

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

Application No : 13/03370/DET

Ward:
Cray Valley East

Address : Oak View Crockenhill Road Orpington
BR5 4EP

OS Grid Ref: E: 548154 N: 167569

Applicant : Mr Russell Mady

Objections : NO

Description of Development:

Single storey extensions to hospital, including re-building of existing single storey buildings and two storey extension to provide lift access to first floor (minor material amendment to permission ref. 12/00837 to allow elevational alterations to windows and doors, minor changes to central roof and minor changes to footprint.).

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads
Sites of Interest for Nat. Conservation

Proposal

These existing hospital buildings are arranged around an open courtyard and recreational area, and it is proposed to rebuild some of the single storey buildings and extend across part of the open recreational area in order to better link the buildings and provide smaller secure external courtyards. A small two storey extension would also be added to accommodate a lift to access the existing first floor accommodation.

Permission was previously granted in July 2012 for single storey extensions to the hospital, including the re-building of existing single storey buildings along with a two storey extension to provide lift access to the first floor (ref. 12/00837).

It is now proposed to make amendments to the position and size of some of the windows within the extensions, to the position of the central wing separating the two internal courtyards, and to the roof form of the central wing which includes overhanging eaves (although the height of the eaves and ridge would remain the same).

Location

The use of this Green Belt site is long established as a specialist hospital, and it is currently used as a specialist adolescent care unit. The building, which is locally listed, was built in the 1970s, and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

Comments from Local Residents

No comments have been received from nearby residents.

Comments from Consultees

The Council's highway engineer considers that as the proposed extensions would not appear to increase the parking demand beyond that which is currently accommodated on site, no objections are raised to the proposals.

No objections are raised from a drainage viewpoint, subject to the submission of further details of surface and foul water drainage, and the Environment Agency have expressed no concerns.

No significant trees would be affected by the proposals.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
BE10 Locally Listed Buildings
G1 The Green Belt

Planning History

Permission and Listed Building consent were granted in 2000 for security fencing (refs. 99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

Permission was granted in March 2011 (ref.11/00023) to add a single storey link extension through the middle of the courtyard to provide a lounge area (thus dividing the recreational space in two), the enclosure of open corridors around the perimeter of the courtyard, and the provision of an infill extension in the north-eastern corner of the buildings in order to completely enclose the courtyard.

A further permission (ref.11/02653) was granted in November 2011 for amendments to the scheme which comprised the provision of a glazed roof over

the eastern courtyard, and a timber-clad lift shaft extension adjacent to the northern buildings.

Neither scheme was implemented.

More recently, permission was granted in July 2012 (ref.12/00837) for single storey extensions to the hospital, including the re-building of existing single storey buildings along with a two storey extension to provide lift access to the first floor.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the revised proposals comprise inappropriate development, as defined in National Guidance and by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The permitted scheme was considered to be acceptable within the Green Belt on the basis of very special circumstances, and the changes now proposed are mainly elevational alterations which would not increase the overall footprint of the proposals. The central wing which would separate the two internal courtyards would be moved slightly westwards, whilst the roof design would be altered and enlarged slightly with a flat central section, although the eaves and ridge heights would remain the same.

The amendments proposed are therefore considered to be minor in nature, and as with the previous scheme, the structures would not appear obtrusive nor detract from the appearance of this locally listed building, and are considered to adequately protect the open nature of the Green Belt.

The application has been advertised as a departure, but the proposals are not considered to be of such significance to be referred for direction.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208, 11/00023, 11/02653, 12/00837 and 13/03370, excluding exempt information.

