

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

**Application No :** 14/00473/FULL1

**Ward:**  
**Bromley Town**

**Address :** 44 Napier Road Bromley BR2 9JA

**OS Grid Ref:** E: 540935 N: 168347

**Applicant :** Mr Phillip Cazaly

**Objections : YES**

**Description of Development:**

Demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency

**Proposal**

Planning permission is sought for demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space.

It should be noted that the current proposal whilst a 'full' application, is the same as that previously granted permission (ref: 11/00699) in 2011, which was, aside from the roof treatment, the same as the original permission (ref: 10/02647) granted in 2010.

**Location**

The site is located off Masons Hill and is approximately half a mile from Bromley Town Centre. The site extends between Napier Road and Devonshire Square, which is a small cul-de-sac. Napier Road and Devonshire Square are both mainly residential in nature.

**Comments from Local Residents**

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

## **Comments from Consultees**

External:

Thames Water: No objection with regard to sewerage and water infrastructure capacity.

Internal:

Highways: As the application is similar to the previous scheme and no additional units are introduced, raises no objection.

Environmental Health: No objection subject to a condition linking the work units to the occupation of the dwellings.

Drainage: No objection subject standard condition relating to surface water attenuation.

## **Planning Considerations**

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

H1 Housing Supply  
H7 Housing Density and Design  
H9 Side space  
BE1 Design of New Development  
EMP7 Business Support (Live/Work Units)  
T3 Parking  
T18 Road Safety

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance  
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF.

## **Planning History**

2010: Planning permission (ref: 10/02647/FULL1) granted for demolition of existing building and erection of two storey block with 3 one bedroom units with 2 ancillary work units within the roof space.

2011: Planning permission (ref: 11/00699/FULL1) granted demolition of existing building and erection of two storey block with 3 one bedroom flats with 2 ancillary work units within the roof space (amendments to scheme permitted under ref. 10/02647 to revise design of a section of the roof).

## Conclusions

As noted above, planning permission has previously been granted at Plans Sub-committee for a new block to provide 3 studio flats and 2 ancillary work units. That application was subsequently amended by permission granted in 2011 in respect of the roof treatment, which was considered to result in an improved design in terms of the street scene, the host development and amenities of the adjacent properties.

The most recently granted permission is due to shortly lapse and therefore, the current application has been submitted as there is no longer any provision under the Act to extend the time for implementation.

It is considered that neither relevant policy nor the environment surrounding the application has changed significantly since the granting of the previous permission that was for the same scheme as the current application. Therefore, it is considered that the same conclusions reached under assessment of the previous permission apply, namely that the scheme is satisfactory in terms of its design and appearance, the character of the surrounding area, neighbouring amenity and parking and highways safety. In addition, for the same reason, it would be unreasonable to refuse the current application.

Background papers referred to during production of this report comprise all correspondence on file ref(s): 14/00473/FULL1, 11/00699/FULL1 and 010/02647/FULL1 excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |        |   |
|--------|---|
| 1ACA01 | Commencement of development within 3 years  |
| ACA01R | A01 Reason 3 years  |
| 2ACK01 | Compliance with submitted plan<br>In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.  |
| 3      | The work units within the roofspace shall only be used by the occupiers of the dwellings hereby permitted for purposes ancillary to their residential occupation.<br>In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interest of the amenities of the future residents of the development. |
| 4ACK09 | Soil survey - contaminated land   |
| ACK09R | K09 reason  |
| 5ACC01 | Satisfactory materials (ext'nl surfaces)  |
| ACC01R | Reason C01  |
| 6ACD02 | Surface water drainage - no det. submitt  |
| AED02R | Reason D02  |
| 7ACH22 | Bicycle Parking   |

ACH22R	Reason H22
8ACH33	Car Free Housing
ACH33R	Reason H33
9ACI21	Secured By Design
ACI21R	I21 reason

INFORMATIVE(S)

- 1 RDI10
- 2 RDI29