

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

Application No : 13/00815/FULL1

Ward:
Petts Wood And Knoll

Address : Public Conveniences Station Square
Petts Wood Orpington

OS Grid Ref: E: 544471 N: 167619

Applicant : Bilacraft Limited

Objections : YES

Description of Development:

Demolition of former public convenience building, change of use of land to retail (class A1), and erection of a two storey retail building

Key designations:

Conservation Area: Station Square Petts Wood

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

London City Airport Safeguarding

Secondary Shopping Frontage

Proposal

The proposal seeks to demolish the former public convenience building, change the use of the land to retail (Class A1) and erect of a two storey retail building

The proposed building will have a height of 7.2m and a length of 7.0m. The width will be 8.1m. The two storeys provided will both be dedicated to a single retail use.

Location

This site is located on the Station Square 'island' and currently comprises a single storey public convenience building. The site is surrounded by the Daylight Inn public house and a restaurant building, both of which are locally listed buildings. The site and surrounding area falls within the Station Square Petts Wood Conservation Area.

Comments from Local Residents

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

- excessive number of coffee shops in the locality

- structural concerns

The Petts Wood and District Residents' Association has objected on the basis of dominant overdevelopment, poor design and concern over future restaurant use, unclear waste disposal and impact on trees.

Comments from Consultees

APCA states that consideration should be given to converting existing buildings and that the SPG assumes retention of buildings in the conservation area.

Technical highways comments have been received stating that the development is located within an area with a PTAL rate of 2. The site is part of shopping centre in a busy district centre where parking is controlled, so there are unlikely to be any highway issues. However, the site is situated on a bus route and involves demolition. Also the plans do not incorporate areas to store and aid the collection of waste, therefore, standard conditions are suggested.

No Environmental Health objections are raised subject to informatives.

Waste Services has commented that storage for trade waste should be provided.

English Heritage has made no comment on the application.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE10 (Locally Listed Buildings), BE11 (Conservation Areas), S2 (Secondary Frontages), S6 (Retail And Leisure Development), T3 (Parking) and T18 (Road Safety) of the adopted Unitary Development Plan.

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework, which is also a consideration.

The National Planning Policy Framework and the Supplementary Planning Guidance for the Station Square Petts Wood Conservation Area are also considerations.

Planning History

There is no relevant and recent planning history at the site.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Station Square Petts Wood Conservation Area, the impact on the setting of the locally listed buildings, the impact on neighbouring amenities, the impact on parking and highway safety and the impact on retail viability in the Secondary Shopping Frontage

The Supplementary Planning Guidance (SPG) for the Station Square Petts Wood Conservation Area states:

- '3.1 Station Square retains its original form and a substantial number of original neo-Tudor shops. The square is an important retail location forming part of Petts Wood District Centre: as such, pressures for change and renewal in the urban fabric will arise. The Council will aim to preserve its key buildings, the Estate Office & the Daylight Inn, together with the remaining shops from Scruby's development that provide their setting and illustrate the architectural and historical development of the square. Proposals that bring about the re-use of existing buildings constructed prior to 1939 will be encouraged.

- 3.2 The Council will expect all proposals for new development to conform with the general character of the conservation area, especially in regard to the scale and height of construction, design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible. Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area.

- 4.17 The area's layout will also restrict new development opportunities. There are no vacant plots and there is generally insufficient backland to accommodate new development. The open space in the centre of the square (surrounding the Estate Offices and the Daylight Inn) is important to the character and appearance of the area as a whole.

- 4.19 When considering development proposals, the Council will pay special attention to the scale and bulk of proposed buildings and their relationship with adjacent buildings. Increases in development density and height could damage the character of the area and proposals of this nature will be strongly resisted.

The SPG places emphasis on the open spaces and character around the Daylight Inn on the central island of Station Square. It states that new development should conform to the general character and appearance of the area, whilst retaining the special features of the area.

It is considered that the replacement of a modest single storey building on this part of Station Square with a significantly larger and bulkier two storey development would erode the sense of space and harm the special character of this part of the conservation area. The proposed additional height and bulk would also detract from the setting of the Daylight Inn and adjacent restaurant, which are locally listed buildings, and will result in an unsuitable relationship with them. The proposal would appear at odds with the neighbouring restaurant in terms of height and would fail to preserve or enhance the conservation area.

It is considered that the principle of providing a retail use at the site may not be objected to, as this would be a suitable use of the site within the secondary frontage. It may also be considered that a retail use at the site per se may not

impact harmfully on the conservation area. The Council will look to support retail uses in this location, subject to impact appropriate scale and lack of harm caused to other nearby centres. It is also considered that the proposal is unlikely to impact harmfully on neighbouring residential amenities as a retail use would operate during shopping hours.

