

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

Application No : 13/02593/FULL1

Ward:
Chislehurst

Address : Coopers School Hawkwood Lane
Chislehurst BR7 5PS

OS Grid Ref: E: 544319 N: 169675

Applicant : Coopers College

Objections : YES

Description of Development:

Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining

Key designations:

Conservation Area:

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

Joint report with application refs. 13/02574, 13/02575 and 13/02594

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 8 | ACC03 | Details of windows |

- | | | |
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| | ACC03R | Reason C03 |
| 9 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 10 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 11 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 12 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |
| 13 | <p>Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation sufficient to provide 20% of the predicted energy requirements of the dwellings; the feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment.</p> <p>Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan and the aims of Policy ER4 of the Unitary Development Plan.</p> | |
| 14 | ACN10 | Bat survey |
| | ACN10R | Reason N10 |

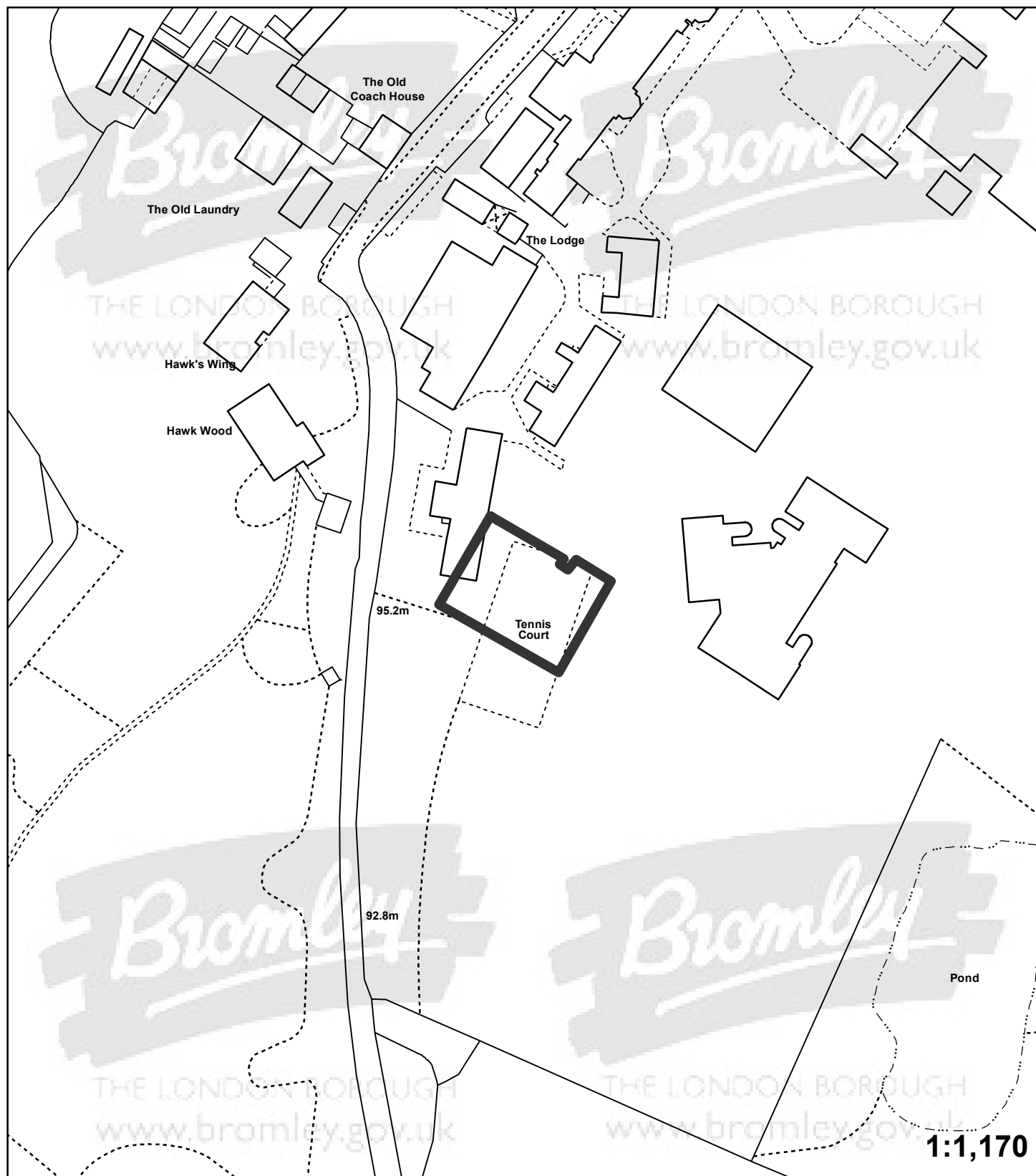
INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 3 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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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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