

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

**Application No :** 13/01549/FULL1

**Ward:**  
**Bromley Town**

**Address :** College Green Playing Fields College  
Road Bromley

**OS Grid Ref:** E: 540126 N: 169634

**Applicant :** Mike Jarman

**Objections :** YES

**Description of Development:**

Erection of steel security container with 'bug hotel' cladding on external elevations for 2 year temporary period.

Key designations:

Conservation Area: Bromley Town Centre  
Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Bromley Town Centre Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

**Proposal**

The application seeks consent for the installation of a steel security container to be sited in the southwest corner of College Green Playing Fields.

The proposed container will measure 2.6 metres in height, 6 metres in width and 2.4 metres in depth. It is to be sited for a period of two years to store hand tools for the Council's grounds maintenance team.

The container will be clad on the northeast and northwest elevations with a 'bug hotel' -a 'living wall' of reclaimed materials such as palettes, filled with twigs, moss and short lengths of cane, in order to allow insects and birds to burrow and nest.

**Location**

The site is located in a designated Conservation Area (Bromley Town Centre) and was formerly the playing fields of Bromley and Sheppard's College, which is a Grade I listed building.

**Comments from Local Residents**

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

- will ruin character of Conservation Area and not blend in with the landscape;
- blot on landscape;
- no need for container on site; gardeners carry tools on site;
- site notice does not give adequate publicity.

### Comments from Consultees

Conservation - No objection for two years. The screened location and green walling will mitigate the impact of this structure and on the basis of a temporary permission, there is no objection. It may well act as a landscape feature in its own right and create interest in this piece of parkland through the 'bug hotel'.

The Advisory Panel for Conservation Areas (APCA) object only to the location which is too close to the locally listed old cottage and will detract from its setting (Policy BE10). We suggest a location at the far end of the Green adjacent to the County Court which is sufficiently prominent without harm to the settings of either the old Cottage or the Grade I or II Listed Bromley College buildings.

### Planning Considerations

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

BE1 Design of New Development  
BE11 Conservation Areas  
BE8 Statutory Listed Buildings  
BE10 Locally Listed Buildings  
G8 Urban Open Space  
NE3 Nature Conservation and Development

London Plan  
Policy 7.18 Protecting Local Open Space  
Policy 7.19 Biodiversity and access to nature

National Planning Policy Framework (2012)

Ref. Number	Description	Status	Decision
82/00972/LBB	BROMLEY COLLEGE COLLEGE SLIP AND STEVENS NURSERY SITE		
	DEMOLITION AND REBUILDING OF BRICK BOUNDARY WALL AND CHAIN LINK FENCE	PER	05.11.1984
84/02828/LBB	BROMLEY COLLEGE COLLEGE SLIP STEVENS NURSERY SITE		
	CONSTRUCTION OF REPLACEMENT BOUNDARY WALL	WDN	26.11.1984

85/00751/LBB STEVENS NURSERIES SITE COLLEGE ROAD BROMLEY  
USE OF LAND AS A TEMPORARY PUBLIC CAR PARK REF 30.05.1985

85/01656/LBB STEVENS NURSERY SITE COLLEGE ROAD BROMLEY  
DEMOLITION OF EXISTING BUILDING AND USE OF GROUND AS  
OPEN SPACE AND ACCESS ROAD TO STOCKWELL PLAYGROUP PER  
25.07.1985

88/01318/LBB COLLEGE GREEN COLLEGE ROAD BROMLEY  
CHANGE OF USE FROM EDUCATION PLAYING FIELDS TO PUBLIC  
OPEN SPACE PER 12.05.1988

88/02600/LBB LAND AT COLLEGE GREEN COLLEGE ROAD BROMLEY  
BR2 9ER  
USE OF LAND AS TEMPORARY SITE COMPOUND IN CONJUNCTION  
WITH THE NORTH BROMLEY TRAFFIC MANAGEMENT SCHEME PER  
04.08.1988

89/03408/LBB COLLEGE GREEN COLLEGE ROAD BROMLEY  
LANDSCAPING DETAILS PURSUANT TO 881318 GRANTED FOR  
CHANGE OF USE FROM EDUCATION PLAYING FIELDS TO PUBLIC  
OPEN SPACE PER 01.02.1990

## **Conclusions**

The main issues Members wish to consider are the loss of public open space, the effect on the character and appearance of the Bromley Town Centre Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

## Principle

The site is an established playing field within Bromley Town Centre. It is an area of designated Urban Open Space. Policy G8 states that in such locations, proposals for built development will be permitted only: where the development is related to the existing use; the development is small scale and supports the recreational uses or children's play facilities on the site; and any replacement buildings do not exceed the site coverage of the existing development on the site.

