

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

Application No : 13/01957/FULL1

Ward:
**Chelsfield And Pratts
Bottom**

Address : Hadlow House 9 High Street Green
Street Green Orpington BR6 6BG

OS Grid Ref: E: 545623 N: 163886

Applicant : Mr J Haskins

Objections : YES

Description of Development:

Conversion of first and second floors from offices (Class B1) to 8 two bedroom self-contained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear courtyard area to provide additional amenity space, cycle storage and bin storage/collection.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
London City Airport Safeguarding

Proposal

This application follows the granting of prior approval for the conversion of the existing first and second floor office accommodation into 8 two-bedroom flats (approved in September 2013 under ref. 13/02599/RESPA). This planning application concerns minor elevational alterations and the provision of balconies which will be provided to the 4 rear-facing flats. In addition it is proposed to provide some outdoor amenity space within the existing rear parking area, whilst 12 parking spaces (together with 2 visitor spaces) will retained for the flats.

A Design and Access Statement and Transport Statement accompany this application. Reference is drawn to the General Permitted Development Order 2013 whereby offices (Class B1) are able to convert to residential use without the need for planning permission.

Location

The site is situated along the eastern side of High Street Green Street Green with the ground floor comprising of retail units and the upper floor comprising office space. The surrounding area is characterised by its mixed use with a number of retail units situated within the adjoining parade along the High Street, whilst the surrounding roads are predominantly residential in character. The site encompasses an outdoor car park to the rear of the building with space for approximately 30 cars. Access to this car park is via an access drive off Glentrammon Road.

Comments from Local Residents

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

- building work will inconvenience surrounding businesses
- proposal will add to parking pressure at Hadlow House, especially in relation to the surrounding doctors' surgery, chemists and dentists
- noise and disturbance associated with residential development
- concern that proposal will lead to additional movement around neighbouring alleyway and potential damage to adjoining fence

Comments from Consultees

No technical Highways or Refuse objections have been raised, subject to conditions.

Environmental Health (Housing) comments have been noted.

Planning Considerations

Of key relevance to this application is the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 which came into force on 30th May 2013. Under the terms of that order - "Class J" the following constitutes permitted development:

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule.

Policy BE1 (Design of New Development) of the Unitary Development Plan (UDP) is relevant to this application.

Planning History

Planning permission was granted in April 1982 (under ref. 81/02763) for a three storey block comprising three retail units together with a surgery at ground floor level, plus self-contained offices at the first and second floors. Although there have been some changes of use at ground floor level, these units have retained their function in serving visiting members' of the public.

Under ref. 12/02499 an identical proposal to this scheme was refused on the following ground in November 2012:

"In the absence of information to demonstrate the long term vacancy of the application premises and the genuine redundancy of the office use, this proposal will lead to the undesirable loss of useable office floorspace within the Borough and would be contrary to Policies EMP3, EMP5 and H12 of the Unitary Development Plan which seeks to safeguard sufficient supply of office space in the Borough."

As noted above under ref. 13/02599/RESPA prior approval was granted for the change of use of first and second floor from Class B1(a) office to Class C3 to form 8 two bedroom self-contained flats, under Class J Part 3 of the GPDO (2013 amendments). The use of the building for residential purposes has therefore been established and is not part of this application.

Conclusions

The main issues for consideration relate to the impact of this proposal on neighbouring amenity and on the character of the area.

In this case prior approval has been granted in respect of the conversion of the existing offices to residential use comprising 8 flats, although matters relating to the provision of balconies and elevational changes, together with changes to the parking and outdoor area require permission.

The proposed balconies and outdoor amenity space will enhance the living environment of the permitted flats. The provision of 1.5 spaces per unit (together with 2 visitor spaces) is considered acceptable from a highways perspective.

