

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

**Application No :** 14/03236/RESPA

**Ward:**  
**Farnborough And Crofton**

**Address :** Bassetts House Broadwater Gardens  
Orpington BR6 7UA

**OS Grid Ref:** E: 543805 N: 164783

**Applicant :** NHS Property Services

**Objections :** NO

**Description of Development:**

Change of use of ground, first and second floors of Bassetts House from Class B1(a) office to Class C3 dwellinghouses to form 3 studio/one bedroom, 8 two bedroom and 1 four bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)

**Proposal**

- The proposal seeks a change of use of ground, first and second floors of Bassetts House from Class B1(a) office to Class C3 dwellinghouse to provide 3 studio/one bedroom, 8 two bedroom and 1 four bedroom flats
- The proposal is a 56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO.
- The change of use proposal will make no changes to the current vehicular access arrangement, and 18 car parking spaces and 24 cycle parking spaces will be provided.

Members should note that this is a 56 day application for Prior Approval in respect of transport and highways impact, contamination, and flooding risks under Class J, Part 3 of the General Permitted Development Order (as amended).

This is central Government legislation that came into force on 30th May 2013.

**Location**

The site is located on the corner of Starts Hill Road and Broadwater Gardens. The site comprises a large detached commercial building, it is locally listed and is bound by residential properties to the north, west and east.

**Comments from Local Residents**

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

- Will the new properties be private or housing association, or still belong to the NHS?
- What will happen to the rest of the site?

### **Comments from Consultees**

Environmental Health - no objection is raised.

Highways Engineer - No objection is raised. The site is within a low (1b) PTAL area and the proposal for a total of 12 flats with 18 parking spaces is more than adequate.

### **Planning Considerations**

The application requires the Council to consider whether prior approval is required in relation to the conditions set out in J2, Class J of Schedule 2, Part 3 of the General Permitted Development Order 2013.

### **Planning History**

There is no recent planning history at the site that is relevant to the current scheme.

### **Conclusions**

Following an amendment to the Town and Country Planning (General Permitted Development) Order which came into force on 30th May 2013, Class J permits the change of use of a building and any land within its curtilage from Class B1(a) (offices) to Class C3 (dwellinghouses).

The application calls for the Council to establish whether Prior Approval is required as to:

- (a) transport and highways impacts of the development
- (b) contamination risks on the site; and
- (c) flooding risks on the site

In this respect:

- (a) no objection is raised from the Council's Technical Highways department.
- (b) the site is not within a site identified as contaminated land;
- (c) the site is not in a Flood Zone 1, 2 or 3.

Given that the Council is limited to assessing the application against the three criteria set out above, on balance it is considered that Prior Approval should be

granted in this instance and therefore Members are advised to grant Prior Approval.

Members will note that this is a 56 day application and as such a decision must be made by 24th October 2014.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03236 set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: GRANT PRIOR APPROVAL**

Subject to the following conditions:

- |   |        |   |
|---|--------|---|
| 1 | ACH03  | Satisfactory parking - full application |
|   | ACH03R | Reason H03                              |
| 2 | ACH22  | Bicycle Parking                         |
|   | ACH22R | Reason H22                              |
| 3 | ACH23  | Lighting scheme for access/parking      |
|   | ACH23R | Reason H23                              |
| 4 | ACH27  | Arrangements for construction period    |
|   | ACH27R | Reason H27                              |

