

SECTION '2' – Applications meriting special consideration

Application No : 13/02987/CAC

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:

Demolition of existing sale building
CONSERVATION AREA CONSENT

Key designations:

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

Proposal

This application has been submitted in association with planning application ref. 13/02986 concerning the redevelopment of the existing sales building. Conservation Area is sought to demolish the existing sales building.

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:

- 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 objection raised by the Advisory Panel for Conservation Areas

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policy of the Unitary Development Plan is relevant:

BE11 Conservation Areas

Planning History

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

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Having had regard to the above it was considered that the existing building has no particular architectural merit and in light of the permission granted for development under ref. 13/02986 the loss of the building would not have a significantly harmful impact on the character of the Chislehurst Conservation Area.

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

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

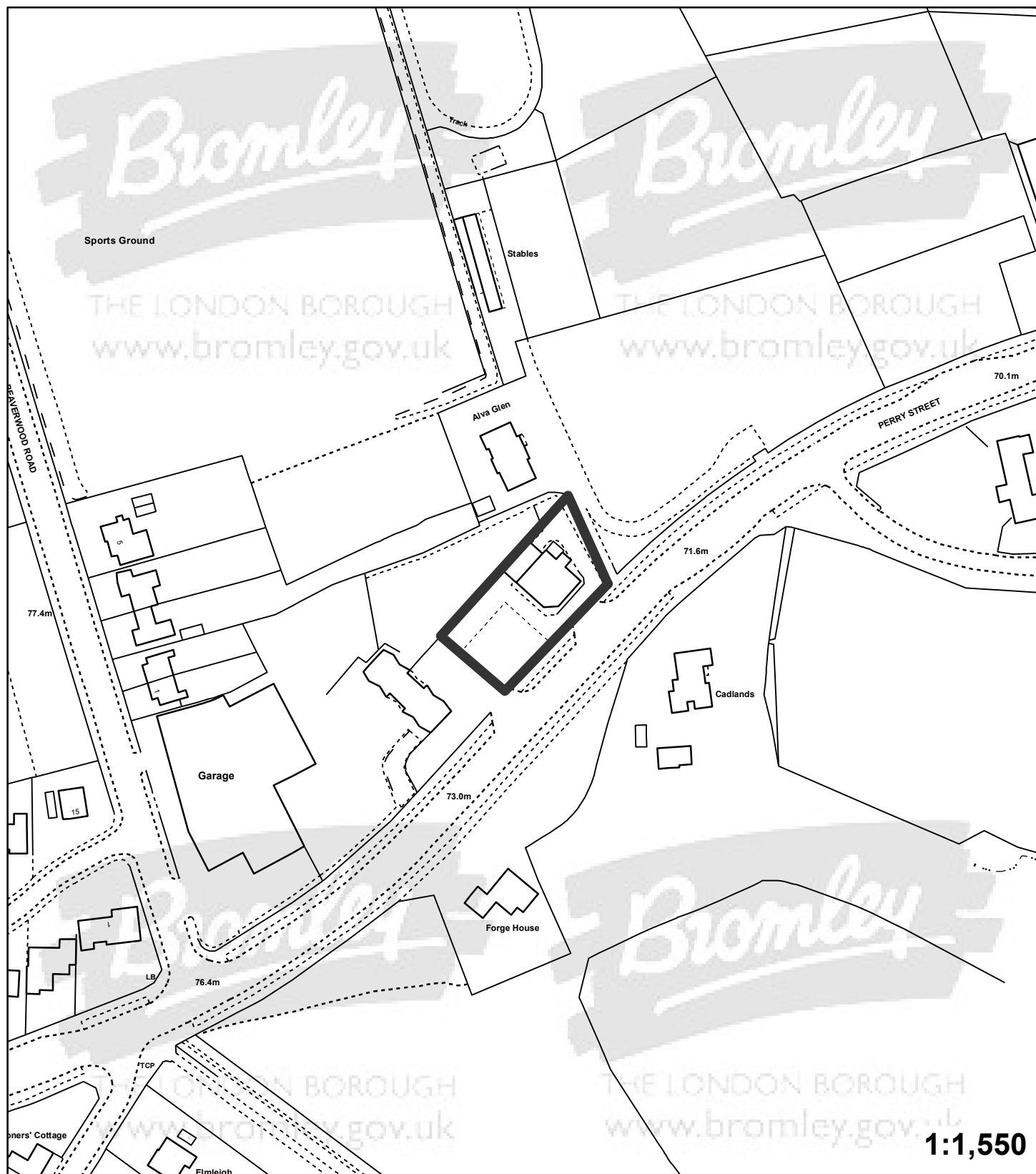
subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

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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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