

SECTION '2' – Applications meriting special consideration

Application No : 13/02986/FULL1

Ward:
Chislehurst

Address : Perry Street Service Station Perry Street
Chislehurst BR7 6HA

OS Grid Ref: E: 545562 N: 170815

Applicant : Miss Rebecca Gunn

Objections : YES

Description of Development:

Provision of replacement sales building alterations to forecourt including provision of additional car parking and alterations to existing boundary enclosure.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

It is proposed to replace the existing sales building with a larger structure in order to accommodate an enlarged retail facility. The new building will be approximately 216 sq metres (gross). The existing car wash and car valet will be removed and the replacement structure will project closer to the eastern site boundary. The existing petrol pump islands and canopy line will be retained.

The application is accompanied by a supporting letter and a Design and Access Statement.

An accompanying application for Conservation Area Consent to demolish the existing building is also considered, under ref. 13/02987/CAC.

Location

The site is situated along the northern side of Perry Street which forms part of the A222 route. It falls within the Chislehurst Conservation Area. A car retailer is situated to the western side of the site and a residential property at "Alva Glen" adjoins the site along its northern boundary.

Comments from Local Residents

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

- concerns regarding noise and disturbance. Existing operation causes disturbance and this could increase with this proposal
- neighbouring car retailer shares a vehicle access from the main road and confirmation is sought that there will not be any restrictions as a result of the works, to avoid major disruption to the business

Comments from Consultees

No technical Highways objections have been raised.

No objection raised by Transport for London.

No objection raised by Environmental Health, subject to noise level restrictions

No objection raised by the Advisory Panel for Conservation Areas

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
BE11 Conservation Areas
S7 Retail and Leisure Development
T3 Parking
T18 Road Safety

The National Planning Policy Framework is also relevant

Planning History

In 1998 under ref. 98/01508, a proposal for the redevelopment of the petrol filling station was approved.

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 the impact that it would have on the amenities of the occupants of surrounding residential properties.

This proposal involves an enlargement of the existing retail facility. Whilst this involves a sizeable enlargement, this is considered acceptable in principle, given the nature of the existing use and the nature of surrounding development.

The existing facility comprises a large petrol filling station and an associated store fronting Perry Street which forms part of the A222 trunk road. The surrounding development is quite sparse with limited surrounding development. However, the residential property at "Alva Glen" is situated to the north of the site and following discussions with the Agent, revised boundary details have been submitted. In addition, mitigating conditions are included to deal with noise abatement.

No technical objections have been raised by the Council's Highways Engineers who consider that adequate parking will be provided; furthermore, no objections have been raised by Transport for London. It is therefore considered that the site is capable of accommodating an enlarged sales building without resulting in harm to the surrounding area.

The proposed building is of simple design, although it includes some limited relief. However, given the use of the site and its location it is not considered that this will harm the character and appearance of the Conservation Area, or appear any more dominant than the existing building.

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 Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file refs: 98/01508, 13/02986 and 13/02987, excluding exempt information.

as amended by documents received on 23.10.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 3 At any time the combined noise level from all refrigeration and air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive building. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. Also the L90 spectra can be used to help determine whether the plant will be perceived as tonal.

Reason: In the interest of the amenities of neighbouring residents and to comply with Policy BE1 of the Unitary Development Plan.

- 4 No shop deliveries shall take place before 07:00 or after 21:00 on any day, and no fuel deliveries shall take place before 07:00 or after 02:00 on any day.

Reason: In the interest of the amenities of neighbouring residents and to comply with Policy BE1 of the Unitary Development Plan.

5 Details of the sound deadening to the boundary fencing shall be submitted to and approved in writing by the Local Planning Authority and shall be permanently retained as such unless otherwise agreed in writing.

Reason: In the interest of the amenities of neighbouring residents and to comply with Policy BE1 of the Unitary Development Plan.

