

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

Application No : 13/00757/FULL1

Ward:
Bromley Common And Keston

Address : Land At Croydon Road Entrance To Longdon Wood Keston

OS Grid Ref: E: 542154 N: 165087

Applicant : Keston Park (1975) Ltd

Objections : NO

Description of Development:

Entrance gates and column (max height 2.575m) to Longdon Wood (at junction with Croydon Road).

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Stat Routes

Proposal

The proposal is for the 4 columns (with a height of 2.575m) between which two pedestrian and a single set of double vehicular gates (6.4m in width) are proposed to be constructed.

The gates would ordinarily be kept shut but would open automatically inwards into Longdon Wood when a vehicle approaches. Residents would also be provided with a key fob as to allow opening of the gates from a distance.

The gates are proposed to be wrought iron set between stone columns which would replace a timber post and gate which is manually operated and according to the Design and Access Statement is periodically locked to prevent through traffic.

Location

The proposed entrance gates and columns would be set back approximately 11.3m from the junction with Croydon Road within Keston Park Conservation Area. The Keston Park Conservation Area is comprised of mainly inter-war detached houses produced by developers within the Arts and Crafts or Garden City movements set on large plots within a mature sylvan landscape.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing this report no representations have been received. Any comments received will be reported verbally.

Comments from Consultees

There are no technical Highway objections.

There are no comments from the Council's Waste Advisors.

There are no objections from Environmental Health.

APCA were notified of the application but did not inspect the proposals.

Transport for London have been consulted of the proposals, at the time of writing this report no comments have been received, and these will be reported verbally.

Planning Considerations

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

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE11 Conservation Areas
T14 Un-adopted Highways
T18 Road Safety

Supplementary Planning 1 General Design Principles
Supplementary Planning Guidance for Keston Park Conservation Area

The above policies are considered to be consistent with the NPPF.

The London Plan and National Planning Policy Framework are also a key consideration in the determination of this application.

Planning History

In 2009 under planning ref. 09/01663, permission was granted for entrance columns to entrances in Ninhams Wood, Longdon Wood and Forest Drive (Keston Park).

In 2012 under planning ref. 12/00426, was submitted entrance columns and gates to Keston Park entrances in Ninhams Wood, Longdon Wood, Holwood Park and Forest Drive (facing both Keston Road and Croydon Road) which was subsequently withdrawn.

There are corresponding applications for entrance gates in Keston Park currently under consideration under the following references:

13/00756/FULL1 – Westerham Road/ Forest Drive entrance

13/00747/FULL1 – Croydon Road/ Forest Drive entrance

13/00746/PLUD – Farnborough Common/ Ninhams Wood entrance

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy BE7 of the Unitary Development Plan would be a key consideration in the determination of this application, it states:

The Council will:

- (i) seek to ensure the retention of railings, walls, plantings and hedgerows of native species and other means of enclosure where they form an important feature of the streetscape; and
- (ii) resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

In 2009 under planning ref. 09/01663, permission was granted for the erection of entrance columns (to a height of 2.5m) which included the entrance to Forest Drive. As such the principle of a structure of this height is considered to have been established.

The gates are traditional in appearance, constructed from wrought iron and are considered to be of an acceptable appearance, which would match the gates currently proposed at the other Keston Park entrances. It is considered that there would be no harm to the character of the Keston Park conservation area, subject to a condition for details/ samples of materials.

The gates are inward opening into Longdon Wood, the Design and Access statement states that the gates would normally remain close to deter vehicles cutting through the park, but would open automatically when a vehicle approaches. As such, there would be no obstruction for either refuse or emergency vehicles and representations received from Highways raise no objection. Furthermore, this document states that residents would additionally be provided with key fobs as to allow opening of the gates from a distance.

Members may therefore consider that the proposed replacement gates and piers would be of an acceptable appearance and not result in obstruction to vehicular traffic or detrimental impact on highway safety.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01663, 12/00426 and 13/00757, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 3 Details of materials to be used for the external surfaces of the entrance gates and columns shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE11 of the Unitary Development Plan and in the interest of the visual amenities of the Conservation Area.

