

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

**Application No :** 14/02017/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Harris Primary Academy Crystal Palace  
Malcolm Road Penge London SE20 8RH

**OS Grid Ref:** E: 535073 N: 170377

**Applicant :** Mr Jamie McFarland

**Objections :** NO

**Description of Development:**

Single storey infill extensions to existing Early Years Building, external window and door alterations to Early Years and Main Building, new canopies and associated external works.

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Key designations:

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

**Proposal**

This application proposes single storey infill extensions to existing Early Years Building, external window and door alterations to Early Years and Main Building and new canopies. Paved platforms are included within the associated external works.

**Location**

The application site is located in an area of mixed commercial /residential use but is primarily surrounded by residential to the west, south and east boundaries. It is located on the south-eastern side of Malcolm Road, Penge. The site occupies approx. 1.29ha of land and is host to Malcolm Primary School. The site is designated Urban Open Space.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no written representations were received at the time of writing the report.

## **Comments from Consultees**

Any tree comments in respect of revised plans (which include the loss of a tree) 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  
C7 Educational Facilities  
G8 Urban Open Space

## **Planning History**

More recent planning history includes planning permission (ref. 11/02708) for an attached canopy and under ref. 13/01897, permission for a single storey toilet block.

## **Conclusions**

The main issues for consideration in this case will be the impact of development on the character of the area and the amenities of nearby residents, and the impact on the open nature of the Urban Open Space.

The proposed works are considered relatively minor in nature given the use of the site as a school. It is noted that the application drawings identify the removal of the WC block. New external storage is to be provided in the future but does not form part of this application. The works are mostly set against the existing main and early years block and are not considered to have a detrimental impact on neighbouring residents given their siting and scale.

With regard to the impact on the Urban Open Space, the development is small scale and related to the existing use, and is therefore acceptable in principle in accordance with UDP Policy G8. Given the siting and scale of the development, it is not considered that the open nature of the Urban Open Space will be affected in this case.

Revised plans indicate the removal of a tree which will enable the proposed paved platform area to the main building to link up. Regardless of the planning application the agents have advised that the tree requires removal due to its proximity to the main building. Any comments in respect of the tree will be reported verbally to Committee

Having had regard to the above Members may consider that the proposed works would not result in a significant loss of amenity to local residents nor impact detrimentally on 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 15.07.2014

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

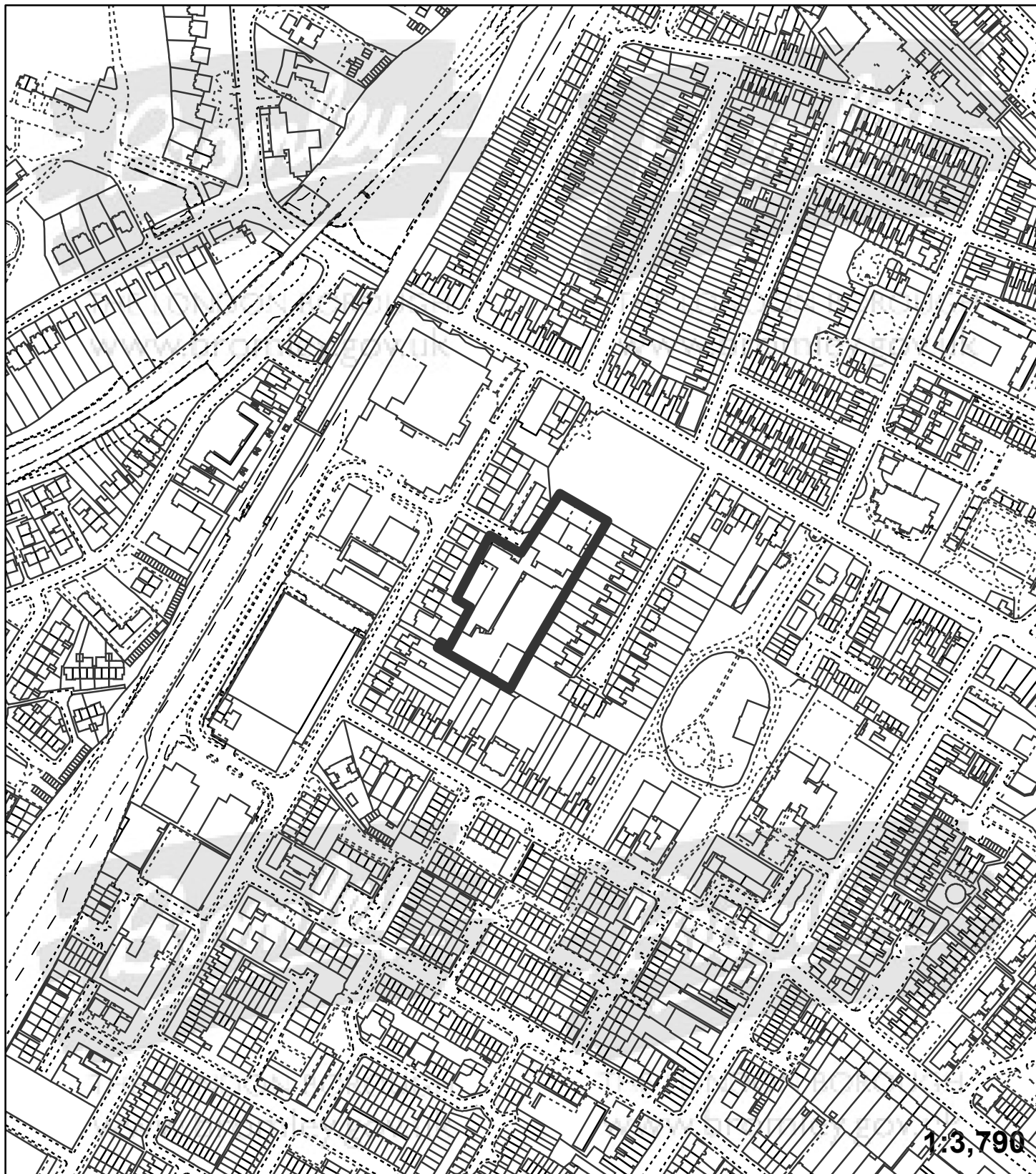
- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |

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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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