as amended by documents received on 07.11.2013

RECOMMENDATION: MINOR MATERIAL AMENDMENT APPROVED

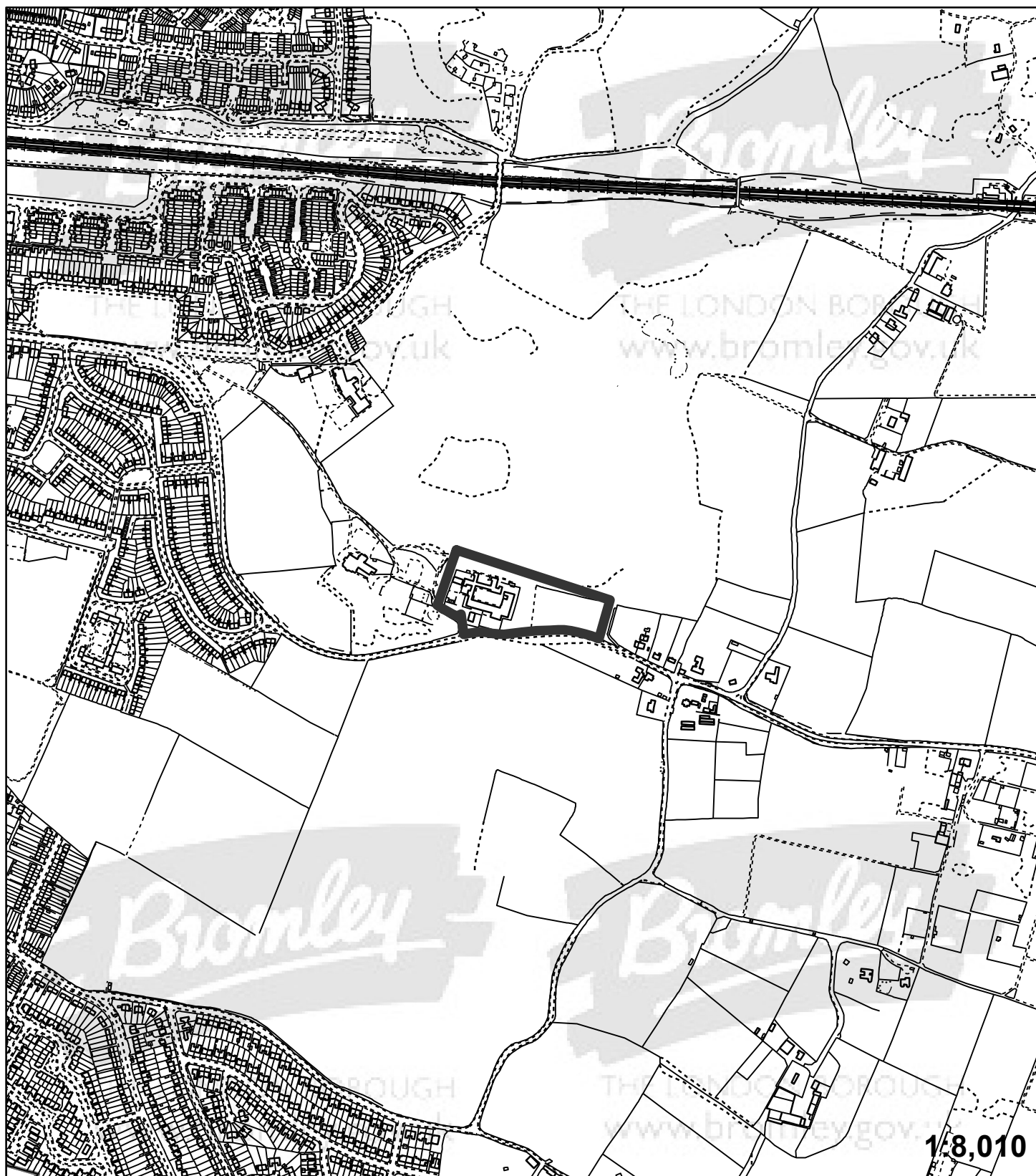
- | | | |
|---|--------|---|
| 1 | ACA04 | Landscaping Scheme - full app no details |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACD04 | Foul water drainage - no details submitt |

- 5 ADD04R Reason D04
- ACD06 Sustainable drainage system (SuDS)
- ADD06R Reason D06
- 6 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 7 ACK01 Compliance with submitted plan
- ACK02R K02 reason (1 insert) G1
- 8 The development to which this permission relates must be begun not later than 11th July 2015.
- ACA01R A01 Reason 3 years

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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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