In all cases, where built development is proposed, the proposed loss of open space will be weighed against wider community benefits, such as new recreational or employment opportunities. Further, the siting, scale and size of the proposal should not unduly impair the open nature of the site.

Policy 7.18 of the London Plan seeks to safeguard local open space unless equivalent or better quality provision is made within the local catchment area.

The proposed steel container would occupy a small area of the public open space of approximately 14.4 sq metres in the far south west corner of the site. The playing field as a whole occupies an area of 0.72ha; therefore, the area occupied by the steel container is negligible.

Whilst the structure would not provide any wider community or recreational benefit, it would be of a small scale in relation to the total area of the public open space and would be related to the existing recreational use, insofar as it would provide secure on site storage for hand tools to be used by the Council's grounds maintenance team for a temporary period.

The structure would be sited against a backdrop of extensive mature trees and vegetation along the southeast and south boundaries. Owing to the temporary nature of the structure, it is not considered to impair the long term open nature of the site.

#### Design, Visual Amenity and Impact on Conservation Area

The site is located in Bromley Town Centre Conservation Area and was formerly the playing fields of Bromley and Shepherd's College, which is a Grade I listed building. Policy BE11 requires new development to preserve or enhance the character and appearance of the Conservation Area. Policy BE1 states that new development should not detract from the streetscene or landscape and should respect important landscape features.

In respect of design, the structure would not be supported on a permanent basis, owing to its scale, form and appearance. The physical appearance of the structure will be mitigated to a degree by placing it in the far southwest corner of the playing fields, against a backdrop of mature trees and vegetation. The northeast and northwest elevations are to be clad with a living green wall, or 'bug hotel' to enhance the biodiversity value of the development. This will allow birds and insects to nest and burrow. The proposal is therefore complies with policy 7.19 of the London Plan, in that the development seeks to create opportunities for positive gains for nature through the layout, design and materials of proposed developments. From a heritage perspective, the structure will be sited at a distance of 35 metres from the Grade I listed Bromley and Shepherd's College. The screened location and green walling will mitigate the visual impact of the structure within the Conservation Area, and on the basis of a temporary permission for two years, no objection is raised on heritage grounds.

#### Residential Amenity

The proposed steel container will be sited at a distance of approximately 1 metre from the side boundary adjoining No. 11 College Slip, to the southeast, at a height of 2.6 metres. The side boundary is screened by mature shrubs/vegetation approximately 3-4 metres high, which will screen the steel containerised unit from view. In the absence of this mature vegetation screening, the steel container would

have an overbearing and adverse visual impact on the rear garden of this property. A structure of this size and scale would therefore be resisted on a permanent basis; however, owing to the temporary nature of the structure and the presence of this mature vegetation, the proposal is judged to be acceptable.

### Summary

Having had regard to the above, Members may consider that the development in the manner proposed is permitted for a temporary two year period, subject to the following conditions.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 This permission shall be for a limited period only, expiring 2 years after the date of this decision notice. On or before that date the use hereby permitted shall be discontinued and any structures approved under this permission shall be removed and the land re-instated to its original condition, unless the prior written approval of the Local Planning Authority is obtained to any variation.

**Reason:** The type of structure is such as the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and appearance of the structure proposed and, in the interests of visual amenity to comply with Policies BE1 and BE11 of the Unitary Development Plan.

- 2 The steel security container hereby permitted shall be used solely for the storage of hand tools equipment for grounds maintenance associated with College Green Playing Fields, and for no other purpose whatsoever.

**Reason:** To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the Unitary Development Plan.

- 3 ACK01 Compliance with submitted plan  
ACC01R Reason C01

- 4 Full details of the proposed 'bug hotel', shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to the commencement of the development hereby permitted. Works shall be carried out in accordance with the approved details and permanently maintained as such thereafter.

