

SECTION '2' – Applications meriting special consideration

**Application No :** 14/03459/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Harris Academy Bromley Lennard Road  
Beckenham BR3 1QR

**OS Grid Ref:** E: 536308 N: 170396

**Applicant :** Ms H Cole

**Objections :** YES

**Description of Development:**

Six temporary classrooms and toilet block

Key designations:

Conservation Area: Aldersmead Road

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Local Cycle Network

Local Cycle Network

Flood Zone 2

Flood Zone 3

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Water Link Way

Members will note that this application is in association with application ref. 14/03636 for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site in relation to this proposed development.

**Proposal**

Permission is sought for the erection of six temporary classrooms and a toilet block to the northern boundary adjoining Lennard Road. The buildings are single storey and are required until September 2016 and April 2017 (the toilet block).

The buildings are required in relation to the works principally consisting of:

- Demolition of the single storey Reddons and three storey Kingshall blocks to the southern boundary (Buildings B, D and E)
- Demolition of two outbuildings to the western boundary, replaced with plant areas

- Refurbishment of the three storey Aldersmead block to the eastern boundary to provide ICT suites, staff offices and two teaching spaces (Building C)
- Refurbishment of the Lennard block with minor internal reconfiguration (Building A)

## **Location**

The application site is located to the southern edge of Lennard Road and forms the junction with Reddons Road to the west and Aldersmead Road to the east. To the southern boundary of the site are the rear gardens of the semi-detached dwellings to the eastern and western edges of those roads respectively.

The site is located within the Aldersmead Road Conservation Area, of which it forms the north-western corner, and is set within an area designated as Flood Zone 3. Lennard Road is classified as a Local Distributer Road and the site and its environs are within PTAL Level 2.

The site comprises the former Cator Park Secondary School, now Harris Academy Bromley, and features four buildings. The original building fronting Lennard Road is Locally Listed

## **Comments from Local Residents**

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

- object to any development that would inevitably lead to an increase in pupil numbers
- Lennard Road is already blighted by the Academy
- the road is jammed with cars with little residents parking
- the EFA should use their funds to re-locate the Academy elsewhere

## **Comments from Consultees**

APCA raise no objection.

The Environment Agency raise no objection.

The Council's drainage advisor raises no objection subject to condition.

Thames Water raise no objection.

Environmental Health raise no objection.

## **Planning Considerations**

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

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas  
BE14 Tress in Conservation Areas  
C7 Educational and Pre-School Facilities  
T1 Transport Demand  
T2 Assessment of Transport Effects  
T3 Parking  
T5 Access for People with Restricted Mobility  
T6 Pedestrians  
T7 Cyclists  
T18 Road Safety  
NE7 Development and Trees

Supplementary Planning Guidance 1: General Design Principles  
Supplementary Planning Guidance: Aldersmead Road Conservation Area

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

2.7 Outer London: Vision and Strategy  
3.18 Education Facilities  
5.12 Flood Risk Management  
5.13 Sustainable Drainage  
6.9 Cycling  
6.13 Parking  
7.4 Local Character  
7.6 Architecture  
7.8 Heritage assets and archaeology  
7.21 Trees and Woodland

The National Planning Policy Framework is also a material consideration, with which the above policies are considered to be in accordance.

### **Planning History**

The school has a varied planning history, most of relevance are considered to be:

- 14/02181 Permission was granted on 16/01/2014 for the erection of a temporary modular building and five parking spaces to the facilities to the other side of Lennard Road.
- 10/01054 Permission was granted on 18/06/2010 for two single storey extensions, for an extension to the dining room, and the second extension to the kitchen area
- 04/00870 Permission granted on 12/08/2004 for a two storey extension to the main school buildings comprising drama studio, music classrooms/practise rooms and toilets (with formation of pedestrian access), single and two storey extensions to gym/hall comprising

storage/office, dance/fitness studio and classrooms, and 13 car parking spaces

96/00758 permission granted for a three storey detached building

Also of relevance is the currently pending application, ref. 14/03459 for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site in relation to this proposed development.

## **Conclusions**

Amount of development, height, siting and design of the building and its impact on the character of the area

The amount of development proposed is commensurate with that required to mitigate the loss of the three buildings to the south of the site that are to be demolished/refurbished. The design is single storey and therefore visually to a minimum.

The classrooms are required until September 2016 and the toilet block until April 2017, and the applicant has advised that these dates are at the very end of the expected timescales for completion of the associated building works. As such the classrooms will not result in a long-term impact upon the character of the area.

It is noted that the buildings are not proposed for a limited time period in order to assess their impact with a view to permanent retention under a future planning application, but for the use during associated building operations within the site. The acceptability of the development in terms of the impact upon the character of the area is made entirely with regard to the short term nature of the buildings proposed and does not establish a principle of acceptability for permanent structures in this location, which would be regarded as having an unacceptable impact bearing in mind their prominence and location. As such a condition is suggested for the removal of the temporary buildings by the dates provided, or the occupation of the proposed buildings to the south, whichever is sooner.

Impact upon the Conservation Area and the Locally Listed Building

The buildings will be immediately apparent within the street scene and the conservation area, however, their temporary nature is a significant consideration. The removal of the buildings within the stated time frame and the return of this area to its former condition are considered sufficient to overcome these impacts.

Impact on amenities of adjacent properties

Given the location of the buildings it is not considered there will be any loss of amenity to adjacent properties. While there will be a degree of visual impact in general, this will be for a temporary period.

Transport and Parking

The scheme does not involve in any increase in pupil or staff numbers. The access and egress arrangements for cars and people will remain the same and there will be no change in car or cycle parking provision. The proposed temporary classrooms will be accommodated on site and as such it is not considered there will be any unacceptable impacts in this regard.

