

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 13/02730/FULL3

Ward:
Petts Wood And Knoll

Address : Public Conveniences Station Square
Petts Wood Orpington

OS Grid Ref: E: 544471 N: 167619

Applicant : Mr Sullyman Gurdere

Objections : YES

Description of Development:

Single storey front extension and change of use from former public convenience building to retail (class A1)

Key designations:

Conservation Area: Station Square Petts Wood
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
Secondary Shopping Frontage

Proposal

- The proposal seeks to provide a single storey front extension to the building along with a change of use from former public convenience building to retail (class A1)
- The proposed retail unit will employ 2 full time staff and the proposed opening times have not been specified.
- The proposed extension will have a width of 8.0m and a rear projection of 2.5m. The altered roof will be pitched with a height of 4.8m (matching the height of the existing roof).

Location

The property is located within the Station Square and comprising a single storey modest public convenience building. The site is adjoined by the Daylight Inn and a restaurant to the rear, both of which are locally listed buildings. The site falls within the Station square Petts Wood Conservation Area.

Comments from Local Residents

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

- impact on the setting and appearance of the conservation area

Comments from Consultees

APCA raises objection to the application on the basis that the partial demolition and alterations are contrary to policy and out of character with the architecture of the square.

Technical highways comments have been received stating that the development is located within an area with a PTAL rate of 2. The site is part of shopping centre in a busy district centre where parking is controlled, so there are unlikely to be any highway issues. However, the site is situated on a bus route and involves demolition. Also the plans do not incorporate areas to store and aid the collection of waste, therefore, standard conditions are suggested.

No Environmental Health objections are raised subject to informatives.

Waste Services had commented on the previous application that storage for trade waste should be provided.

English Heritage has not commented on the application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development
BE10 Locally Listed Buildings
BE11 Conservation Areas
S2 Secondary Frontages
S6 Retail And Leisure Development
T3 Parking
T18 Road Safety

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework.

The National Planning Policy Framework and the Supplementary Planning Guidance for the Station Square Petts Wood Conservation Area are also considerations.

The Council's Tree Officer has stated that there is an ash tree in the grounds of the adjoining restaurant that is protected by TPO. However this tree was in a declining condition has been heavily reduced. The RPA of the tree is 8.7 metres - the existing building is within the RPA and half of the proposed extension would also be within the RPA. This represents a small percentage of the total rooting area and

the proposal would not cause significant harm subject to the construction of suitably designed foundations. Standard conditions are suggested.

Planning History

Planning permission was refused under ref. 13/00815 for demolition of former public convenience building, change of use of land to retail (Class A1), and erection of a two storey retail building. The refusal grounds were as follows:

'The proposed building, by reason of its excessive height and scale, would fail to preserve and enhance this part of the Station Square Petts Wood Conservation Area and would impact harmfully on the setting of the Locally Listed Buildings, thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the conservation area.'

This application has been subsequently dismissed at appeal. The Inspector stated that the introduction of a far bulkier building of a significantly greater height at the eaves and ridge would upset the delicate and harmonious balance of the buildings on Station Square and would prove intrusive in the context of the settings of both locally listed buildings, and the wider character of the conservation area. The Inspector did not however object to the principle of the loss of the building.

Planning permission was granted under ref. 13/02778 for a change of use to retail of former public convenience building to retail (Class A1).

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Station Square Petts Wood Conservation Area, the impact on the setting of the locally listed buildings, the impact on neighbouring amenities, the impact on parking and highway safety and the impact on retail viability in the Secondary Shopping Frontage

The Supplementary Planning Guidance (SPG) for the Station Square Petts Wood Conservation Area states:

- '3.1 Station Square retains its original form and a substantial number of original neo-Tudor shops. The square is an important retail location forming part of Petts Wood District Centre: as such, pressures for change and renewal in the urban fabric will arise. The Council will aim to preserve its key buildings, the Estate Office & the Daylight Inn, together with the remaining shops from Scruby's development that provide their setting and illustrate the architectural and historical development of the square. Proposals that bring about the re-use of existing buildings constructed prior to 1939 will be encouraged.
- 3.2 The Council will expect all proposals for new development to conform with the general character of the conservation area, especially in regard to the scale and height of construction, design and materials used. It is hoped that

all improvement works will take account of the character of the buildings and alter them as little as possible. Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area.

- 4.17 The area's layout will also restrict new development opportunities. There are no vacant plots and there is generally insufficient backland to accommodate new development. The open space in the centre of the square (surrounding the Estate Offices and the Daylight Inn) is important to the character and appearance of the area as a whole.
- 4.19 When considering development proposals, the Council will pay special attention to the scale and bulk of proposed buildings and their relationship with adjacent buildings. Increases in development density and height could damage the character of the area and proposals of this nature will be strongly resisted.'

The SPG places emphasis on the open spaces and character around the Daylight Inn on the central island of Station Square. It states that new development should conform to the general character and appearance of the area, whilst retaining the special features of the area.

It is considered that the alterations to the modest single storey building on this part of Station Square to provide a significantly bulkier building and remodelling of the roof would harm the special character of this part of the conservation area, given the poor an unattractive design proposed. The proposed additional bulk in the manner proposed would detract from the setting of the area and would provide a new front elevation that would not respect the host building or the relationship that the building has with the conservation area and adjacent locally listed buildings. The new shopfront will be sited in advance of the current frontage of the building and the roof will be of a new shape that will take no cue from the existing structure and the elevational treatment is not reflective of the special features of the area. Therefore the proposal would detract from the character of the building and would fail to preserve or enhance the character and appearance of the conservation area.

