

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

Application No : 13/04238/FULL1

Ward:
Crystal Palace

Address : 51 Fox Hill Anerley London SE19 2XE

OS Grid Ref: E: 533845 N: 170160

Applicant : Mr Heer

Objections : YES

Description of Development:

Part demolition of existing extensions and excavation and extension to provide eight apartments over basement, ground, first and second floor accommodation, including roof gardens and terrace/balcony areas.

Key designations:

Conservation Area: Belvedere Road
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

This application proposes the demolition of existing extensions, excavation works and extensions to provide eight apartments (one x 4-bed, one x 3/4 bed, one x 3-bed, three x two bed and two x one-bed) over basement, ground, first and second floor accommodation, including roof gardens and terrace/balcony areas. Seven parking spaces are proposed along with cycle store.

The application is supported with a Planning Statement, Heritage Statement, Transport statement and Green Travel Plan, Statement of Community Involvement and Arboricultural Report.

Location

The site is a locally listed building located in a prominent position within Belvedere Road Conservation Area at the point where Fox Hill and Belvedere Road adjoin, and close to the Borough boundary with Croydon. The area is mostly residential, including flatted accommodation, to the north, west and east of the site. Immediately opposite the site, to the south-east is a large, grassed public space with mature trees. The land levels rise to the north, north-west.

Comments from Local Residents

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

- increase in number of parked cars and impact on road safety
- additional parking should be allowed for on-site with additional space for visitors
- comment in respect of trees to support the comments contained within the Supporting tree survey in respect of removal of trees which are causing problems to property at 49 Fox Hill (flats 1-6)
- queries as to the hold up of a decision as the site is a bit of an eyesore and the plans look a good scheme

Comments from Consultees

No Highway objections are raised; conditions are suggested in the event of a planning permission.

No objections are raised from a Conservation point of view given revised plans received.

APCA objections were received to the original plans which supported the demolition of the modern extensions but objected to the extent of change to the south and east elevations and the overdevelopment of the site.

No objections are raised by Thames Water in respect of water or sewerage infrastructure capacity.

Comments in respect of trees will be reported verbally to Committee.

Updated comments from Environmental Health will be reported verbally to Committee.

Planning Considerations

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety
- C1 Community Facilities

London Plan policies include:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of developments
- 3.8 Housing choice
- 6.13 Parking
- 7.21 Trees and woodlands

Planning History

The planning history includes permission in 1984, ref. 84/02371, to extend the building and change the use from residential to a nursing home. A number of other extensions were granted permission and in 1984 permission was refused to change the use from a nursing home to a children's home. A further application was refused to lift a planning condition which restricted the use to a nursing home for elderly persons. Subsequent consents in 1996 and 1997 permitted the use for caring for adults with learning difficulties.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the loss of the care home for adults with learning difficulties and the impact on highway safety.

The application includes for the demolition of previous extensions dating from the 1980s and no objection is raised to the demolition of the unsympathetic extensions. With regard to the extensions proposed, it is considered that the front of the building will be largely unaltered and that the proposed extensions work comfortably with the host building. Given the particular considerations of this conservation area and the specific site characteristics it is considered that the design approach taken with this particular proposal appears acceptable in this location.

A small amenity area is allocated to some of the flats by way of balconies or sunken areas and there is provision on site for a limited communal amenity area. The open area opposite the site is noted.

In respect of impact on neighbouring amenity, whilst there will be some impact it may not be considered so significant as to warrant a planning ground of refusal. There are a significant number of windows proposed to face the flats at No 49. The majority of the windows to the existing flats at No 49 appear to be obscure glazed; additionally no neighbour objections have been received in this respect.

Given the former use of the building as a care home, Policies H11 and C1 require demonstration that the premises are 'genuinely redundant' and that the former care use is no longer required or provided elsewhere, respectively. The planning statement submitted to support the application advises that 'The home was formerly run by the Beacon Care Ltd and that the Quality Care Commission Report

from 2011 states ' Ashford House is registered to provide care and accommodation, without nursing, for adults with learning disabilities, However, the service has not been operational for more than two years and the building requires redevelopment'. Since this report was published in 2011 the home has remained vacant. Therefore this 4 years vacancy demonstrates the premises are genuinely redundant'. It goes on to advise that the property was marketed over this period and did not receive interest from other care home providers. It is noted that the building has a derelict appearance and appears to have structural problems which make it currently unsafe to enter. Whilst no marketing evidence has been provided in support of the proposal in view of the former use of the building as a care home and the apparent long-term vacancy, that the proposal will result in the removal of unsympathetic extensions and the renovation of the locally listed building, Members may consider that its conversion to form flats may be acceptable in principle.

Neighbour concerns were raised regarding parking provision and impact on highway safety. Revised plans have subsequently been received which reduce the number of units to eight and provide an additional parking space (7 No in total). Any additional neighbour concerns in the light of revised plans will be reported verbally to Committee. No concerns are raised from a Highway point of view and conditions are suggested in the event of a planning permission.

The submitted tree report advises that no valuable trees need be affected by the proposal. Comment from the Council's tree officer will be reported verbally to Committee.

It is noted that the development will be CIL liable.

