

SECTION '2' – Applications meriting special consideration

**Application No :** 13/02885/CAC

**Ward:**  
**Chislehurst**

**Address :** Lake Cottage Oakwood Close  
Chislehurst BR7 5DD

**OS Grid Ref:** E: 543018 N: 170678

**Applicant :** Maple Properties Limited

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling  
CONSERVATION AREA CONSENT

Key designations:

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

**Proposal**

Demolition of existing dwelling and detached garage.

**Location**

- The application site currently comprises of a two bedroom single storey dwelling to the rear and a detached garage to the front;
- The site is a narrow infill site between two established residential properties, increasing in width towards the rear;
- There are a number of trees around the perimeter of the site;
- The surrounding development is mainly large detached two storey dwellings on spacious plots, with some evidence of additional accommodation in the roof space;
- The surrounding properties are of varying and architectural styles
- The site is located within the Chislehurst Conservation Area.

**Comments from Local Residents**

- the proposed building will sit comfortably within the general street scene

- represents a modern architectural design, using natural material of oak framework and cladding that addresses the constraints of the site creatively
- concerned about impact of the height
- no other property in the road is three storeys
- will tower over neighbouring properties
- undesirable height in a Conservation Area, it sets a dangerous precedent for future
- is a greater side space required?
- very squashed into the space available
- glass at front will produce glare and reflection from the property
- this will be exasperated by removal and reduction of surrounding trees
- light pollution from property when they have internal lights on
- privacy issues
- cutting trees back will make them lopsided and unbalanced and possibly dangerous
- visually unappealing for many trees to be removed or pruned
- out of keeping with character and aesthetics of the road
- does not preserve or respect the surroundings
- does not complement character or appearance of area
- will extend above existing roof lines of properties in road
- excavations for foundations will destroy the roots of surrounding trees
- will directly overlook garden and house
- two storey development more in keeping with neighbouring buildings would not be such an issue
- direct view into back bedrooms from third floor (33 Sandy Ridge)
- overlooking of property, no privacy in back garden or at back of house (35 Sandy Ridge)
- unnecessary to have so many windows
- loss of well-established and significant trees
- will damage visual and natural environment of road
- different architectural style will stand out
- inappropriate design
- removal of trees may cause damage to drains and sewers as there are several large manholes in close proximity to the boundary
- implications of removing tree roots to neighbouring trees
- level of activity and traffic caused by demolition then building of proposed house
- there may be asbestos
- design of new building incongruous in street scene
- too large for size of plot
- out of proportion, cramped, over-developed
- insufficient parking spaces allocated
- no garage parking will lead to parking in road and congestion
- refuse vehicles may have problems
- no site notice was displayed
- notice was not received by many nearby residents
- property will extend to an out of keeping height against adjacent property aspect from the street in to driveway and the front of house

- adjacent garage was restricted in height and width under planning ref.06/04326
- negatively impacts property value
- demolishing Lake Cottage will be detrimental to surroundings
- strongly object to the felling of our trees.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas (APCA) have raised no objections.

The Council's Environmental Health Officer has recommended an informative regarding on-site contamination.

### **Planning Considerations**

The site forms part of the Chislehurst conservation area. 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 policies of the Unitary Development Plan are further considerations:

#### **BE12 Demolition in Conservation Areas**

The Supplementary Planning Guidance (SPG) for the Chislehurst Conservation Area should also be taken into consideration.

From the heritage aspect, there are no objections to the demolition of the existing property.

### **Planning History**

A planning application is currently under consideration for a replacement three storey, four bedroom detached replacement dwelling with two car parking spaces to front and refuse and recycling storage area (ref.13/02880).

### **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.

It is considered that the existing building is of little architectural merit and makes no positive contribution to the character or appearance of the conservation area. Furthermore, an acceptable replacement building has been proposed under ref.13/02880. The demolition of this building is therefore considered acceptable.

Having had regard to the above it is considered that the building has no particular architectural merit and in light of the permission granted for development under ref:13/02880 the loss of the building would not have a significantly harmful impact on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02885 and 13/02880, 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
- 2      ACG05      Timing of demolition work  
         ACG05R      Reason G05

### **INFORMATIVE(S)**

- 1      You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, or e-mail: [buildingcontrol@bromley.gov.uk](mailto:buildingcontrol@bromley.gov.uk)

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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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