

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

**Application No :** 13/02584/RESPA

**Ward:**  
**Copers Cope**

**Address :** 30 High Street Beckenham BR3 1AY

**OS Grid Ref:** E: 537428 N: 169717

**Applicant :** Robert Earing

**Objections :** YES

**Description of Development:**

Change of use of first, second and third floors of 30 High Street, Beckenham from Class B1(a) office to Class C3 dwellinghouses to form 15 studio flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)

**Key designations:**

Conservation Area: Beckenham St. Georges  
Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
London Distributor Roads  
Open Space Deficiency  
Secondary Shopping Frontage

**Proposal**

This application seeks the prior approval of the Council in respect of transport and highways, contamination and flooding risks under Class J of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (the GPDO). The proposal is for the change of use of the first and second floor from Class B1(a) office to Class C3 dwellinghouses to form 15 studio flats on the first, second and third floors. There are no dedicated car parking spaces available on the site.

Planning permission was granted for change of use of first, second and third floors from office (Class B1) to 14 bedroom tourist accommodation on a commercial fee-paying basis (Class C1) in September 2012 (ref. 12/02092). Some work has been carried out on site and the applicant has advised that this has involved remedial work such as removal of furniture, debris and rubbish, damp treatment and

structural work requiring a new steel beam to be inserted. The applicant has also confirmed in writing that no works have been carried out that constitute the implementation of the extant permission.

On this basis it is considered that the current use is Class B1 office.

The application contains a supporting statement which suggests that the proposal will not cause any adverse impacts in respect of the above considerations. In particular the transport and highways impact is considered to be less than the current office use, no contamination risks have been identified, and the site is not considered to be at risk of flooding.

### **Location**

The site is located in Beckenham High Street above an estate agent and an adjacent undercroft vehicular access and opposite Beckenham Green.

### **Comments from Local Residents**

Part N of the GPDO requires consultation with neighbours and in certain circumstances consultees.

Objections have been received from several businesses in nearby premises and can be summarised as follows:

- no vehicle parking or bicycle parking facilities on site
- residents have aspirations to own cars and demand will be more than for B&B use
- parking survey relates to the previous B&B application and not to use as flats
- office workers use public transport but residents will use cars
- 'car-free' restrictions can't relate to this application
- cars will stop in restricted parking areas
- increased generation of refuse and no storage space for bins
- additional use of 15 kitchens and bathrooms will increase waste that could cause blockages leading to flooding and contamination
- excessive number of units out of character with the area
- lack of fire escapes
- building work already started
- lack of viability of B&B use is not sufficient reason to allow the current proposal

### **Comments from Consultees**

The Council's Highways Officer raises objections to the proposal.

The Council's Environmental Health Officer raises no objection in terms of contamination.

## **Planning Considerations**

The Council are required to consider whether prior approval is required and should be granted in respect of transport and highways, contamination and flooding under Part 3 Class J and Section N of the GPDO.

## **Conclusions**

### Transport and highways impacts of the development:

The Council's Highways Officer raises objections on the grounds that the information provided, including a supplementary statement, is insufficient to demonstrate that sufficient parking is available to accommodate cars from 15 residential units on the neighbouring roads.

### Contamination risks on the site:

The proposal is for conversion of the first, second and third floors and there is not considered to be any potential contamination risk as a result of the proposal. The site is not considered to be contaminated land as described in Part 2A of the Environmental Protection Act 1990.

### Flooding risks:

The site is not in an area where there is likely to be any risk of flooding related to this proposal, which is confined to upper floors.

In this instance it is considered that prior approval is required and should not be given due to insufficient information to assess the impact of the use on vehicle parking in the area.