Whilst this is a significant development proposal on a site which plays a prominent and important part within this conservation area. Due to its unique nature (within the vicinity) Members may consider that, the size, siting and design of the extensions, and the use proposed, would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area such as to warrant a planning refusal, but rather would present opportunity for development which would preserve or enhance the character of the area.

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

as amended by documents received on 02.07.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |

- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 5 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 6 Before the development hereby permitted is commenced details for balcony screening shall be submitted to and approved in writing by or on behalf of the local planning authority and the agreed provision shall be details be implemented prior to first occupation and be permanently maintained thereafter.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby residential amenity.
- 7 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 8 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 9 ACH22 Bicycle Parking
 ACH22R Reason H22
- 10 ACH29 Construction Management Plan
 ACH29R Reason H29
- 11 ACH32 Highway Drainage
 ADH32R Reason H32
- 12 ACK01 Compliance with submitted plan
 ACC01R Reason C01

INFORMATIVE(S)

- 1 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:
- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
 - Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.
- 2 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

- 3 Street furniture/ Statutory Undertaker's apparatus "Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

- 4 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

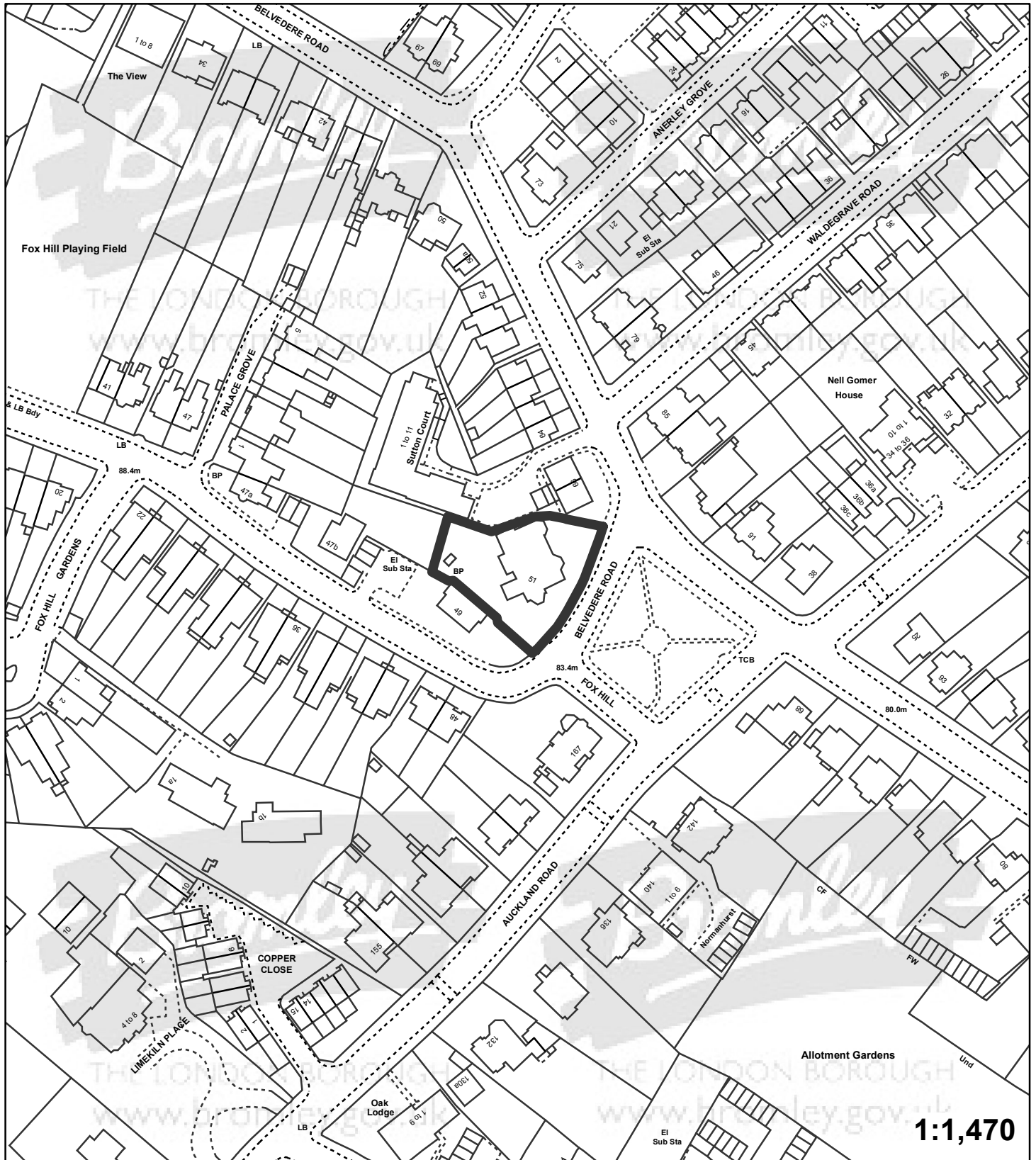
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

Application:13/04238/FULL1

Address: 51 Fox Hill Anerley London SE19 2XE

Proposal: Part demolition of existing extensions and excavation and extension to provide eight apartments over basement, ground, first and second floor accommodation, including roof gardens and terrace/balcony areas.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.