

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 14/00707/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Castlecombe Children And Family
Centre Castlecombe Road Mottingham
London SE9 4AT

OS Grid Ref: E: 542292 N: 171459

Applicant :

Objections : YES

Description of Development:

Demolition of existing modular building and replacement single storey modular childrens centre

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land

Proposal

The proposed unit is to be a steel-framed single storey modular building (252 sq metres in area) and of similar size to the building it is replacing. It will incorporate a flat mono-pitch roof and rooflights as per the existing nursery. The location of the new proposed building is to be 5m further from the nursery with no adjoining links to allow the centre to operate as a standalone facility. It will also include ramped access and level egress from crèche / training rooms.

The proposed building will incorporate a crèche, training rooms, consultation rooms, kitchen, reception area, and sanitary facilities. The new facilities will cater for 30-35 children aged 0-5 with a maximum of 3 permanent staff on site, with frequent visitors.

The site comprises a single storey Nursery. The existing single storey children's centre will be demolished and a new upgraded facility provided. There are existing secure play areas which will be maintained.

The application is accompanied by a Design & Access Statement

Location

The site is situated along the southern end of Castlecombe Road within a designated area of Metropolitan Open Land, much of which comprises of a playing field. The application site currently comprises an existing single storey nursery which is physically attached to the single storey children's centre and is adjacent to the local youth centre which is a single storey detached building. The main Castlecombe Primary School building is situated some 20 metres to the west of the application building.

Comments from Local Residents

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

Comments from Consultees

No technical Highways or Environmental Health objections raised.

Planning Considerations

Policies BE1 (Design of New Development); G2 (Metropolitan Open Land); and C1 (Community Facilities) of the Unitary Development Plan (UDP) are relevant to this application and should be afforded due consideration.

Planning History

93/00043/FUL	USE OF PREMISES FOR CHILDRENS NURSERY GROUP	PERMITTED
96/00200/FUL	USE OF PREMISES FOR CHILDRENS NURSERY GROUP RENEWAL OF APPLICATION 930043	PERMITTED
99/00108/FUL	CONTINUED USE OF PREMISES FOR CHILDRENS NURSERY GROUP RENEWAL OF APPLICATION 96/00200/FUL	PERMITTED

Conclusions

The main issues for consideration relate to the impact of the proposal on the character and appearance of the surrounding Metropolitan Open Land, and its impact of residential amenity.

Policy G2 of the UDP advises that within Metropolitan Open Land (MOL), permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. This policy goes on to say that construction of new buildings or for extensions to buildings on land falling within MOL will be inappropriate, unless it is for one of a number of designated purposes, including for

limited extensions, alterations or replacement of existing dwellings in accordance with other policies.

The overall footprint of the new building is very similar to the building which is being demolished, with a flat mono-pitch roof and rooflights as per the existing nursery. The location of the new proposed building is to be 5m further from the nursery with no adjoining links to allow the centre and it will operate as a standalone facility. Given these characteristics it is not considered that the overall visual amenities and openness of the surrounding MOL will be harmed. Furthermore, it is not considered that neighbouring amenity will be adversely affected given the similarities between the existing size and use of the existing building, and the replacement structure.

Background papers referred to during production of this report comprise all correspondence on the file ref 14/00707 set out in the Planning History section above, excluding exempt information.

As amended by documents received on 07.04.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | |
|--------|---|
| 1ACA01 | Commencement of development within 3 yrs |
| ACA01R | A01 Reason 3 years |
| 2ACA05 | Landscaping scheme - implementation |
| ACA05R | Reason A05 |
| 3ACJ01 | Restriction on use (2 inserts a Children's Centre D1
In the interest of the amenities of the area, and to comply with Policy
BE1 of the Unitary Development Plan. |
| 4ACK01 | Compliance with submitted plan |
| ACC03R | Reason C03 |

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.