

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

Application No : 13/00944/CAC

Ward:
Orpington

Address : 73 High Street Orpington BR6 0JF

OS Grid Ref: E: 546487 N: 166654

Applicant : Mr Mike Hutley

Objections : NO

Description of Development:

Demolition of the existing car tyre sale buildings to rear of 73 High Street
CONSERVATION AREA CONSENT
(AMENDED DESCRIPTION)

Key designations:

Conservation Area: Orpington Priory
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London Distributor Roads
London Distributor Roads
Secondary Shopping Frontage
Urban Open Space

Joint report with application ref. 13/00943

Proposal

- The proposal seeks Conservation Area Consent to demolish the existing buildings on the site
- The buildings comprise a car tyre sale building that is currently attached to the rear of No. 73.

Location

The site is located on the Eastern side of the High Street behind the main buildings at No. 73 and 75. The site currently comprises a car tyre sale business operating from a building attached to the rear of No. 73. The site lies within the Orpington Priory Conservation Area and within Urban Open Space. The site is also within Flood Zone 3 and an Area of Archaeological Significance.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

None.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

The proposal falls to be considered with regard to Policy BE12 of the Unitary Development Plan regarding demolition in Conservation Areas.

From a heritage perspective, no objection is raised to the demolition of the existing structures.

Planning History

There is no recent planning history on the site.

Conclusions

The main issue relating to this application is the effect that the demolition of the buildings would have on the character and appearance of the Orpington Priory Conservation Area.

The existing buildings are not considered to be of architectural or historical importance and make a neutral contribution to the character of the conservation area.

Having had regard to the above it was considered that the demolition of the existing buildings would not impact detrimentally on the character and appearance of the Orpington Priory Conservation Area and would have some benefit in light of the Urban Open Space designation. It is therefore recommended that Members grant Conservation Area Consent.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00943 and 13/00944, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

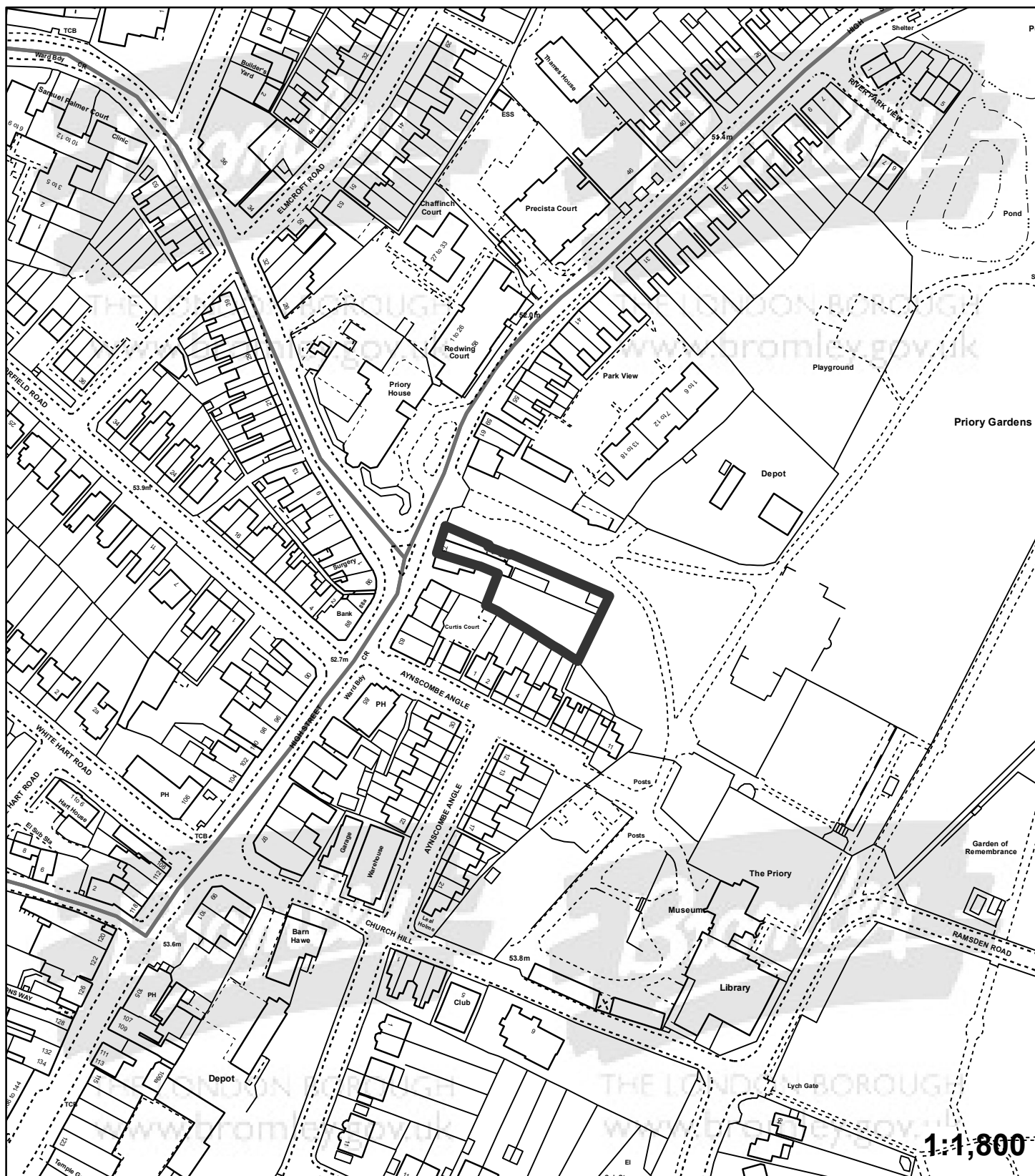
subject to the following conditions:

1 ACG01 Comm.of dev-Listed Building and Con.Area
ACG01R Reason G01

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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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