

Application No : 14/02410/LBC

Ward:
Hayes And Coney Hall

Address : Hayes Court West Common Road Hayes
Bromley BR2 7AU

OS Grid Ref: E: 540502 N: 165373

Applicant : London Square

Objections : YES

Description of Development:

Part demolition of Hayes Court and detached outbuildings at site
LISTED BUILDING CONSENT

Key designations:

Conservation Area: Bromley Hayes And Keston Commons

Proposal

The proposal seeks Listed Building Consent for the partial demolition of Hayes Court and the associated outbuildings. The application is accompanied by a full planning application under ref. 14/02364 for the conversion of the Listed Building and the redevelopment of the site.

As part of the renovation and conversion of the Listed Building, several internal walls are proposed to be removed. The external treatments proposed comprise of the repair and renovation of the original features along with the provision of a new entrance to the north elevation with glazed link.

A full planning application (ref. 14/02364) accompanies the application on this agenda.

Location

Hayes Court is sited on the western side of West Common Road. The site falls within the Bromley, Hayes And Keston Commons Conservation Area and is designated Urban Open Space. The site is surrounded to the west, east and south by Green Belt woodland.

The site comprises a Grade II Statutory Listed Building that has been extended to the east to provide two wings. The building is currently under office (Class B1) use and sits within a large, attractive plot served by two access driveways. The site currently has a large amount of hardstanding around the building and also possesses a group of small detached outbuildings to the north of the Listed Building.

Comments from Local Residents

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

The Wickham Common Residents' Association has commented that they would support the development of the Listed Building but object to the development of the grounds due to the designations of the land.

Comments from Consultees

English Heritage has stated that the Council is authorised to determine the Listed Building Consent application how it sees fit. English Heritage expresses no views on the merits of the proposal.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of listed buildings. The impact of the proposal on openness of the area of Urban Open Space must also be considered. The following policies of the Unitary Development Plan are further considerations:

BE1 Design of New Development
BE8 Statutory Listed Buildings

The National Planning Policy Framework

London Plan Policy 7.8 Heritage Assets And Archaeology

Planning History

Listed Building Consent application for part demolition of Hayes Court and detached outbuildings at site was refused on the following grounds:

'In the absence of a suitable planning permission for the conversion of the Listed Building, it would be premature to grant consent for the Listed Building works, thereby contrary to Policy BE8 of the Unitary Development Plan.'

This refusal was linked to a full application ref. 13/04054 for the redevelopment of the site.

Conclusions

The main issue relating to this application is the effect that the proposal would have on the character and setting of the Statutory Listed Building.

The proposal seeks to remove the later additions to the building which are not considered to have any particular architectural merit. The building has been compromised by later additions so its immediate setting will be enhanced by the

removal of these elements. The proposed contemporary entrance to the east of the listed building is refined and will contrast with the original building in a positive manner. Internally much of the original character has been removed but nonetheless the existing floorplan exists largely intact and the proposed reuse proposes minimal alteration to this.

The outbuildings are likewise not considered to contribute positively to the setting of the Listed Building. The building is at present in need of renovation and the proposal would repair and improve the external surfaces of the building. The removal of the two wings would accentuate the main original building and would aid in restoring it to a focal point of the site. The internal alterations, comprising the removal of several internal walls to facilitate the conversion of the building, would not harm the structural integrity of the building and would not impact harmfully on its historical and architectural importance.

The application for Listed Building Consent is accompanied by a full planning application (ref. 14/02364) for the conversion of the Listed Building into flats with other development in the grounds of the Listed Building. This corresponding planning application is considered acceptable and therefore it is considered that the granting of Listed Building Consent would be appropriate in this case.

Having had regard to the above is recommended that Members grant Listed Building Consent.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/04054, 13/04055, 14/02364 and 14/02410 excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

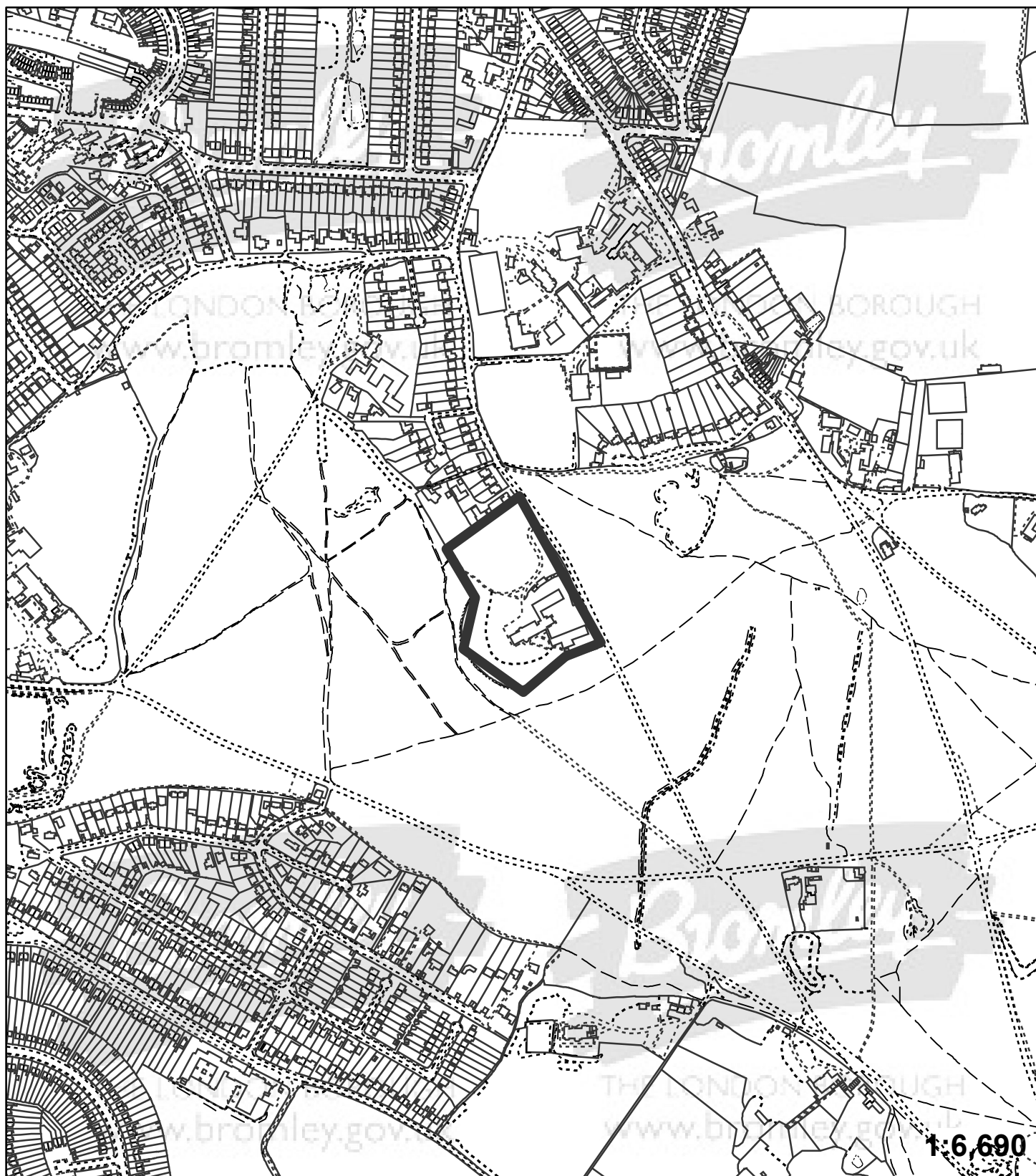
- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

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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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