

SECTION '2' – Applications meriting special consideration

Application No : 14/02650/FULL6

Ward:
Chislehurst

Address : The House On The Wall Watts Lane
Chislehurst BR7 5PJ

OS Grid Ref: E: 543984 N: 169847

Applicant : Mr T Pullen

Objections : YES

Description of Development:

Part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- Planning permission is sought for a part one/two storey side and rear extension with new basement and patio at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe
- Following the granting of permission ref. 13/03681, the current scheme seeks to widen the link structure from 3m to 4.6m, and increase the basement size to incorporate a basement swimming pool.

Location

The site comprises a Statutory Listed residential dwelling that is attached to another building to the north. The site and surroundings fall within the Chislehurst Conservation Area.

Comments from Local Residents

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

- impact on the character and appearance of the Listed Building

- overdevelopment and impact on the Conservation Area
- impact on residential amenities

The Chislehurst Society has objected on the grounds that the proposal would impact harmfully on the character of the Listed Building.

Comments from Consultees

APCA raises objection to the proposal on the basis of excessive development and the impact on the Listed Building.

The Tree Officer has not objected to the proposal.

From a heritage and urban design point of view, no objections are raised.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space
- G6 Land Adjoining Green Belt or Metropolitan Open Land
- NE7 Development And Trees

The National Planning Policy Framework, The Council's adopted SPG guidance and the Supplementary Planning Guidance for the Chislehurst Conservation Area are also considerations.

From a heritage and urban design point of view, no objections are raised.

Planning History

Planning permission was granted under ref. 11/01932 for a part one/two storey side and rear extension with new basement and patio area at rear (amendment to planning ref. 09/01569).

Planning permission was granted under ref. 13/00822 for demolition of existing annexe cottage and erection of detached single storey one bed self-contained annexe.

Planning permission was granted subject to a legal agreement under ref. 13/03681 for a part one/two storey side and rear extension with new basement and patio area at rear, single storey attached annexe with glazed link to main house and demolition of existing detached annexe. The legal agreement concerned the removal of the detached annexe structure.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Chislehurst Conservation Area, the impact on the setting of the Statutory Listed Building, the impact on trees and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Supplementary Planning Guidance for the Chislehurst Conservation Area states:

'4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.'

The National Planning Policy Framework states:

'132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

It is proposed to erect a single storey annexe to the main building, with a glazed link structure to the extension that was granted in 2011 and again in 2013 that is currently under construction. The previous permission for the part one/two storey extension is still proposed and therefore it forms part of this application.

The annexe will replace the existing outbuilding which has now been demolished. The previous permission was subject to a legal agreement to secure the demolition of the annexe in order to prevent the overdevelopment of the site. A similar legal agreement is considered unnecessary, however, a condition can be imposed to remove permitted development rights for further outbuildings.

The current proposal seeks to provide an enlarged basement area to provide a swimming pool. On the basis that the outbuilding has been demolished, it is considered that the proposal would not overdevelop the site and would retain a large area of outdoor amenity space for family use. The two storey extension and

link annexe has already been granted permission and the current proposal seeks a small increase in the width of the glazed link section. Overall, the impact of the development on the setting of the Listed Building and the character of the Conservation Area would not be significantly different from that previously approved and it is considered that the proposed alterations are acceptable.

The layout of the proposed annexe is clearly stated on the submitted plans to be a dining room and therefore the possibility for severance is not considered to be strong. The extension would be clearly linked to the main house and would rely upon facilities of the main house without the capability for severance to form a new housing unit. A planning condition is to be imposed to prevent severance of the development from the main house.

From a heritage and urban design point of view, it is considered that the proposed extension is unlikely to impact on the character and setting of the listed building. The provision of a glazed link structure and traditional designed annexe would not create additional harm to the setting of the building and no objection would be raised on design grounds. The extension will be erected off the previously granted extension rather than the listed building, therefore there would be no additional harm to the actual fabric of the listed building.

The proposed extension will be sited a considerable distance from the neighbouring residential properties and therefore it is considered that the extension would not be harmful to residential amenity.

Having had regard to the above it was considered that the siting, size and design of the proposed annexe extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Conservation Area or Listed Building. No impact on trees would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/00822, 13/03681, 14/02650 and 14/02661, set out in the Planning History section above, 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 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACI07 | Restrict to members of household (1 in) at The House on the Wall |
| | ACI07R | Reason I07 |
| 5 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 |

6 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the conservation area and the amenities of the nearby residential properties.