From a highway safety point of view, the site has good accessibility to public transport and the lack of any dedicated car parking is not considered to be likely to result in further parking stress in the locality as the area has controlled parking.

The proposed building will be sited adjacent to two commercial buildings and will therefore not impact on residential amenity. The impact on the adjacent restaurant and pub windows is considered to be acceptable.

Amended plans have been received dated 28/03/13 indicating a revised first floor plan removing the proposed external door.

Having had regard to the above it is considered that the proposal is not acceptable in that it would result in a significantly detrimental impact on the character and appearance of the Station Square Petts Wood Conservation Area and the setting of the locally listed buildings. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00815, excluding exempt information.

as amended by documents received on 28.03.2013

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed building, by reason of its excessive height and scale, would fail to preserve and enhance this part of the Station Square Petts Wood Conservation Area and would impact harmfully on the setting of the Locally Listed Buildings, thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the conservation area.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

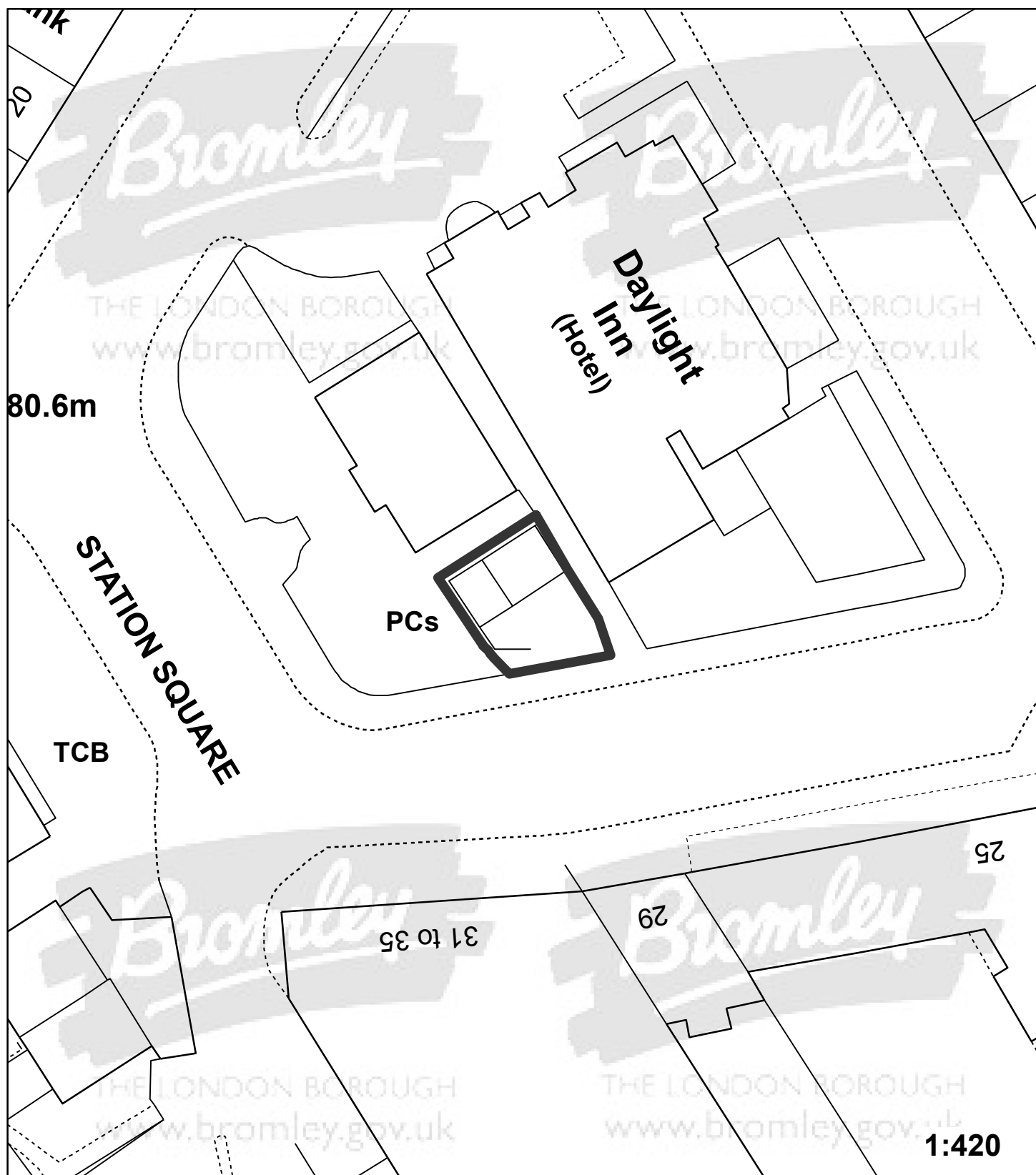
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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