

SECTION '2' – Applications meriting special consideration

Application No : 13/01591/FULL6

Ward:
Chislehurst

Address : Mulbarton Cottage Kemnal Road
Chislehurst BR7 6LY

OS Grid Ref: E: 544521 N: 170948

Applicant : Mrs Susan Smith

Objections : NO

Description of Development:

Replacement single storey double garage/store/gym and sauna at rear with 2 side dormers and projecting balcony to provide accommodation in roofspace

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposed building will be situated toward the NE corner of the site and incorporate an overall depth of 13.0m and maximum width of 6.0m. It will rise to a maximum height of 6.6m with a gym, sauna and shower/WC provided within the roofspace.

The application is accompanied by a Design and Access Statement.

Location

The site is situated along the eastern side of Kemnal Road, between Mulbarton Court - a three storey block of flats - and Avondale - a two storey house of modern appearance. The host dwelling at Mulbarton Cottage is a locally listed house and is centrally situated within the plot.

Comments from Local Residents

No local comments were received.

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings
BE11 Conservation Areas
NE7 Development and Trees

No objection has been raised by the Tree Officer, subject to conditions.

Planning History

Under ref. 12/03910, planning permission was granted for roof alterations with dormer extensions, and single storey extensions to north and south elevations at the existing dwelling at Mulbarton Cottage.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Chislehurst Conservation Area and its impact of the setting of the locally listed building at Mulbarton Cottage.

Policy BE11 (Conservation Areas) advises that proposals will be expected to:

- (i) respect or complement the layout, scale, form and materials of existing buildings and spaces;
- (ii) respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area;
- (iii) ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area.

Policy BE10 (Locally Listed Buildings) advises that a proposal to alter, extend or for the change of use of a locally listed building will be permitted provided that:

- (i) it will be sympathetic to the character, appearance and special local interest of the building, and;
- (ii) will respect its setting

Although the proposed building will be of a substantial size it will occupy a relatively small proportion of what is a large site, and be located within a fairly discreet spot within the NE corner of the site. As illustrated by the proposed streetscene perspective, the building will be smaller in scale than the surrounding structures and it is not considered that it will adversely affect the character of the area, or indeed undermine local residential amenity. The roof design and proposed materials are similar in style to the host dwelling. Accordingly, it is not considered that the setting of the locally listed building will be harmed.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the Conservation Area, or on the setting of the locally listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03910 and 13/01591, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 4 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 5 | ACH32
ADH32R | Highway Drainage
Reason H32 |

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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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