## Conclusion

Given the temporary nature of the buildings in relation to the demolition and construction of the replacement facilities under application ref. 14/03636, the impacts of the development are limited in both their scale and period. As a result the erection and occupation of these buildings for the intended uses is considered acceptable for the time periods requested.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03459 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 06.11.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The building for six temporary classrooms and the building for the temporary toilet block hereby permitted shall be removed from the site and the permitted use shall cease on or before 4th September 2016 and 4th April 2017 respectively, or within 1 month of the occupation of the proposed replacement building to the site of demolished Buildings B, D and E as shown on drawing 685HB-PL-001-00, whichever is sooner. The site shall be reinstated in accordance with details to be submitted to and approved by the Local Planning Authority within 3 months of the removal of the buildings  
ACA01R A01 Reason 3 years
- 2 The building for six temporary classrooms and the building for the temporary toilet block hereby permitted shall not be used concurrently with Buildings B, D and E as shown on drawing 685HB-PL-001-00, the use of these buildings shall cease before the use of the temporary buildings hereby permitted commences.

**Reason:** In order to prevent an unacceptable over intensive use of the site in the interests of the character and amenities of the area and to comply with Policies BE1 of the Unitary Development Plan.

- 3 ACC07 Materials as set out in application  
ACC07R Reason C07
- 4 ACH03 Satisfactory parking - full application  
ACH03R Reason H03
- 5 ACH22 Bicycle Parking  
ACH22R Reason H22
- 6 ACH29 Construction Management Plan  
ACH29R Reason H29

7 ACD02 Surface water drainage - no det. submitt

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

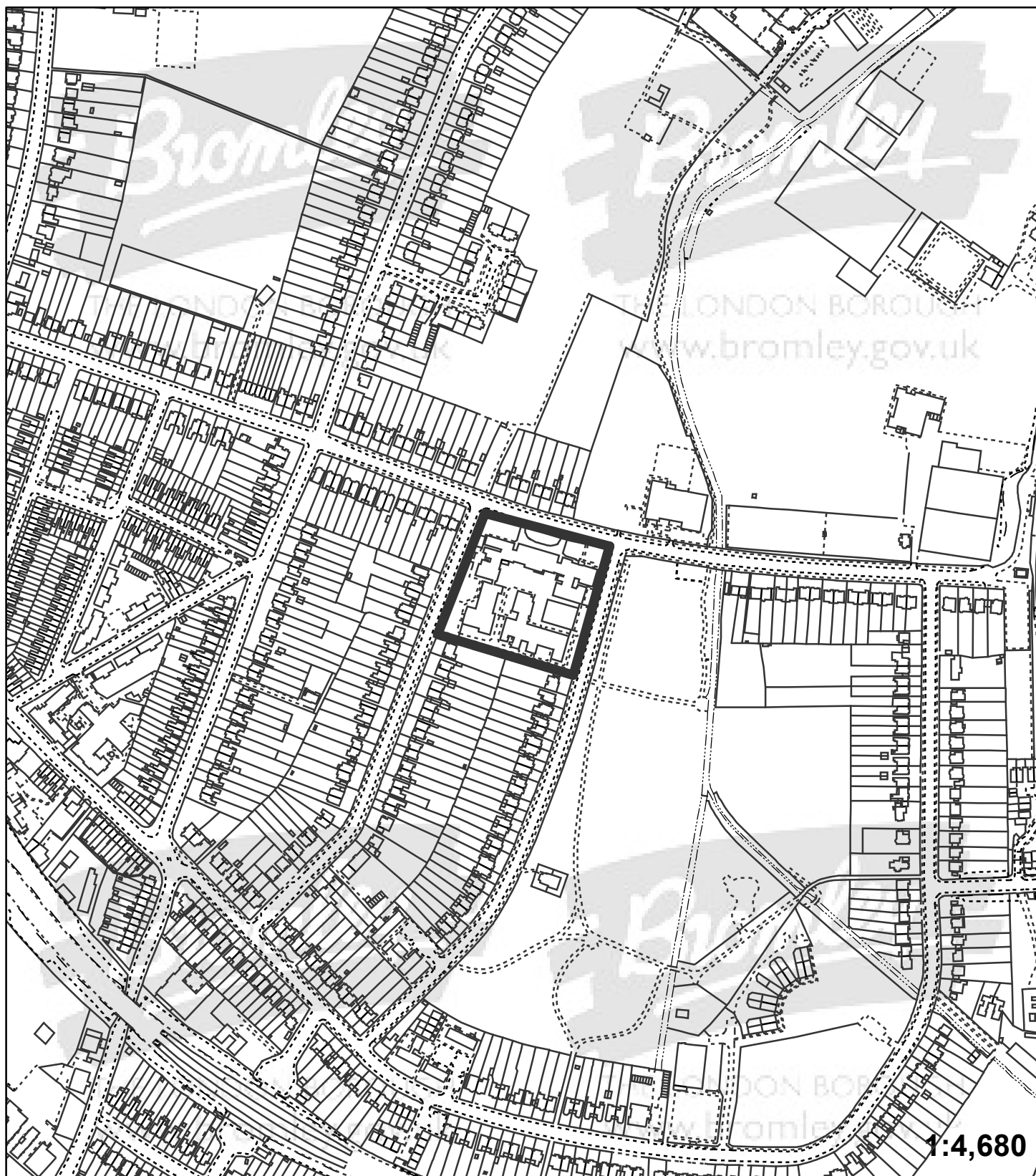
8 ACK01 Compliance with submitted plan

ACK05R K05 reason

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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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