

SECTION '2' – Applications meriting special consideration

Application No : 13/04044/FULL1

Ward:
Chislehurst

Address : Webb Works Queens Passage
Chislehurst BR7 5AP

OS Grid Ref: E: 543936 N: 170819

Applicant : Mr Derek Nash

Objections : YES

Description of Development:

Two storey front extension, first floor side extension, elevational alterations, installation of 6 rooflights, partial demolition and repair associated works to car park and change of use from class B1 to Class B1/D1.

Key designations:

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

Proposal

- The proposed two storey extension will have a length of 9.5m and a forward projection of 3.2m. The roof will be gabled with a height of 7.9m. The first floor extension be erected above the existing single storey side section of the building and will also provide the building with a gable ended roof with a height of 6.9m.
- The proposed change of use will retain the B1 office use that exists to provide a local business with office space, with the remainder of the premises used as a community meeting place for the Chislehurst Society along with other community organisations.
- Elevational changes include the provision of four rooflights to the eastern elevation, material alterations to the elevations and other fenestration and elevational alterations. A railing and red brick wall will be provided to the boundary of the car park, with alterations to the parking area and a bin store also proposed.

Location

The application site is located within Queens Passage, which runs from west from Chislehurst High Street to Queen's Road in the east with the Queens Head public house forming the southern boundary. Webb Works is located at No.3, with two

other units at Queens Passage that appear to be in use as other industrial uses. The site itself features a single storey detached building with a duo-pitched roof and a car park to the western edge. The site is within the Chislehurst Conservation Area.

Comments from Local Residents

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

- loss of a car parking space will lead to further parking problems in the area.

Comments from Consultees

APCA raises no objection to the proposal.

No Environmental Health objections are raised subject to informatives.

No technical highways comments have been received. Late comments will be reported verbally at the meeting.

Planning Considerations

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

BE1 Design of New Development
BE7 Railings, Boundary Walls And Other Means Of Enclosure
BE11 Conservation Areas
T3 Parking
T18 Road Safety
C1 Community Facilities
EMP3 Office Development

Supplementary Planning Guidance: Chislehurst Conservation Area

Planning History

An existing use certificate, ref. 96/02515, was granted in December 1996 for the continued use of the premises for light industrial use.

Planning permission was granted under ref. 12/03838 for change of use from existing light industrial use to B1 offices.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area, the impact on the amenities of the nearby residential properties, the provision of community facilities and the impact on parking. Any loss of viable office space is also a consideration.

The proposal would substantially alter the character and appearance of the building, however it is considered that the changes would not be detrimental to the character of the conservation area. It is accepted that the building is in need of some renovation and the proposed architecture and design is, whilst bulky, reflective of and complementary to the design of the building. The building is sited away from public areas of the conservation area and therefore its impact on the visual amenities of the area would be limited, however the design is not considered to harm either the host building or the character of the wider area. The extension would improve the appearance of this neutral building which is sited in an unremarkable part of the Conservation Area, sited between the High Street and Queen's Road. The development of the site in the manner proposed can be considered to make a positive contribution to the local distinctiveness and character, in line with Para 131 of the NPPF.

The building is sited a suitable distance from surrounding residential properties and therefore it is considered that the extensions would not impact harmfully on light or outlook to neighbouring properties. The proposed change of use would not be considered to generate a significant amount of noise and disturbance, with community meetings being undertaken for a limited time. Any additional noise and disturbance would be restricted to times when attendees of meetings would arrive and leave and this is not considered to be significant amount of time or a significant degree of disturbance. The proposed rooflights will not provide a clear vantage point to overlook neighbours and the proposed use is not considered to create a significant loss of privacy.

It is noted that there is an extant permission for a row of terraced dwellings to the north of Queen's Passage. These dwellings would be closer to the site than the existing neighbouring houses. These dwellings would be sited approximately 10m away from the proposed extension and therefore the visual impact and loss of light is not considered to be significant.

The proposal will provide a community facility whilst retaining the previously permitted office space within a mixed use building. The change of use to B1 previously permitted was considered to comply with Policy EMP2. The site was previously in a light industrial use as a plumbing office and showroom with the most recent Council record of 1996 issuing an existing use certificate for such a use on the basis that it had subsisted for a period of ten years or more. Under the Use Classes (Amendment) Order 2005 light industry is now classified under Class B1 (c) and as such it was considered that the proposed B1 use falls within the same use class. Therefore it was considered that the proposed Class B1 office use was established as acceptable in principle.

The current proposal will retain this B1 use whilst providing a community hall, therefore it is considered that there would be no significant loss of employment or viable office space as a result of the proposal. The provision of the community facility is encouraged under Policy C1 and the Council raises no objection to this.