Overall these minor proposals will not cause any harm to neighbouring amenities or the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02499, 13/02599 and 13/01957, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

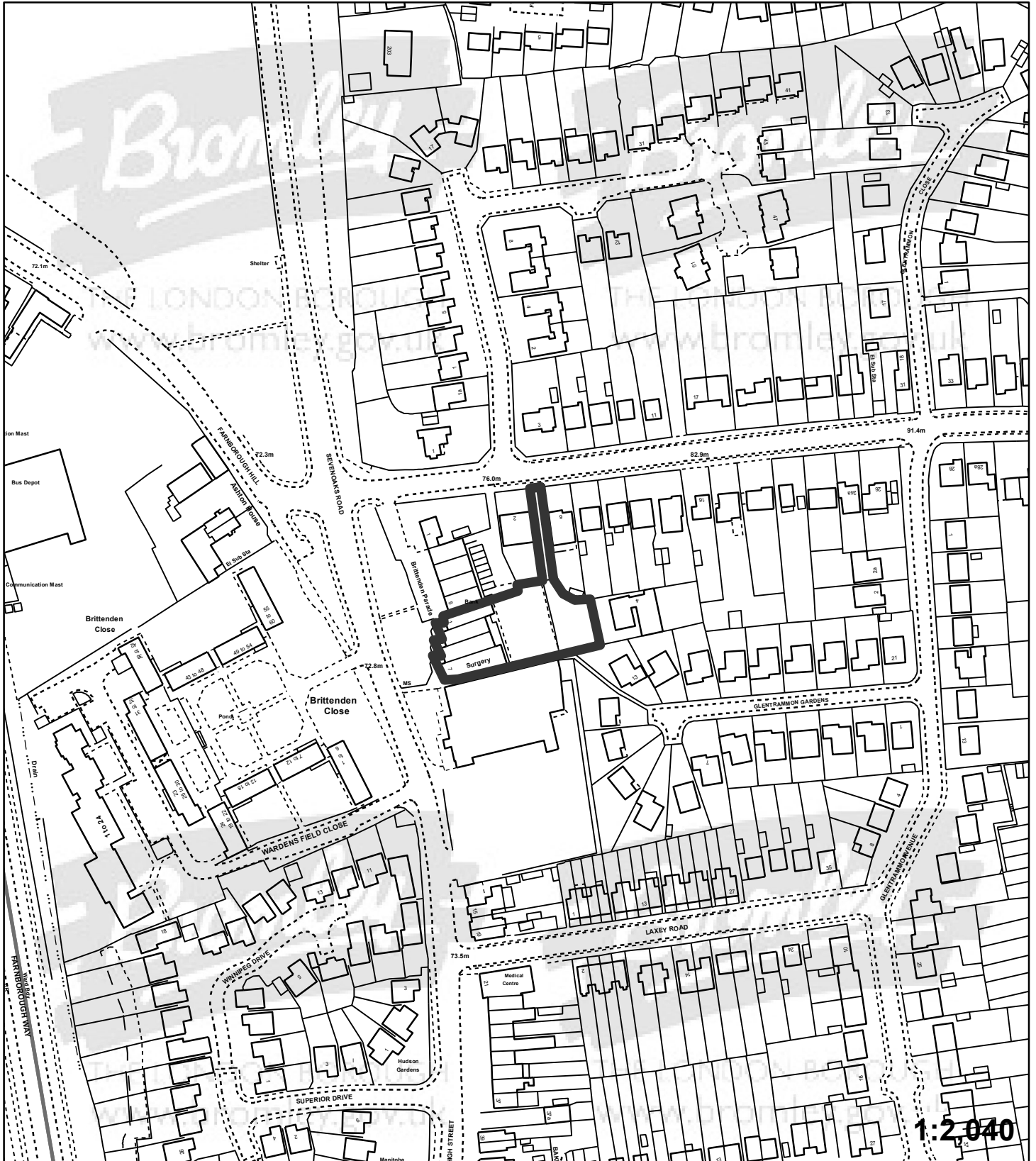
- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACD02
ADD02R | Surface water drainage - no det. submitt
Reason D02 |
| 3 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 4 | ACH22
ACH22R | Bicycle Parking
Reason H22 |
| 5 | ACH23 | Lighting scheme for access/parking |

	ACH23R	Reason H23
6	ACH29	Construction Management Plan
	ACH29R	Reason H29
7	ACK01	Compliance with submitted plan
	ACC03R	Reason C03
8	ACA05	Landscaping scheme - implementation
	ACA05R	Reason A05
9	ACC07	Materials as set out in application
	ACC07R	Reason C07

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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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