**Reason:** In order to comply with policy BE1 of the Unitary Development Plan and in the interest of visual amenity.

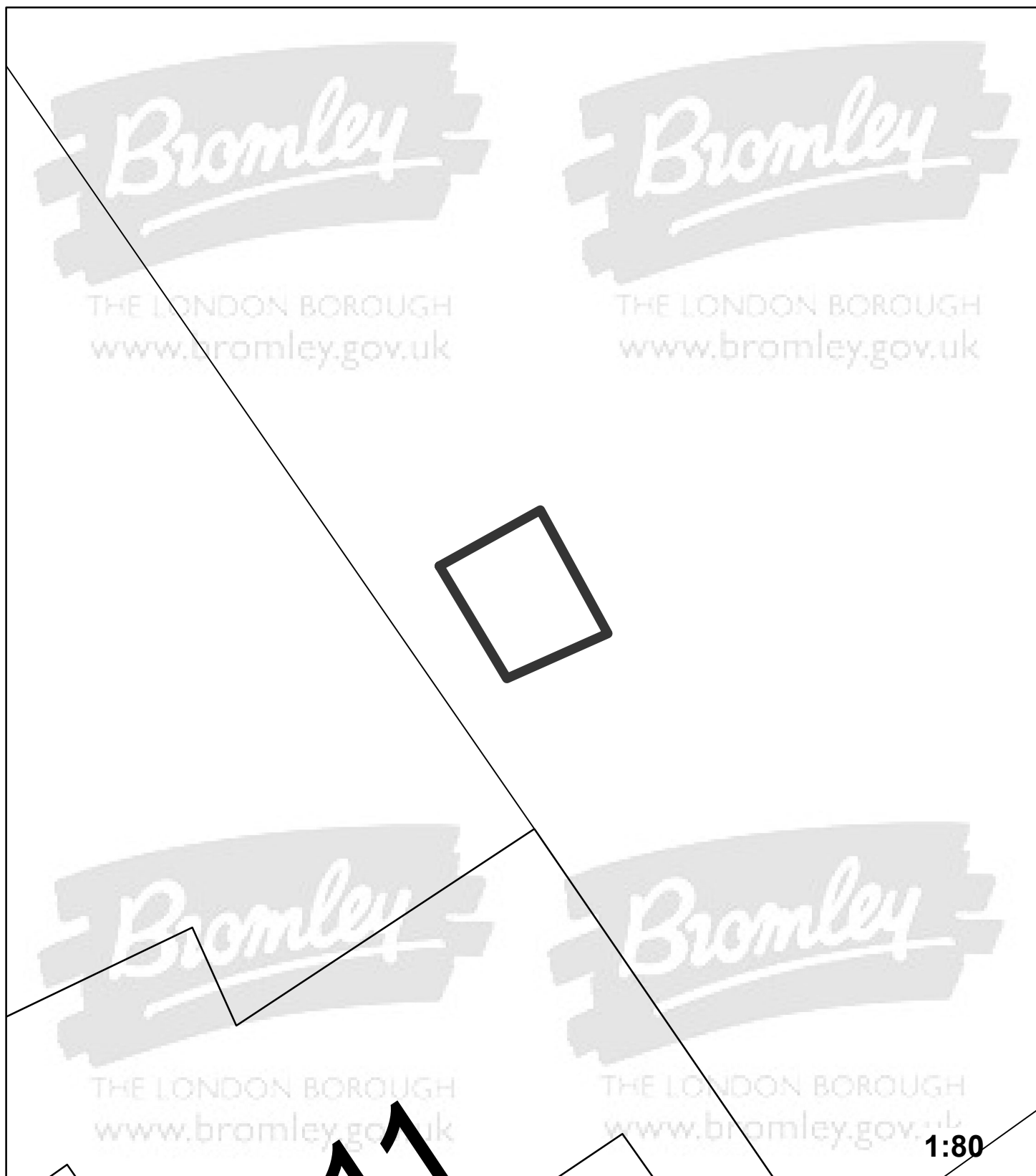
- 5 The 'bug hotel' indicated on the approved drawings shall be completed before any part of the development hereby permitted is brought into use and shall be retained thereafter until such time as the structure is removed.

**Reason:** In order to comply with policy BE1 of the Unitary Development Plan and in the interest of visual amenity.

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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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