

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

**Application No :** 13/01897/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Malcolm Primary School Malcolm Road  
Penge London SE20 8RH

**OS Grid Ref:** E: 535073 N: 170377

**Applicant :** Chair Of Governors - Malcolm Primary School **Objections :** NO

**Description of Development:**

Single storey toilet block

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Urban Open Space

**Proposal**

Planning permission is sought for a single storey toilet block, to serve the reception block classrooms. The details of the proposals are as follows:

- toilet block will measure 9.5m (including canopy) x 3.2m and have a height of 3.65m
- to be constructed from plastisol coated wall panels (colour TBC), with powder coated aluminium windows and a felt roof
- to include a timber and polycarbonate canopy over the entrance
- to be located directly adjacent to the south-eastern elevation of the reception block, broadly at the rear of Nos. 7 and 9 Avington Grove

The application includes a Design and Access Statement, which advises that the proposal will provide much needed toilet accommodation for the reception block classrooms.

Further information was provided by the Applicant's Agent by e-mail dated 11th July 2013 to clarify that whilst the application refers to the toilet block as

'temporary', the toilet facility will be needed until such time a permanent expansion of the school is completed.

As there is currently no timescale for this expansion, the application is to be considered as being for a permanent structure.

### **Location**

The application site is located on the south-eastern side of Malcolm Road, Penge. The site occupies approx. 1.29ha of land and is host to Malcolm Primary School. The site is designated Urban Open Space.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

### **Comments from Consultees**

The Council's in-house drainage advisor requires standard conditions be added to any approval to secure details of foul and surface water drainage.

Thames Water raised no objection with regard to water and sewerage infrastructure.

### **Planning Considerations**

The application should be considered against the following policies:

Unitary Development Plan

BE1 Design of New Development  
C7 Educational and Pre-school Facilities  
G8 Urban Open Space

London Plan

3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance.

### **Planning History**

Planning permission was granted under ref. 11/02708 for an attached canopy.

### **Conclusions**

The main issues for consideration in this case will be the impact of the proposed toilet block on the character of the area and the amenities of nearby residents, and the impact on the open nature of the Urban Open Space.

The proposed toilet block is of modest dimensions and will not be highly visible in the surrounding area in view of its siting. The building will be set against the existing reception block and will not have a detrimental impact on neighbouring residents in Avington Grove given its siting and scale.

With regard to the impact on the Urban Open Space, the development is small scale and related to the existing use, and is therefore acceptable in principle in accordance with UDP Policy G8. Given the siting and scale of the development, it is not considered that the open nature of the Urban Open Space will be affected in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/01897 and 11/02708, excluding exempt information.

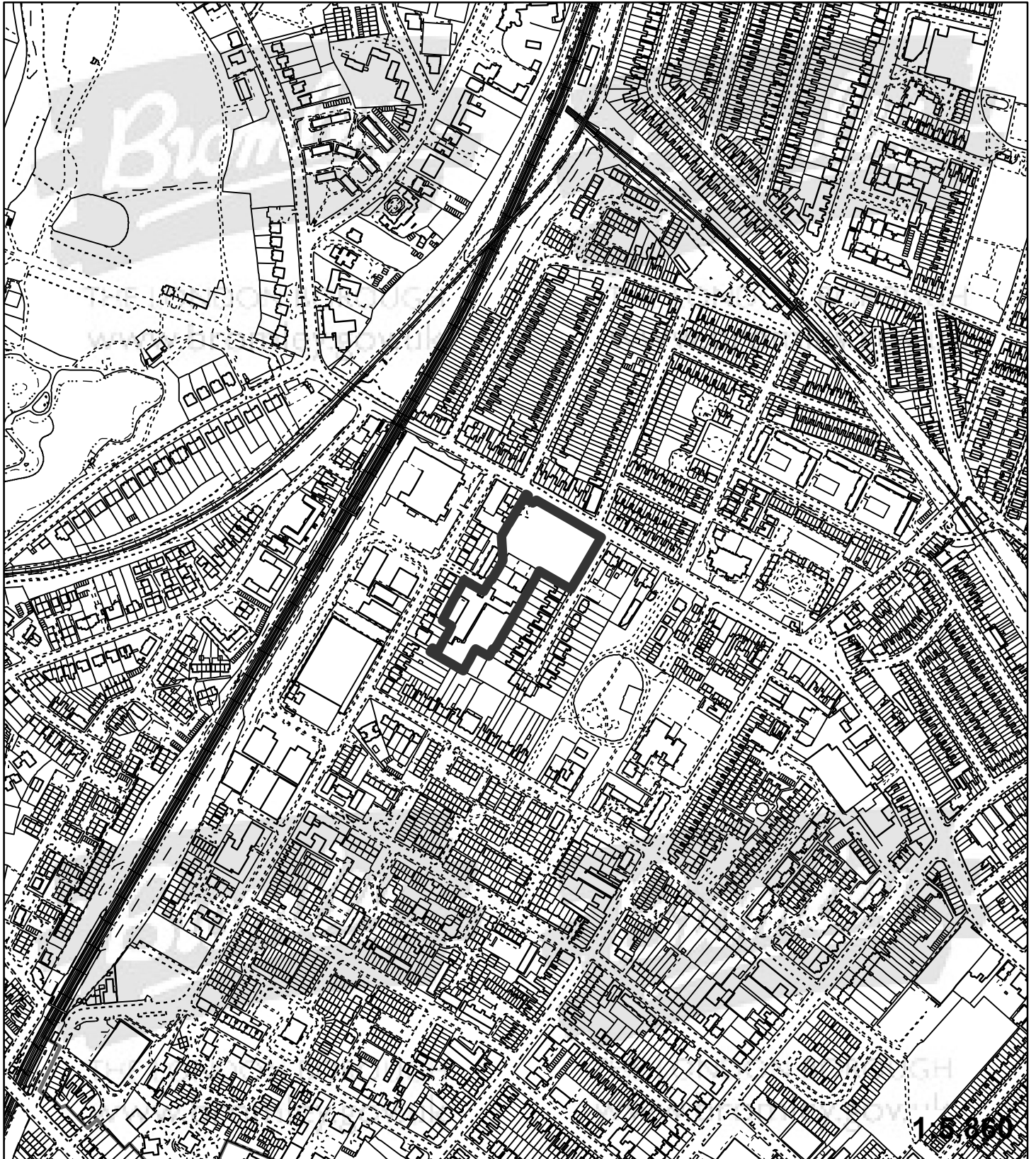
### **RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 3 | ACD02  | Surface water drainage - no det. submitt |
|   | ADD02R | Reason D02                               |
| 4 | ACD04  | Foul water drainage - no details submitt |
|   | ADD04R | Reason D04                               |
| 5 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |

**Application:**13/01897/FULL1

**Address:** Malcolm Primary School Malcolm Road Penge London SE20 8RH

**Proposal:** Single storey toilet block



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.