## **RECOMMENDATION: PRIOR APPROVAL REQUIRED**

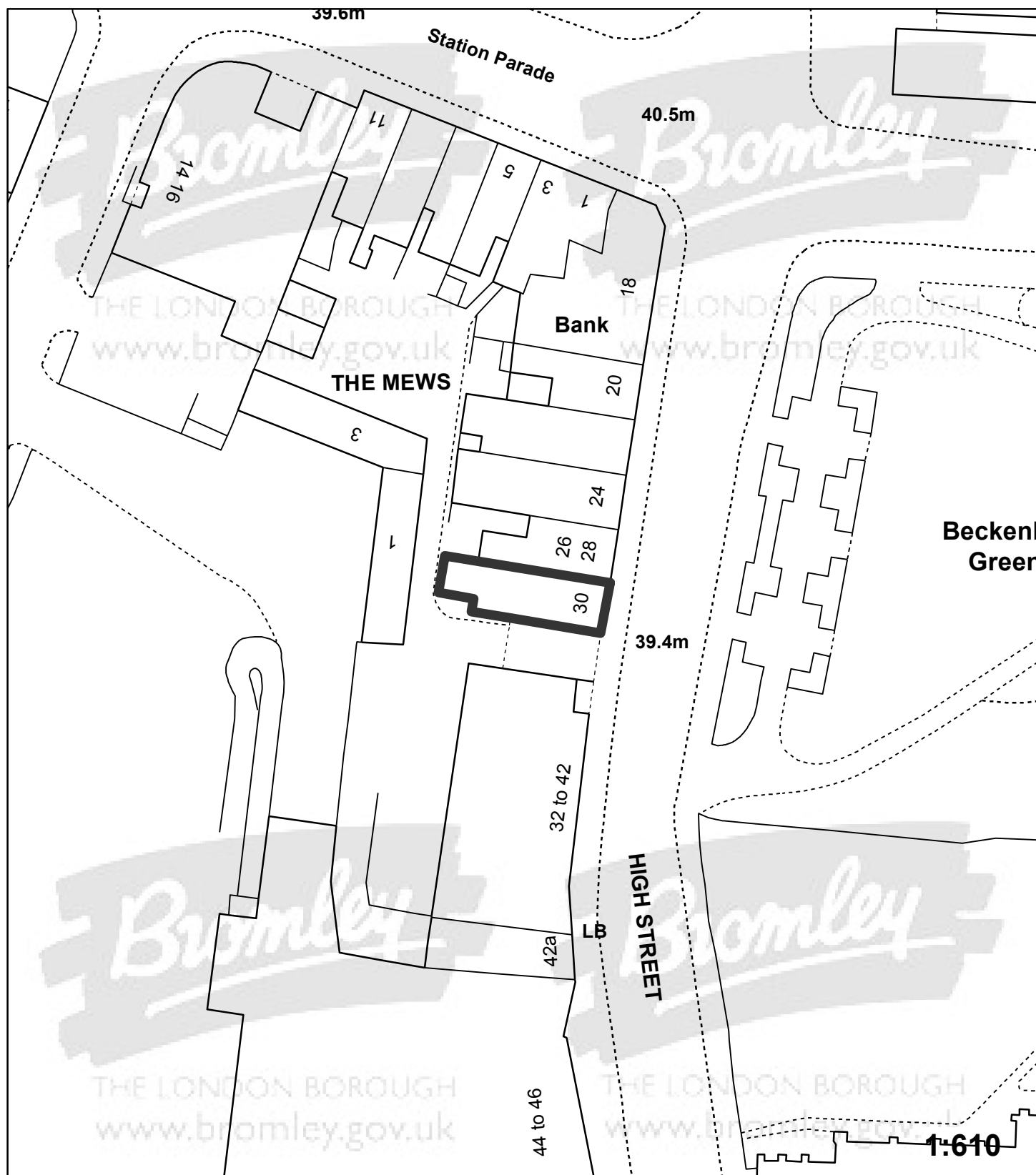
### INFORMATIVE(S)

- 1 You are advised that the granting of prior approval for this development relates to the planning use of the site only and compliance with other statutory requirements will be required and you should ensure compliance and seek advice/consent/approval as necessary.

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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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