6 ACK01 Compliance with submitted plan
ACC01R Reason C01

INFORMATIVE(S)

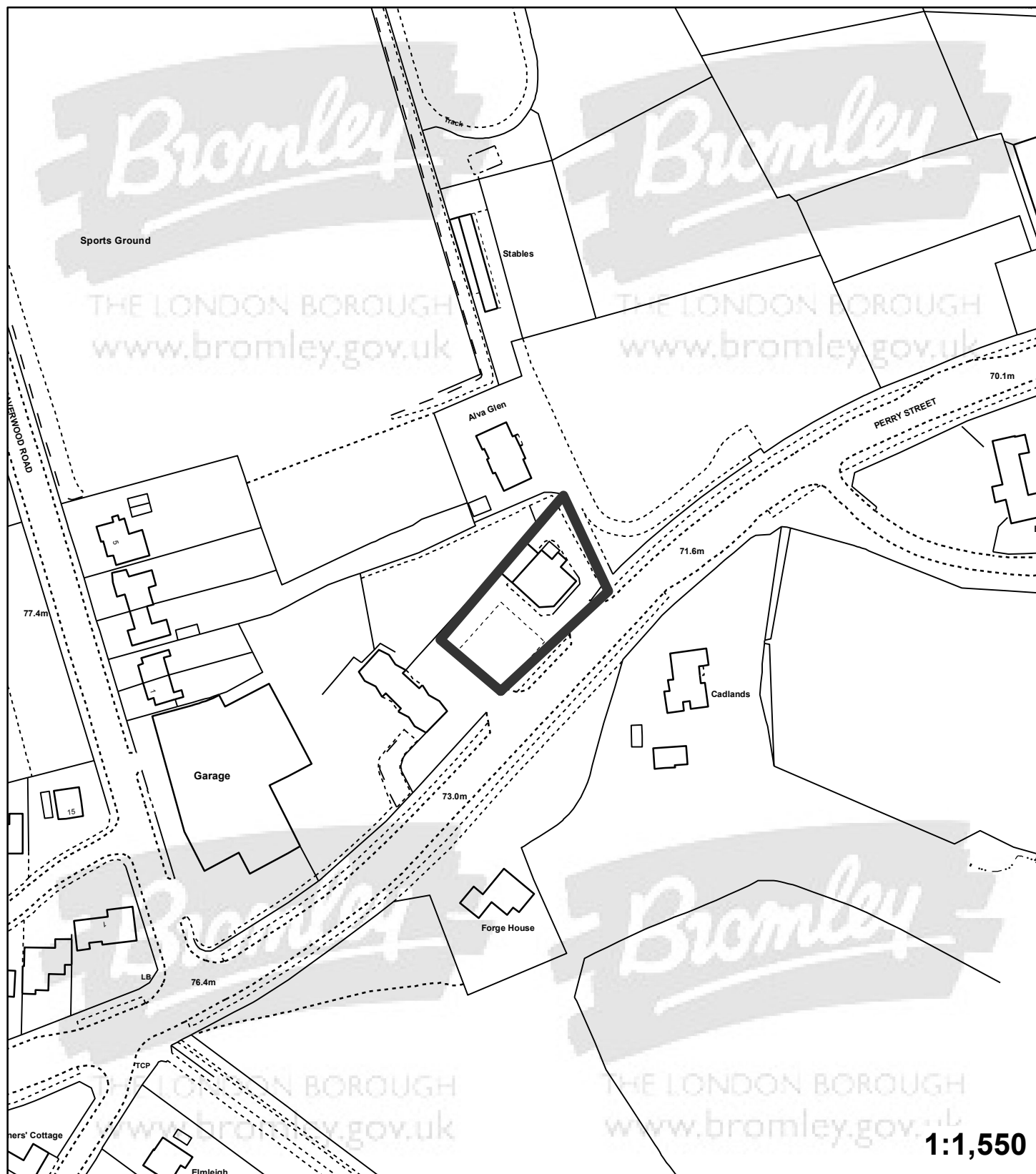
1 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution 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.

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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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