

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

Application No : 13/01925/FULL3

Ward:
Darwin

Address : The Larches Sevenoaks Road Pratts
Bottom Orpington BR6 7SE

OS Grid Ref: E: 545546 N: 163168

Applicant : Mr A Thomas

Objections : YES

Description of Development:

Part change of use of building from office to residential (Class C3), ground floor side and first floor rear extension, provision of side dormer to southern elevation, two lightwells and railings to front elevation and fenestration and elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding

Proposal

To be considered jointly with application ref. 13/01926 for Listed Building Consent.

This application was deferred by Members of the Plans-Sub Committee which convened on 3rd October to seek a set-back of the first floor extension in order to improve the relationship with the neighbouring care home property. The proposal has not been amended, and the previous report is repeated below for Members' consideration. Any further comments will be reported verbally or in writing at the committee.

The proposal involves the partial conversion of the existing building - a Grade II Statutorily Listed Building, reportedly built in 1820 - back to residential use. It is also sought to construct a first floor addition above the existing ground floor extension with the rear part of the enlarged building (that being the existing single storey rear extension and the proposed first floor addition above, together with part of the rear part of the original part of the building) retained for commercial use.

The proposed works involve the following:

- 9.0m first floor rear extension above the existing single storey rear addition which will be inset by 1.0m in relation to the flank walls of the ground floor element and a ridge height which will align with the original part of the building
- single storey extension to northern side of building to accommodate shower room
- fenestration alterations to flank elevations of the existing building
- lightwells and railings to frontage
- side dormer to southern side of roofslope on original part of the building

The application is accompanied by a Design and Access Statement which also includes background information on this listed building.

Location

The Larches previously formed part of the former Orpington Caravan Centre and fronts the A21 Sevenoaks Road. It adjoins "Bristol Street Motors" along its northern boundary. The existing building benefits from a Class B1 office use. In 2011 the Council granted planning permission for a part two/ three -storey building comprising a recently-completed 84-bedroom care home, which occupies the majority of The Larch's historic grounds and which had previously been used by the caravan centre. That new building lies to the west of The Larches.

Comments from Local Residents

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

- loss of three evergreen trees to the front of the site is regrettable as they formed an attractive feature
- first floor rear extension will adversely affect the amenities of bedroom 58 of the neighbouring care home adjacent to the site, by reason of loss of light and sense of enclosure. The proposed extension should be set a minimum 10 metres away from that neighbouring building
- retained office use should be used as Class B1(a) office use only, and the hours of operation should be controlled - as per the application form
- confirmation sought as to how proposed 8 spaces will be apportioned between office and residential uses
- construction management plan should be required given proximity to care home

Comments from Consultees

No objections have been raised by the Council's Highways Engineers or by the Environment Agency

Planning Considerations

Policies BE1 (Design of New Development), BE8 (Statutory Listed Buildings), EMP7 (Business Support - live/work units), EMP8 (Business Support - business use within dwellinghouses) and T3 (Parking) of the Unitary Development Plan (UDP) are relevant to this proposal, as is Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Planning History

The Larches previously formed part of the former Orpington Caravan Centre. Under ref. 11/00331/FULL1, the Council granted planning permission for a part two/ three storey building comprising a recently-completed 84-bedroom care home, which occupies the majority of The Larch's historic grounds. That new building lies to the west of The Larches. Under an accompanying application, ref. 11/00347/LBC, the Council granted Listed Building Consent for the demolition of the single storey rear extension to The Larches, although that element remains in place and forms part of this planning application.

Conclusions

The main issues relating to the application are the effect that it would have on the character, setting and special interest of the Listed Building, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Although its setting has been eroded by more recent development to the north and west the application property forms a distinct local landmark which is most visible from the adjacent Sevenoaks Road. It was originally constructed as a single family residence, reportedly built in 1820, and is described on the English Heritage web site as such:

"2 storeys. 3 windows. Stuccoed. Cornice and parapet. Hipped slate roof. Windows in moulded architrave surrounds with jalousies and glazing bars intact. Those on the 1st floor with cornices and pediments also. Small porch with thin fluted Greek Doric columns. Small porch. Each end of the house is curved."

Aside from the ground floor extension at the rear, the building has largely retained its original form and appearance, and a number of internal original features remain, including the main stairwell and lantern light situated just beyond the entrance hall. The reinstatement of the residential use of the property, albeit in part, is considered appropriate, and the ensuing renovations will help to improve the overall appearance of this listed building, particularly in view of some of the surrounding development which has taken place and which has served to undermine its setting.

The proposed first floor rear extension is considered to be subservient on the basis that its two flank walls will be inset relative to the existing ground floor addition which will help to maintain the prominence and definition of the original part of the building. The proposed lightwell railings to the front are modest and not out of keeping with a building of this age. The dormer window, and shower room extension are also considered to represent modest additions and, taken as part of the overall proposal, are acceptable.

The aforementioned care home has been built within close proximity of The Larches and it is noted that a first floor dormer faces its rear elevation which serves a bedroom. Although the proposed first floor extension will be built within relative proximity of this window, as there will be an appreciable gap between the properties of 8 metres, it is not considered that the presence of the works will be unacceptably oppressive or overbearing, and it is not considered that this matter is sufficiently serious to render the scheme unacceptable.

