

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

Application No : 14/04167/FULL3

Ward:
Chislehurst

Address : 1 - 3 White Horse Hill Chislehurst BR7
6DG

OS Grid Ref: E: 543441 N: 171240

Applicant : Johnsons Real Estate

Objections : NO

Description of Development:

Three storey side and rear extension, second floor extension incorporating first floor roof terrace; alteration and enlargement of existing roof incorporating side and rear dormers, together with roof terrace; and conversion of first and second floors from office and residential use to eight flats (comprising four 2-bedroom and four 1-bedroom units)

Key designations:

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

Proposal

The proposal comprises of a three storey side and rear extension which will extend beyond the NW and SW of the existing building. At the side, the extension will project 4.4m in width where it adjoins the existing frontage, and at the rear it will extend up to 4.9m beyond the rear extent of the existing building at ground floor level. The first floor recess to the NW of the existing building will be infilled by the proposed extension, whilst the existing roof will be enlarged and altered to accommodate four flats at second floor level. Roof terraces will be formed at first floor level (to serve Flat 3) and above the roof at third floor level (defined as a roof garden).

In all, eight flats will be provided at first and second floor level (4 x two-beds and 4 x one-bed). Access to the proposed flats will be via a lobby situated within the ground floor of the proposed side extension which will front White Horse Hill. The existing first floor area comprises of a flat which might have been used in connection with the historic pub use of the site. This area will be incorporated within the proposed development.

In regard to the ground floor, this comprises of a recently-vacated pub which does not form part of this application. The Agent has advised that this will be converted to a retail unit, and Members are advised to note that such a change of use (from Class A4(Drinking Establishment) to Class A1 (Shop)) does not require planning permission.

A total of 19 off-street parking spaces are included as part of this proposal, the majority of which will be situated within an existing car park to the south-east of the site (which was formerly designated for pub patrons). A total of seven bays will be allocated in respect of the proposed flats, with the remainder intended for the proposed ground floor retail unit. In addition, a service bay, bin store, and cycle store are proposed at the rear of the extended building.

Location

The application site is situated beside the junction of White Horse Hill and the southern access of Victoria Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

Comments from Consultees

Technical Highways comments will be reported verbally at the meeting.

Comments have been submitted by Transport for London relating to cycle and vehicle parking which are included in the application file.

No objection has been raised by Thames Water.

Environmental Health have no objections in principle, however there are concerns about internal sound transfer to the proposed first floor flats from the unit below. As this scheme involves a residential conversion above a proposed retail use a weighted/standardised level difference above the standard Part E requirements will be necessary and given the age and construction of the building some additional insulation is quite likely to be required to achieve this.

Planning Considerations

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

- BE1 Design of New Development
- T3 Parking
- H7 Housing Density and Design
- H9 Side Space
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE7 Development and Trees

Planning History

Under ref. 14/01312, an application for a three storey side and rear extension, second floor extension and alteration and enlargement of existing roof incorporating side and rear dormers and conversion of first and second floors from office and residential use to eight flats (comprising six 2-bedroom and two 1-bedroom units) was withdrawn before it was formally considered.

Conclusions

The application site is situated prominently beside the junction of White Horse Hill and Victoria Road. It forms a distinct landmark within what is an otherwise predominantly residential area. The building to the north forms a parade of shops with flats above, although at least two of the ground floor units appear to have been converted to residential use. Accordingly, the proposed use of the first and second floors within the application building is considered acceptable in principle, since the provision of additional housing is not considered to be at odds with the prevailing character of the area. Members should note that, in respect of the ground floor (most of which falls outside the scope of this proposal) a change of use (from Class A4(Drinking Establishment) to Class A1 (Shop) as alluded by the Agent) does not require planning permission. As such, the main consideration relates to the use of the upper floors and the merits of the proposed extension.

Turning to the design of the proposed extensions, these are considered to be sympathetic in relation to the host building, and will maintain broadly similar proportions and elevational detailing. In response to concerns raised to the previous withdrawn application (ref. 14/01312), the side space separation between the NW elevation and the flank boundary has been increased from a maximum of 0.3m to 1.5m. It is considered that this separation will better preserve the setting of the existing building, rather than it being merged with the adjoining block to the north, and thus avoiding a terracing effect. It will also better reflect local spatial standards.

Other concerns previously raised related to the relationship to the neighbouring block to the north (No. 5 White Horse Hill which forms part of a local parade of four units), which contains a shop unit at ground floor level and what appear to be maisonettes at first and second floor levels which contain rear-facing windows. In the case of this scheme, the depth of the northern corner of the rear extension which has been decreased by 4.9m and brought in line with the three storey rear extension. It is therefore considered that the amenities of that neighbouring property will not be so significantly affected as to justify refusal.

Although there is no certainty in regard to the long-term use of the ground floor (although it seems likely that it will be given over to retail use), in the event that it reverts back to a pub use, the Environmental Health Officer has suggested a soundproofing condition in order to prevent noise transfer between the ground and upper floors.

Taking account of the above points, Members are advised to support this proposal.

Background papers referred to during production of this report comprise all correspondence on the file refs 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 ACJ11 Soundp'fing. etc for rest./t-away (1 in) ground floor
 ACJ11R J11 reason
- 3 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 4 ACC03 Details of windows
 ACC03R Reason C03
- 5 Before the development hereby permitted is first occupied the proposed window(s) along the first and second floor northern elevation of the extension hereby permitted shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level.
 ACI11R Reason I11 (1 insert) BE1
- 6 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 7 ACH22 Bicycle Parking
 ACH22R Reason H22
- 8 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 9 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 10 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 11 ACK01 Compliance with submitted plan
 ACC03R Reason C03

INFORMATIVE(S)

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination

shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:14/04167/FULL3

Address: 1 - 3 White Horse Hill Chislehurst BR7 6DG

Proposal: Three storey side and rear extension, second floor extension incorporating first floor roof terrace; alteration and enlargement of existing roof incorporating side and rear dormers, together with roof terrace; and conversion of first and second floors from office and residential use to eight



"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.