refusal are:

- 1 In the absence of a suitable replacement scheme, it would be premature to grant consent for the demolition of the existing building which would leave an unsightly gap and consequently detract from the character and appearance of Chislehurst Conservation Area, thereby contrary to Policy BE12 of the Unitary Development Plan.

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CONSENT



"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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