

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/01745/FULL1

Ward:
Bromley Common And
Keston

Address : Ravens Wood School Oakley Road
Bromley BR2 8HP

OS Grid Ref: E: 541797 N: 165342

Applicant : Ravens Wood School

Objections : NO

Description of Development:

Mezzanine floor for sixth form and library, replacement windows with ventilation louvres and roof ventilation

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

It is proposed to install an approx. 270m² mezzanine floor for sixth form and library within a school hall. It is also proposed to install replacement windows with ventilation louvres and roof ventilation to the hall. The application states that the modifications to the windows and addition of the roof vents are to provide a more acceptable supply of fresh air to students studying in the associated classrooms.

The new mezzanine floor will be provided with a lift or lifts suitable for wheelchair access and fire exit routes will be provided all in accordance with the D.D.A. for evacuation in the event of a fire.

Location

The application site is accessed via Oakley Road and the building the subject of this application is located relatively centrally within the school complex and is not particularly visible from any nearby residential properties.

Comments from Local Residents

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

Planning Considerations

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

BE1 Design of New Development
C7 Educational and Pre-School facilities
G1 Green Belt

Conclusions

The proposal does not involve an increase in pupil or staff numbers and will not result in any material impact on the openness of the Green Belt or on the residential amenities of the occupants of nearby dwellings. The main issues relating to the application are the impact that it would have on the character of the area.

The mezzanine floor will not result in any material impact in character terms whilst the replacement windows and ventilation louvres are considered acceptable in character terms. The proposal is considered acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC03
ACC03R | Details of windows
Reason C03 |
| 3 | ACK01
ACC01R | Compliance with submitted plan
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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