In terms of highway safety, the proposal would result in the loss of one car parking space, retaining 4 on the site. Despite this, it is considered that the proposal is unlikely to impact harmfully on highway safety, and the proposed parking layout

can be conditioned accordingly. The site is located in the town centre and accessibility to the site is considered suitable.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the conservation area. No significant impact on highway safety would result and the proposal would not result in the loss of office space, whilst creating a community facility. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 12/03838 and 13/04044, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 5 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and BE11 of the Unitary Development Plan and in the interest of the visual amenities of the conservation area and the amenities of the nearby residential properties.

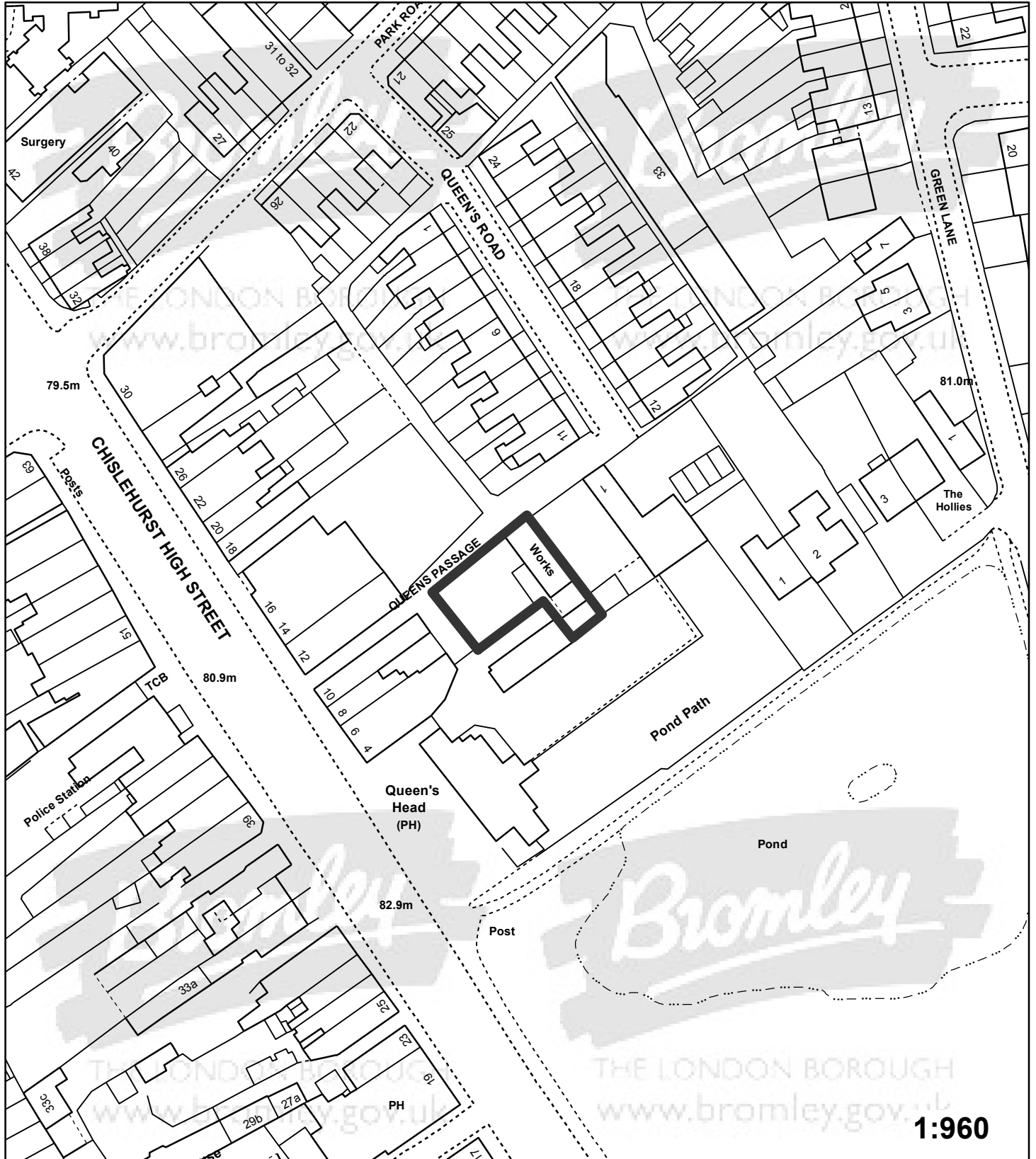
INFORMATIVE(S)

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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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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