- 4 Should lighting be provided, details of the method of lighting including level of luminance for the hereby permitted entrance gates and columns shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: In the interests of the residential amenities of the adjoining properties, in line with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE11 Conservation Areas
T14 Unadopted Highways
T18 Road Safety

Supplementary Planning 1 General Design Principles
Supplementary Planning Guidance for Keston Park Conservation Area

The development is considered to be satisfactory in relation to the following:

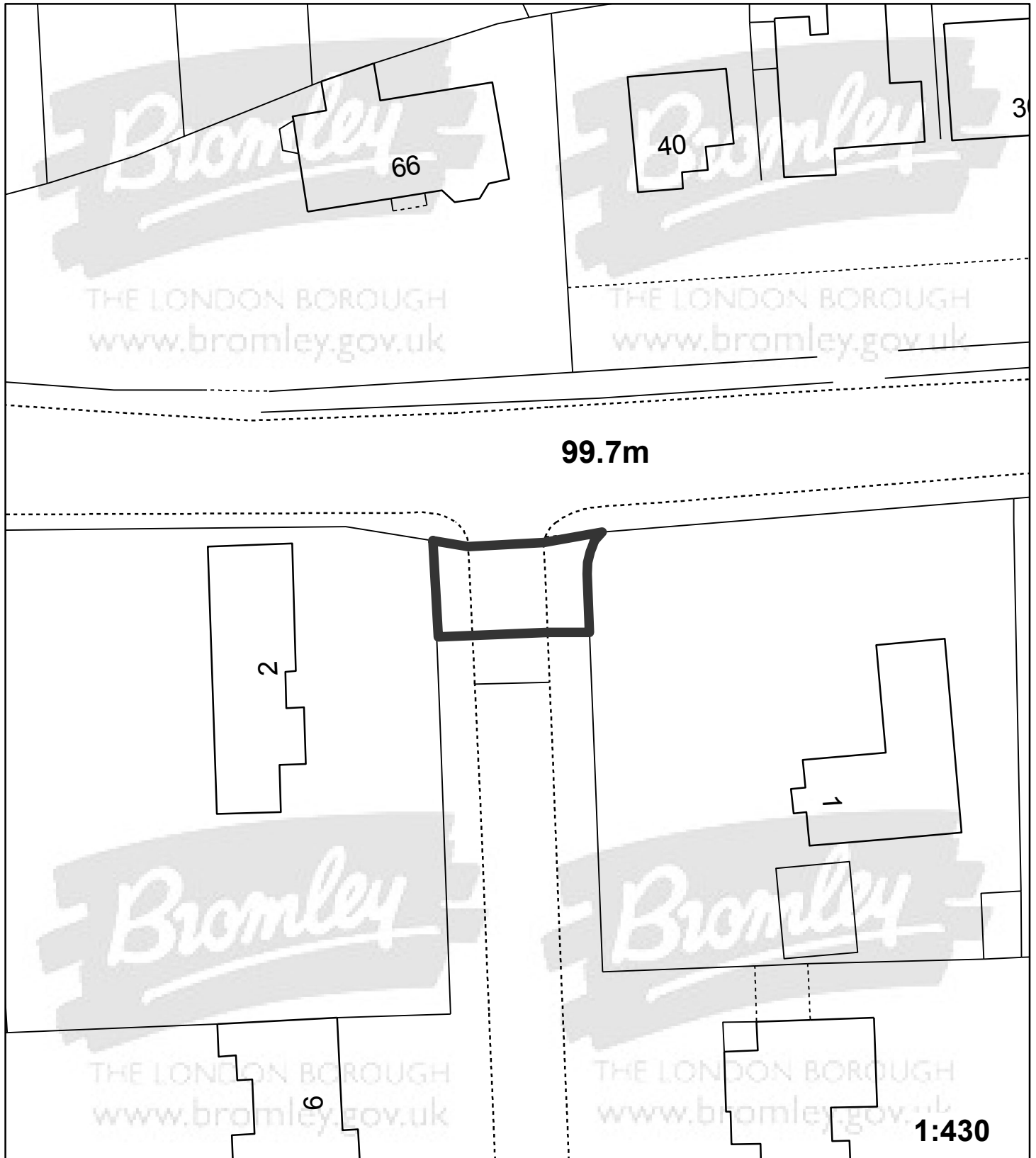
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the implications on highways safety.

and having regard to all other matters raised.

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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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