It is considered that the principle of providing a retail use at the site is not objected to and was not under the previously permitted scheme. A retail use in this location would make good use of the redundant building and is suitable within this secondary frontage. It is also considered that a retail use per se at the site would not impact harmfully on the conservation area. The Council will look to support retail uses in this location, subject to impact appropriate scale and lack of harm caused to other nearby centres. It is also considered that the proposal is unlikely to impact harmfully on neighbouring residential amenities as a retail use would operate during shopping hours.

From a highway safety point of view, the site has good accessibility to public transport and the proposed lack of car parking is not considered to be likely to result in further parking stress in the locality as the area has controlled parking.

Having had regard to the above it was considered that the proposal is unacceptable in that it would result in a significantly detrimental impact on the character and appearance of the Station Square Petts Wood Conservation Area. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/00815, 13/02778 and 13/02730, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

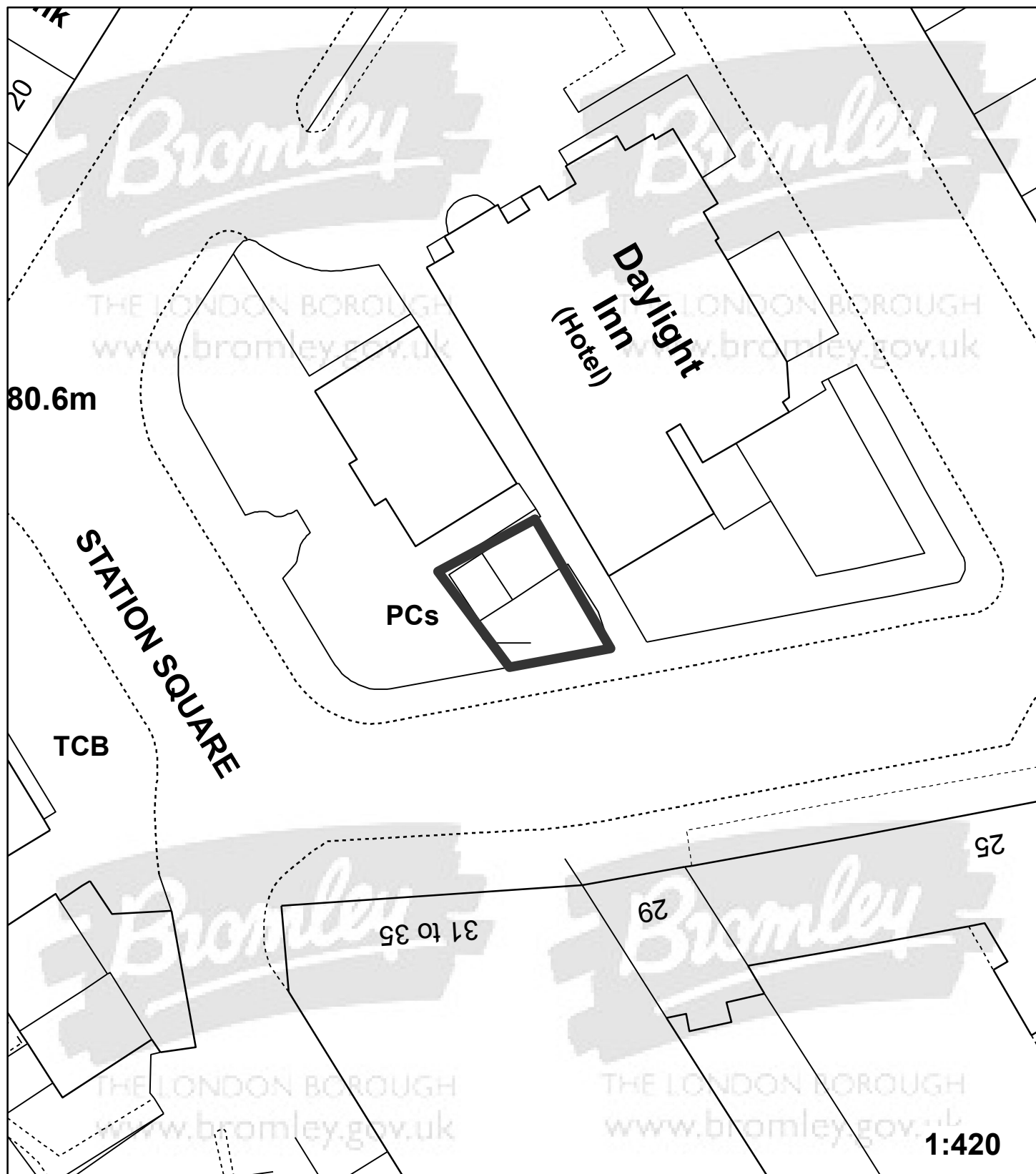
The reasons for refusal are:

- 1 The proposal, by reason of the substantial alterations and poor design of the resulting building, would fail to preserve and enhance this part of the Station Square Petts Wood Conservation Area and would impact harmfully on the setting of the Locally Listed Buildings, thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan and the Supplementary Planning Guidance for the conservation area.

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Address: Public Conveniences Station Square Petts Wood Orpington

Proposal: Single storey front extension and change of use from former public convenience building to retail (class A1)



"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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