

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

Application No : 14/01813/FULL1

Ward:
Bromley Common And
Keston

Address : Keston Church Of England Primary
School Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541578 N: 164419

Applicant : Mrs J Evison

Objections : NO

Description of Development:

Glazed entrance canopy and modification of ramp

Key designations:

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

London Loop

Sites of Interest for Nat. Conservation

Sites of Special Scientific Interest Sites Of Special Scientific Interest - 08

Proposal

It is proposed to enclose an existing covered entrance area with a UPVC glazed enclosure and double doors. There will be a glazed canopy over the new entrance and an existing access ramp will be reconfigured. The application states that the proposal will increase security and provide for the more efficient operation of the school.

Location

Keston Church of England Primary School is located at the end of Lakes Road set behind gates and landscaping. The school buildings are single storey and brick built. Lakes Road is primarily residential with the village centre to the west. To the east are open fields.

The site is located outside of the Keston Village conservation area and is located adjacent to the Metropolitan Green Belt.

Comments from Local Residents

Nearby residents were notified of the application and no representations were received.

Planning Considerations

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

- BE1 Design of New Development
- G6 Land Adjoining Green Belt or Metropolitan Open Land
- C1 Community Facilities
- C7 Educational and Pre School Facilities

In strategic terms the most relevant London Plan policies are:

3.18 Education Facilities

National Planning Policy Framework 2012

Conclusions

The main issues to be considered are the impact on the character of the area and the impact on amenities of residents of nearby residential properties.

The proposal involves the glazed enclosure of a covered entrance area with a glazed canopy and a reconfigured access ramp and is considered to have a minimal impact on the character of the area. The entrance is sited a significant distance from the nearest residential properties and the proposal will not result in harm to the amenities of the occupants of these properties.

This application is considered to be acceptable at this location.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/01813, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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Keston BR2 6BN

Proposal: Glazed entrance canopy and modification of ramp



"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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