

Application No : 13/04055/LBC

Ward:
Hayes And Coney Hall

Address : Hayes Court West Common Road
Hayes Bromley BR2 7AU

OS Grid Ref: E: 540502 N: 165373

Applicant : London Square

Objections : YES

Description of Development:

Part demolition of Hayes Court and detached outbuildings at site
LISTED BUILDING CONSENT

Key designations:

Conservation Area: Bromley Hayes And Keston Commons
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

The proposal seeks Listed Building Consent for the partial demolition of Hayes Court and the associated outbuildings. The application is accompanied by a full planning application under ref. 13/04054 for the conversion of the Listed Building and the redevelopment of the site.

As part of the renovation and conversion of the Listed Building, several internal walls are proposed to be removed. The external treatments proposed comprise of the repair and renovation of the original features along with the provision of a new entrance to the north elevation with glazed link.

A full planning application (ref. 13/04054) accompanies the application on this agenda.

Location

Hayes Court is sited on the western side of West Common Road. The site falls within the Bromley, Hayes And Keston Commons Conservation Area and is designated Urban Open Space. The site is surrounded to the west, east and south by Green Belt woodland.

The site comprises a Grade II Statutory Listed Building that has been extended to the east to provide two wings. The building is currently under office (Class B1) use

and sits within a large, attractive plot served by two access driveways. The site currently has a large amount of hardstanding around the building and also possesses a group of small detached outbuildings to the north of the Listed Building.

Consultations

Comments from local residents

Nearby owners/occupiers were notified of the application and no representations were received.

The Hayes Village Association has objected on the grounds that the proposal would over-develop the site. The buildings would also be of a design that would not be simple and would impact on the character of the original building. The four detached buildings to the west of the site would introduce a dominant and suburban arrangement that would be out of character. The demolition of the later additions, along with the restoration of the listed building are supported.

Comments from consultees

English Heritage has stated that the Council is authorised to determine the Listed Building Consent application how it sees fit. English Heritage expresses no views on the merits of the proposal.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of listed buildings. The impact of the proposal on openness of the area of Urban Open Space must also be considered. The following policies of the Unitary Development Plan are further considerations:

BE1 Design of New Development
BE8 Statutory Listed Buildings

The National Planning Policy Framework

London Plan Policy 7.8 Heritage Assets And Archaeology

Planning History

There is no recent and relevant planning history at the site.

Conclusions

The main issue relating to this application is the effect that the proposal would have on the character and setting of the Statutory Listed Building.

The proposal seeks to remove the later additions to the building which are not considered to have any particular architectural merit. The outbuildings are likewise not considered to contribute positively to the setting of the Listed Building. The building is at present in need of renovation and the proposal would repair and improve the external surfaces of the building. The removal of the two wings would accentuate the main original building and would aid in restoring it to a focal point of the site. The internal alterations, comprising the removal of several internal walls to facilitate the conversion of the building, would not harm the structural integrity of the building and would not impact harmfully on its historical and architectural importance.

The application for Listed Building Consent is, however, accompanied by a full planning application (ref. 13/04054) for the conversion of the Listed Building into flats with other development in the grounds of the Listed Building. This corresponding planning application is considered unacceptable and therefore it is considered premature to grant Listed Building Consent without a suitable corresponding planning permission.

Having had regard to the above is recommended that Members refuse Listed Building Consent.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 13/04054 and 13/04055, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

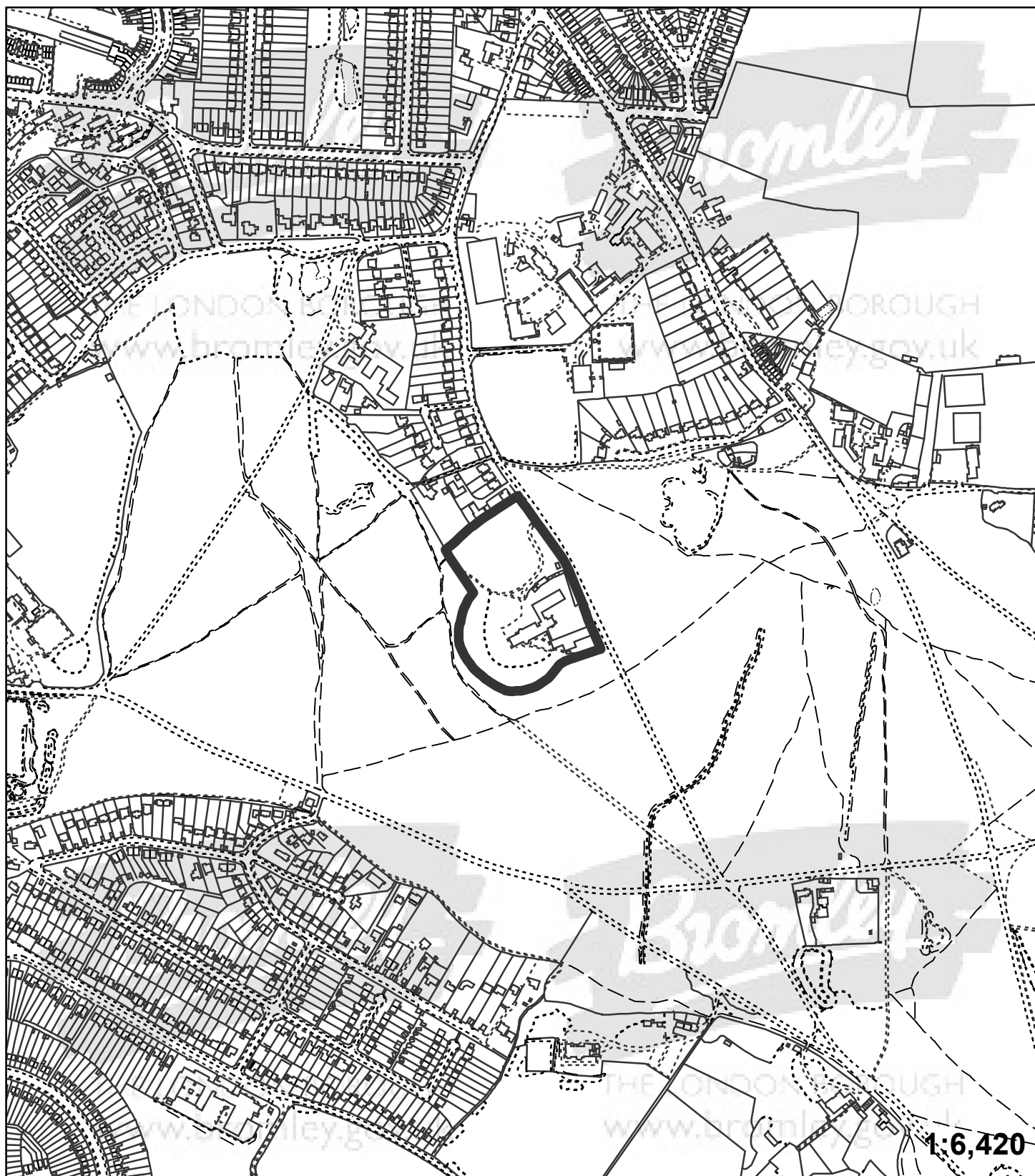
- 1 In the absence of a suitable planning permission for the conversion of the Listed Building, it would be premature to grant consent for the Listed Building works, thereby contrary to Policy BE8 of the Unitary Development Plan.

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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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