

SECTION '2' – Applications meriting special consideration

Application No : 14/00449/RESPA

Ward:
Clock House

Address : County House 221 - 241 Beckenham
Road Beckenham BR3 4UF

OS Grid Ref: E: 536075 N: 169640

Applicant : Perfect Estates Ltd

Objections : YES

Description of Development:

Change of use of ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 one bedroom and 10 two bedroom flats (56 day application for prior approval in respect of transport, contamination and flooding risks under Class J Part 3 of the GPDO)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Water Link Way

Proposal

The proposal is for the change of use of the ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 x one bedroom and 10 x two bedroom flats.

Members should note that this is a 56 day application for Prior Approval in respect of transport and highways impact, contamination, and flooding risks under Class J, Part 3 of the General Permitted Development Order (as amended).

This is central Government legislation that came into force on 30th May 2013.

Location

The site is located on the corner of Mackenzie Road and Beckenham Road. Beckenham Road (A234) is a London Distributor Road. The development is in an area with a high PTAL rate of 5.

Comments from Local Residents

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

- spaces at the site are supposed to be leased to an adjacent development
- insufficient information relating to refuse collection
- no parking survey has been submitted
- the change of use will bring about changes in traffic patterns
- increased noise and pollution
- overlooking at neighbouring properties arising from flats on upper floors
- loss of privacy
- the development would lower property values in the area
- not enough parking spaces are being provided
- the surrounding road network will be put under extra strain
- concerns around refuse collection arrangements for the proposed flats

Comments from Consultees

Highways - The Council's Technical Highways department have inspected file and are of the view that the 76 parking spaces proposed to be provided is acceptable. The PTAL rate is high and sufficient car parking would be provided. Also, the traffic generation from the site is not considered to alter significantly, and given the urban nature of the site any increase would not have a significant impact upon highway safety and parking demand within the local road network.

On this basis, no objection is raised by the Council's Highways Division.

Environmental Health - the Council's Environmental health team have inspected the application and visited the area. No objection to the application is raised.

Comments were received from the Council's Designing Out Crime officer which suggest a standard planning condition. However, the Council is limited to assessing the application within the narrow parameters for consultation set out below.

Planning Considerations

The application requires the Council to consider whether prior approval is required in relation to the conditions set out in J2, Class J of Schedule 2, Part 3 of the General Permitted Development Order 2013.

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

Planning History

The site has a detailed planning history relating to the existing use on site; these applications are not relevant to the determination of this Prior Approval application

Conclusions

Following an amendment to the Town and Country Planning (General Permitted Development) Order which came into force on 30th May 2013, Class J permits the change of use of a building and any land within its curtilage from Class B1(a) (offices). to Class C3 (dwellinghouses).

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

In this respect:

- (a) no objection is raised from the Council's Technical Highways department;
- (b) the site is not within a site identified as contaminated land;
- (c) the site is not within Flood Zone 1, 2 or 3

Given that the Council is limited to assessing the application against the three criteria set out above, Prior Approval is not considered to be required in this instance.

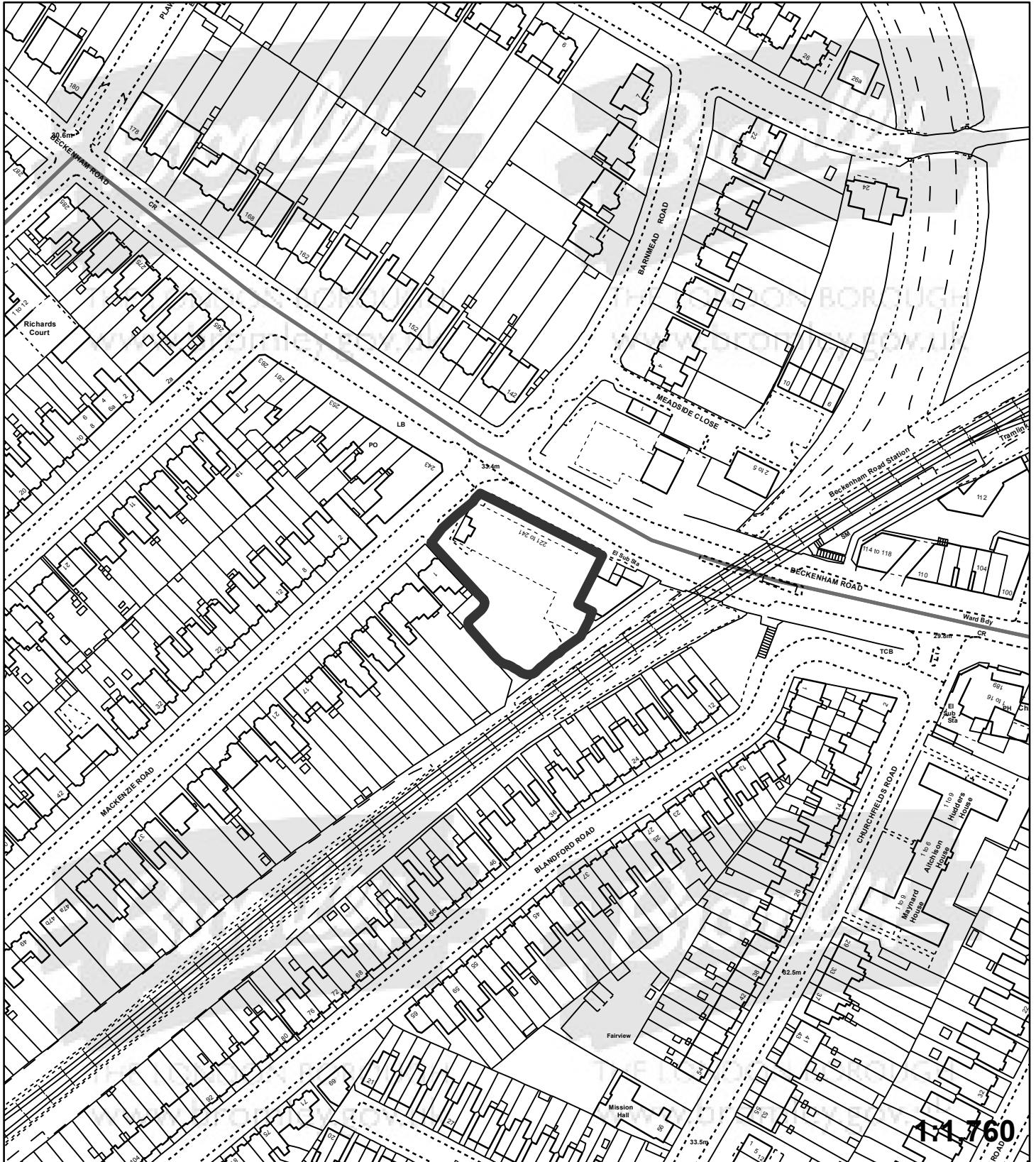
Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00449, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

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Proposal: Change of use of ground, first, second, third, fourth and fifth floors from Class B1(a) office to Class C3 dwellinghouses to form 65 one bedroom and 10 two bedroom flats (56 day application for prior approval in respect of transport, contamination and flooding risks under Class J Part 3



"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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