

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

Application No : 14/02045/FULL1

Ward:
Penge And Cator

Address : Alexandra Junior School Cator Road
Sydenham London SE26 5DS

OS Grid Ref: E: 535952 N: 170915

Applicant : Alexandra Junior School

Objections : NO

Description of Development:

Demolition of existing modular building to eastern elevation and erection of single storey building with ramped and stepped access

Key designations:

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

Proposal

It is proposed to demolish an existing 1960s built modular building to the south of the main school building and erect a replacement single storey modular building. The building will provide a classroom with wet area facility, 2 group rooms, toilets and an entrance lobby. The external walls will feature timber effect weatherboard cladding.

The application states that the existing building has reached the end of its lifespan.

The existing building is approx. 8m wide, 16.5m deep and 3.8m high at the highest point. The replacement building will be approx. 8m wide with a 12.5m wide roof overhang, 20m deep and 3.8m high at the highest point.

Location

The school is located on the eastern side of Cator Road in a residential area primarily comprising two storey dwellings. The site adjoins residential rear gardens to the north and east and there is a football ground and houses fronting Cator Road to the south.

The main school building is a locally listed building and the site lies within the Cator Road Conservation Area.

Comments from Local Residents

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

Comments from Consultees

The Advisory Panel for Conservation Areas have commented that the proposal harms the setting of the Locally Listed school building. However, on the basis that the proposed building replaces an existing building no objections are raised.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

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

- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- BE1 Design of New Development
- BE10 Locally Listed Buildings.

Conclusions

The main issues to be considered in this case are as follows:

- impact on the residential amenities of the occupants of nearby dwellings
- impact on the character and appearance of the Cator Road Conservation Area
- impact on the setting of the locally listed school building
- impact on the openness of the Urban Open Space.

The building will be sited a significant distance from the nearest residential dwellings and will not result in a detrimental impact on the amenities of the occupants of these dwellings.

The replacement building will be erected on the site of the existing modular building and will be approx. 3.5m deeper than the existing building. It is considered that the replacement building will result in no greater impact on the character and appearance of the Conservation Area or the setting of the locally listed school building

Policy G8 of the UDP states that proposals for built development in Urban Open Space will be permitted where the development is related to the existing use of the site. It further states that the Council will weigh any community benefits against the

loss of open space and that in all cases the scale, siting and size of the proposal should not unduly impair the open nature of the site. The building is related to the existing use of the site and will provide educational benefits whilst the increased impact of the building on the openness of Urban Open Space is not considered to be unduly harmful. The proposal is considered acceptable in Urban Open Space terms.

The proposal will result in provision of an improved educational facility and is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/02045, excluding exempt information.

RECOMMENDATION: PERMISSION

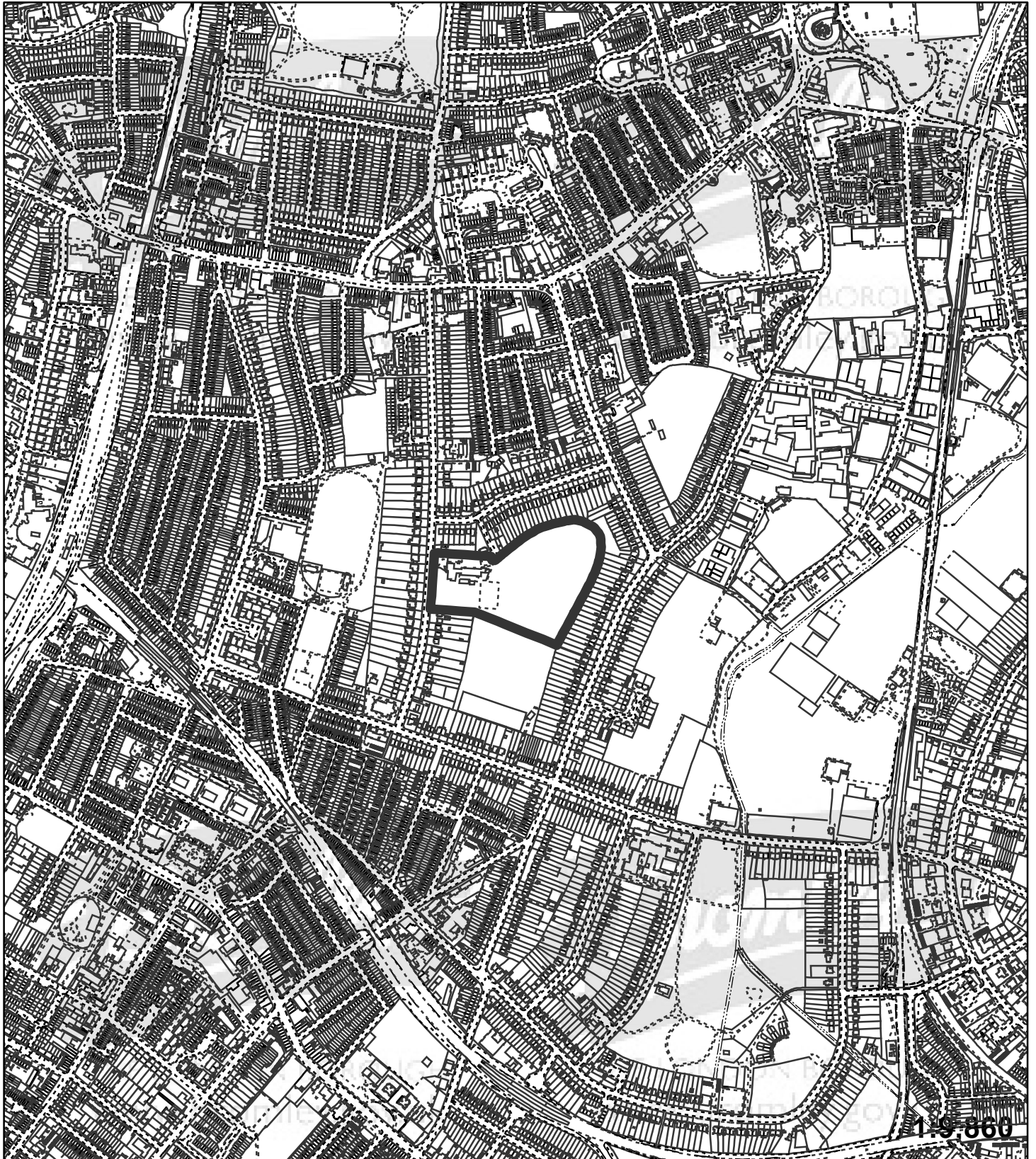
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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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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