### **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.

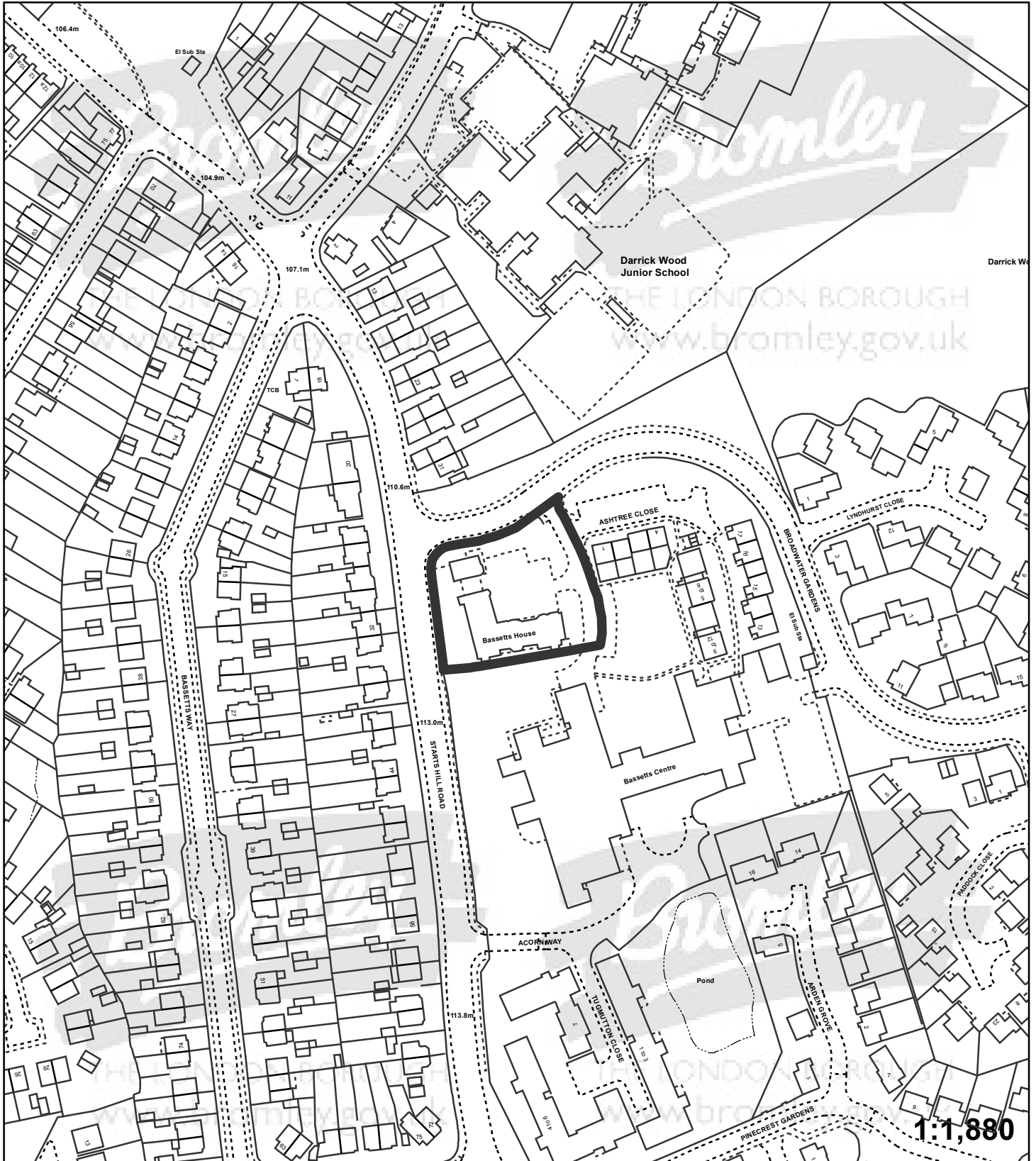
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 2 The Applicant may be required to apply for other consents directly from the Environment Agency. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them. The applicant should contact 03708 506506 or consult the Environment Agency website to establish whether a consent will be required.

**Application:**14/03236/RESPA

**Address:** Bassetts House Broadwater Gardens Orpington BR6 7UA

**Proposal:** Change of use of ground, first and second floors of Bassetts House from Class B1(a) office to Class C3 dwellinghouses to form 3 studio/one bedroom, 8 two bedroom and 1 four bedroom flats (56 day application for prior approval in respect of transport and highways,



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.