7 No works shall commence on site until a structural report dealing with the proposed excavation works has been submitted to the Council for approval. The proposed works shall be carried out in accordance with the approved details.

Reason: To protect this Listed Building and comply with Policy BE8 of the Unitary Development Plan.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to prevent the overdevelopment of the site.

INFORMATIVE(S)

1 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)).

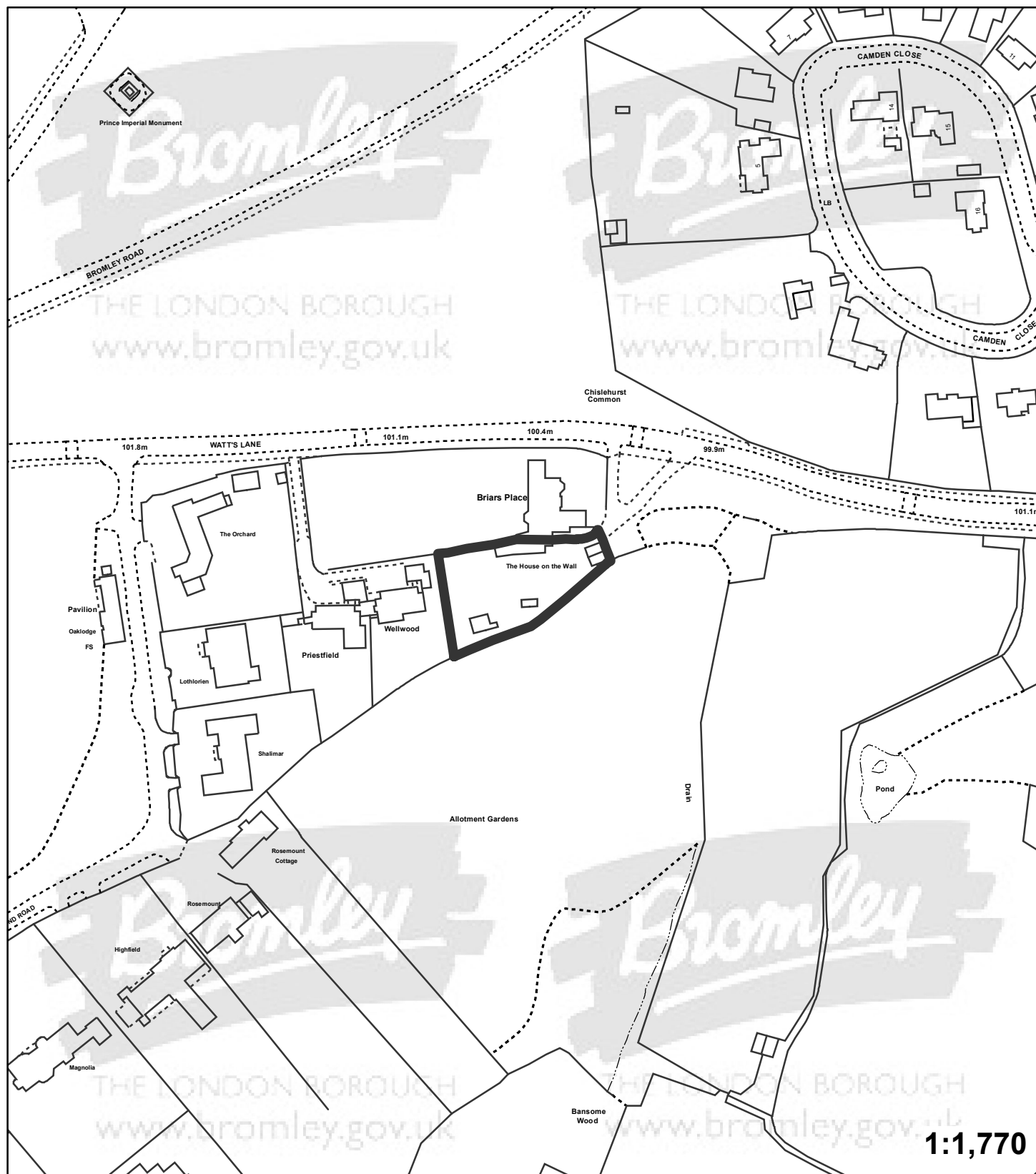
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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

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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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