

SECTION '2' – Applications meriting special consideration

Application No : 14/02661/LBC

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 area at rear, single storey attached annexe with glazed link to main house LISTED BUILDING CONSENT

Key designations:

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

Proposal

- Listed Building Consent is sought 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.
- The application is accompanied by a full planning application which is to be considered on the same agenda under ref. 14/02650.

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 no representations were received.

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

Comments from Consultees

No objections have been raised from English Heritage.

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

From a heritage and urban design point of view, no objection is raised.

Planning History

Planning history is outlined on the report for application ref. 14/02650.

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 proposed extensions are considered not to result in a significant harm to the character and setting of the Statutory Listed Building. The extension will be erected to adjoin a previously approved extension which is proposed as part of the current application and this has previously been considered acceptable in terms of impact on the setting of the listed building. The annexe will replace the existing detached annexe and therefore the proposal would not erode a further amount of the garden which presently forms an attractive setting to the Listed Building. Following the previously permitted scheme, the enlarged basement and widened link structure will have no significant impact on the setting of the Listed Building. On this basis it is considered reasonable to grant Listed Building Consent.

Having had regard to the above it was considered that the proposal would satisfactorily preserve the character and setting of the Statutory Listed Building. It is therefore recommended that Members grant Listed Building Consent.

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: GRANT LISTED BUILDING CONSENT

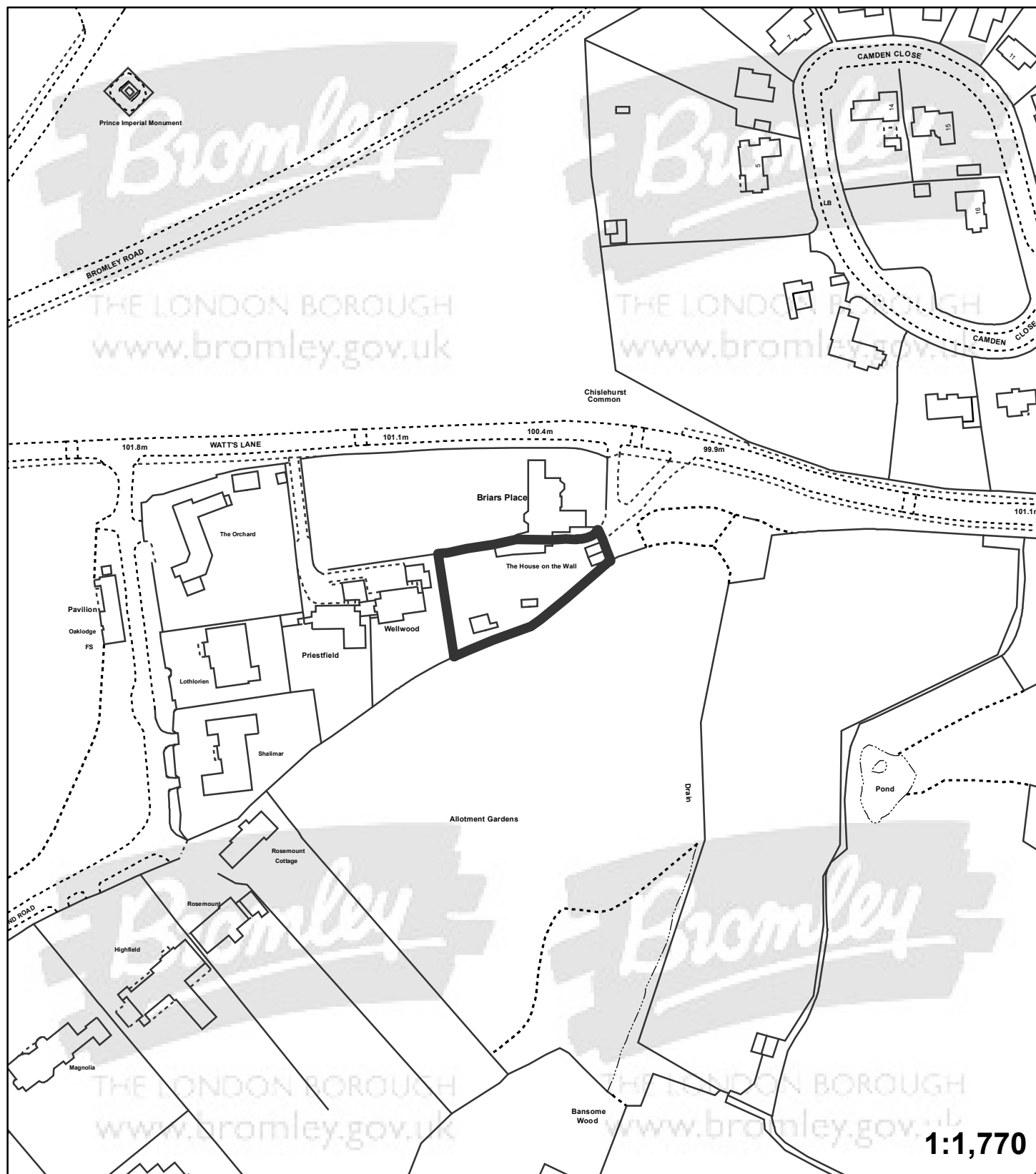
subject to the following conditions:

- 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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