

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

Application No : 13/00232/FULL1

Ward:
Penge And Cator

Address : Pavilion And Public Conveniences
Alexandra Recreation Ground
Alexandra Road Sydenham London

OS Grid Ref: E: 535708 N: 170899

Applicant : London Borough Of Bromley

Objections : YES

Description of Development:

Provision of front (northern) elevation to open fronted pavilion to provide equipment store

Key designations:

Conservation Area: Cator Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

The application relates to the pavilion at Alexandra Recreation Ground. The north facing side elevation of the pavilion which faces on to the open recreation ground has a recessed area which is covered by the main flat roof. It is proposed to infill this recessed area which measures approx. 8m (w) x 2m (d) with concrete block work. The proposal also includes the formation of centralised double metal security doors. The block work will be painted light green to match the pavilion. The space created will then be used as a general equipment store for equipment currently stored within the main pavilion.

Location

Alexandra Recreation Ground is designated Urban Open Space. The main entrance is via Alexandra Road located

Consultations

Nearby owners/occupiers were notified of the application and 1 representation was received which can be summarised as follows:

- currently this is the only covered area where park users, most often mothers with young children, can take shelter when caught in a sudden down pour.

Planning Considerations

In considering the application the main policies are G8 and BE1 of the Unitary Development Plan.

Policy BE1 concerns the design of new development.

Policy G8 Urban Open Space – Concerns proposals for built development on land designated as Urban Open Space (UOS). It states that development on UOS will only be permitted if does not unduly impair the open nature of the site and also:

- (i) the development is related to an existing use
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on site

Planning History

Under planning ref. 05/03643, planning permission was granted for an awning and housing box to the western elevation of the pavilion.

Conclusions

It is considered that the proposal meets the main criteria set out above in that it would comprise small scale development that supports the existing outdoor recreation use on site, i.e. the pavilion.

The design does not detract from the appearance of the pavilion. The block work and security doors will be appropriately painted green to match and be in keeping with the main part of the pavilion.

The recessed area faces onto the recreation ground and away from the closest residential properties and has allegedly attracted misuse by some members of the community for the purposes of anti-social behaviour such as consuming drugs and alcohol. This issue together with the creation of additional storage space for the pavilion are the main reasons for the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00232, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 The enclosed area for which permission is hereby granted shall be used for the storage of equipment solely in connection with the use of the pavilion.
Reason: In order to comply with Policy G8 and to prevent use / storage unconnected with the pavilion.
- 3 Before the store is first used the exterior block work shall be painted light green to match the rest of the pavilion.
Reason: In order to comply with BE1 of the Unitary Development Plan and in the interests of the visual amenities of the area.
- 4 AJ02B Justification UNIQUE reason OTHER apps

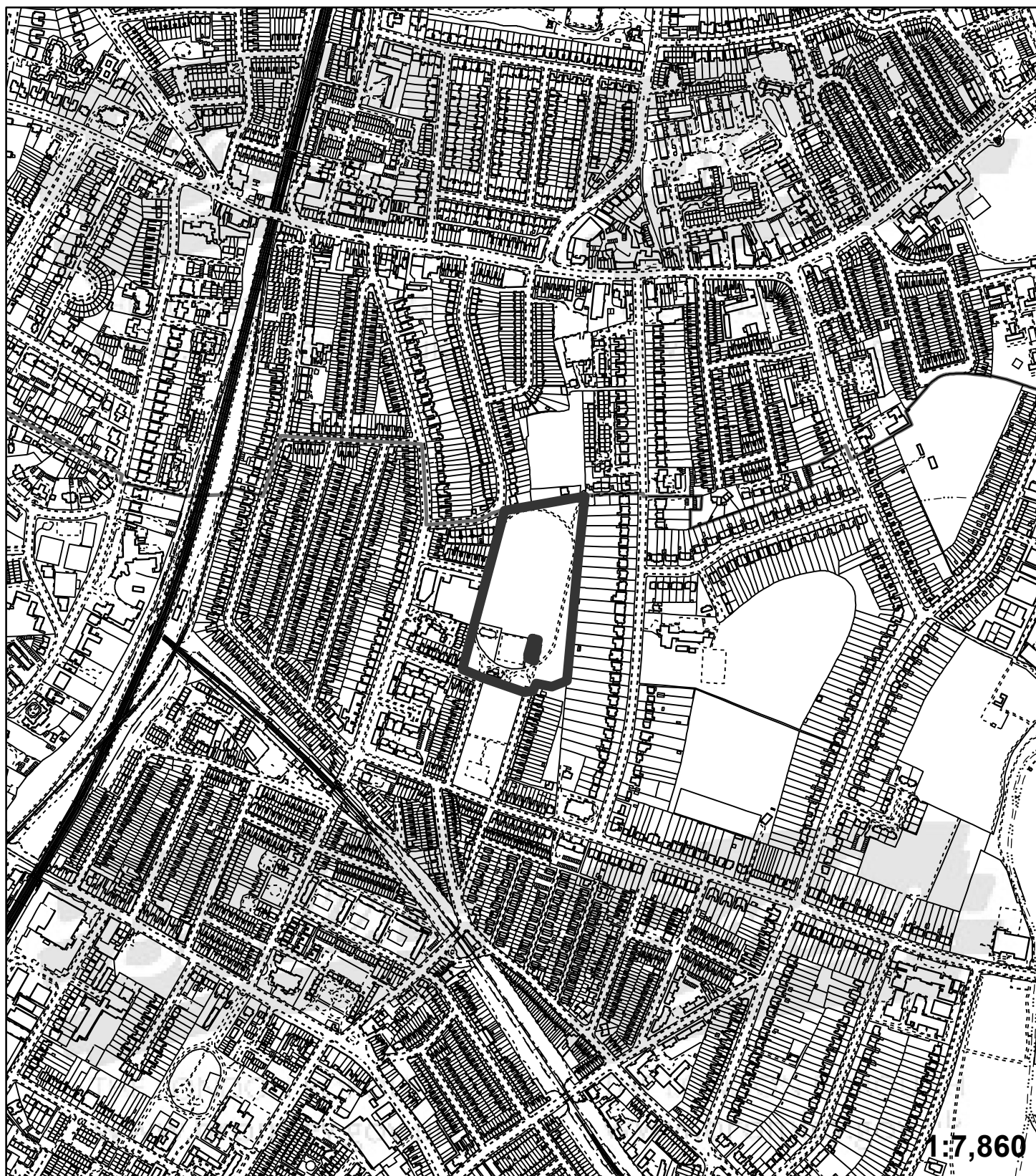
Policies (UDP)

- BE1 Design of New Development
- G8 Urban Open Space

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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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