Taken as a whole it is considered that this proposal will help to restore an important listed local landmark.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00331, 11/00347, 13/01925 and 13/01926, excluding exempt information.

RECOMMENDATION: PERMISSION

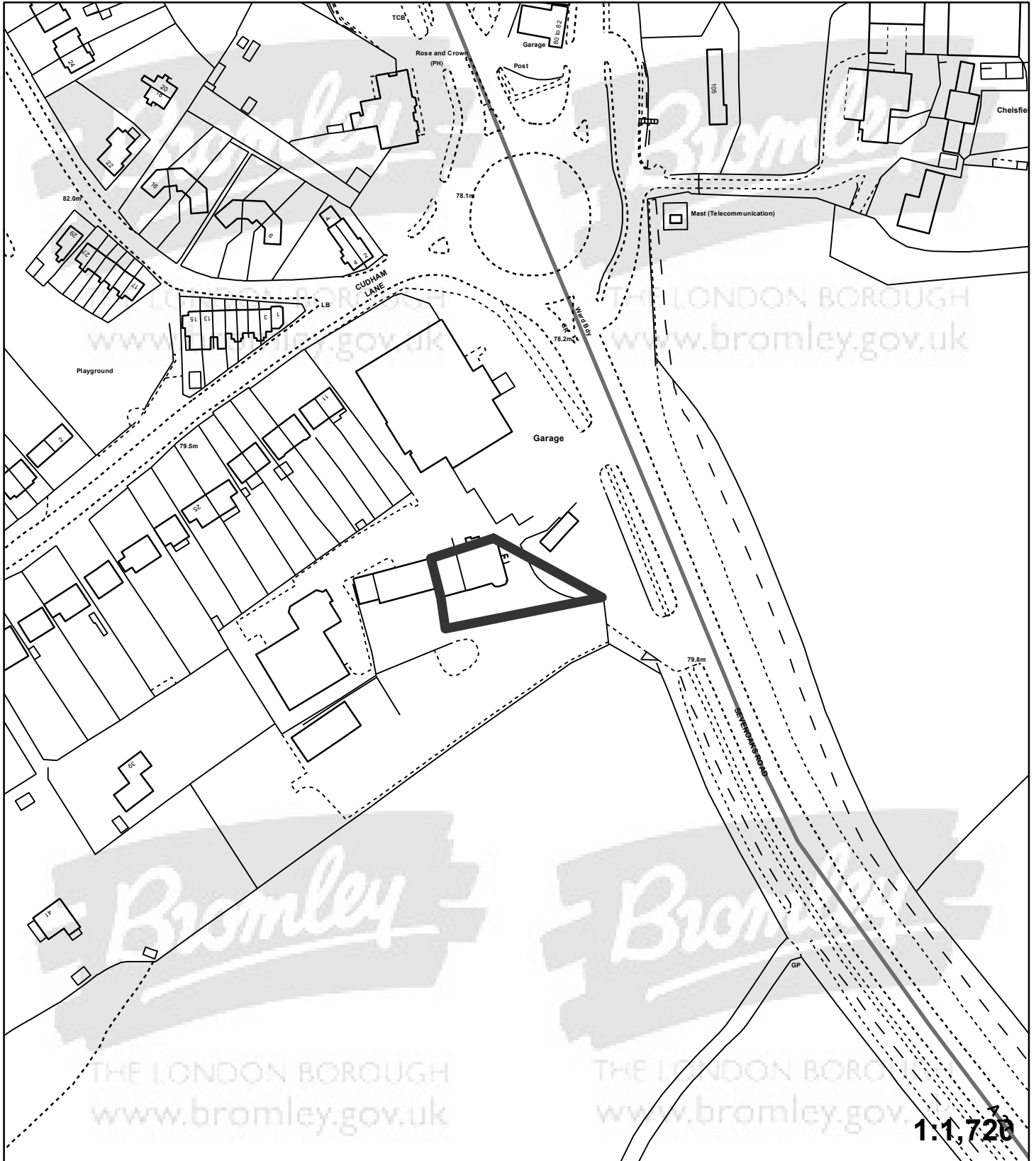
Subject to the following conditions:

- 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 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 4 ACC03 Details of windows
ACC03R Reason C03
- 5 ACG11 Matching internal and external materials
ACG11R Reason G11
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 Before commencement of the use of the land or building hereby permitted details shall be provided as to how the parking spaces shall be apportioned between the office and residential uses, and the proposal shall be completed in accordance with the approved details and permanently maintained as such.
ACH02R Reason H02
- 8 Only the areas designated as Office on Drawing No 02 ("Floor Plans As Proposed) shall be used as Class B1 office use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any other provision equivalent to that Class in any statutory instrument revoking and re-acting that Order with or without modification).
ACJ05R J05 reason BE1
- 9 The office use shall not operate on any Sunday or Bank/Public Holiday, nor before 09:00 and after 17:00 Monday to Friday, or before 09:00 and after 13:00 on Saturday.
ACJ05R J05 reason BE1

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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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