

SECTION '2' – Applications meriting special consideration

Application No : 14/05001/FULL1

Ward:
Bromley Town

Address : Wyn House 211 - 213 High Street
Bromley BR1 1NY

OS Grid Ref: E: 540113 N: 169423

Applicant : Mr Akhtar Aziz

Objections : YES

Description of Development:

Part one/two/three storey extension at 215-217 High Street, construction of mansard roof extension, alteration of the existing rear existing at 211-213 High Street. Internal alterations to the existing ground, first and second floors to provide four 1 bedroom and four 2 bedroom flats (total 8 flats) and associated refuse and cycle storage (at 211-217 High Street, Bromley)

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Secondary Shopping Frontage

Proposal

The proposal seeks permission for a part one/two/three storey extension at Nos. 215-217 High Street, construction of mansard roof extension, alteration of the existing rear existing at Nos. 211-213 High Street. Internal alterations to the existing ground, first and second floors to provide four 1 bedroom and four 2 bedroom flats (total 8 flats) and associated refuse and cycle storage (at Nos. 211-217 High Street, Bromley).

The proposal design presents an extra third storey mansard at Nos. 211-213 which compliments and respects the line of the existing mansard at Nos. 215-217. It has been proposed the use of contemporary materials such as zinc shingles for the pitch roofs and zinc for the dormer windows. The design and detailing will be expected to be of an appropriately high quality and responsive to its context.

The rear elevation extension to Nos. 215-217 has been designed as terraced stepping away from the main street (Walters Yard), with this approach a light addition, respecting the composition of the host building No. 217 at third floor level. The rear extension would be built with quality red brick.

The access to the upper parts is located to the rear elevation through a single lockable/self-closing gate. The stairwell that takes up to the top floor has been designed as a fully glazed element guaranteeing a lighter character to the proposed extension.

Location

The site is located on Bromley High Street having a frontage on the High Street and to the rear facing Sainsbury Car park.

No parking is proposed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations are summarised as follows:

- increasing the building height will obscure the view from my living room window across
- Bromley North. The bulk & scale of this development is inappropriate as part of the appeal of this
- part of the High Street is the diversity of style and height in the buildings. This section having lower
- buildings set further back from the carriageway allows more light into the street and buildings opposite which would be lost with this development.

Comments from Consultees

APCA - The quality of the architectural design needs to be much improved if it is to comply with policies BE1 and BE11, and with the relevant conservation area SPG. The current proposal would not preserve or enhance the conservation area for present and future generations and therefore not sustainable development.

From a Conservation area point of view it is considered that this is a better proposal than the previously refused scheme as they have reduced the bulk to the rear, and the extension above Nos. 211-213 is more contemporary in style which fits in with the modernist style of that particular building. No. 215 is an 18th century locally listed building which has not been well maintained but does retain its mansard roof, a feature which will be lost to the rear and ideally should be retained. On balance though there are merits to the scheme in terms of reusing these buildings and the rather untidy appearance to the back site.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

From a crime point of view would seek to have the agreed 'Secure by Design' condition attached to any permission that may be granted in connection with this application and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation.

Highways - In highway terms, no parking is proposed. The site is within a high (6a) PTAL area and also in the inner area of the Bromley Town Centre controlled parking zone where there is very limited all-day parking available. I would have no objection to the principle of a car free development. However, in order not to put pressure on the existing parking situation, future residents of the development should not be eligible to apply for parking permits.

Drainage - It is not acceptable to discharge surface water run-off to public sewer without attenuation. Please impose standard condition D02.

Comments from an Environmental Health point of view will be reported verbally.

The site lies within the AQMA and condition would be suggested as necessary in relation to boiler NOx emissions:

The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh (To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan)

It is also suggested that the following informative is attached:

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.

Planning Considerations

The main policies that are relevant for this application are as follows:

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side Space
- T3 Parking
- T18 Road Safety
- BE11 Conservation Areas

Central Government Policy

The National Planning Policy Framework 2012 is relevant to any proposal at this location. The London Plan is also of relevance to any application.

In strategic terms the most relevant London Plan 2011 policies are:

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture

London Plan Housing Supplementary Planning Guidance

Planning History

A previous application, ref. 14/00828, for 3 storey rear extension and second floor side/rear extension comprising ground floor A2 office and first and second floors as 6 two bedroom and 2 one bedroom flats was refused for the following reasons:

1. The proposed mansard roof would be at odds with the simple modernist style of the interwar building at No.211-213 and as such would detract from the appearance of the adjacent locally listed building at Nos. 215-217 thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.
2. The proposed rear extension would detract from the form of the locally listed building at Nos. 215-217 and would fail to be subservient particularly when viewed from Walters Yard which has been identified as having heritage value thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.
3. The proposal would constitute an overdevelopment of the site and would given its proximity to the adjacent public house and limited amenity space resulting in an unsatisfactory living environment for the occupants of the proposed flats thereby contrary to Policy H7 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the character of Bromley Town Centre Conservation Area. Whether the resultant residential accommodation created would offer an acceptable standard of amenity.

The flats indicated as part of this proposal appear to be compliant with the minimum standards within the London Plan.

Key planning considerations will include impact on the amenities of neighbouring properties (i.e. relationship to existing buildings, overlooking, noise, disturbance etc.) and impact on the character of the area generally. As well as seeking to protect amenities for existing occupiers Policies H7 and BE1 highlight the need for adequate amenity space to be provided to serve the needs and respect amenity of future occupants.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Members will need to consider whether the proposed scheme overcomes the previous grounds of refusal.

It is considered that the new roof to the High Street elevation results in an improvement to the street scene and reflects the existing situation. Members will need to consider the overall depth of the rear extension. Accordingly, the extensions whilst substantial would not detract from the host building and would result in a development subservient to the views of the rear elevation from Walters Yard. It is considered that the proposed rear extension would not detract from the form of the locally listed building at Nos. 215-217.

Since the previous application and Pre application discussion with officers the balconies to the rear of the proposed development to the opposite with the pub, have also been removed and replaced with 400mm wide Juliet balconies, avoiding the risk of overlooking to the adjacent properties.

The roof would be pitched in order to infill the space between the Nos. 207-209 and the existing flank wall of No. 215 Bromley High Street. The pitch would be of the type gambrel approx to match profile at No. 215, with 70 degree and 30 degree respectively for the first and second pitched roofs.

The size of the French doors/dormer windows has been reduced from previous application in order to retain proportion and character of the existing building and guarantee privacy in the proposed accommodation.

This application has been supported by the use of CGI and shadow analysis to better understand the relationship between proposed development and existing adjoining properties.

The size of the rear extension has been reduced and has been designed to step away from Walters Yard. The rear entrance to the flat has been enlarged from 1.2m to 1.5m. The refuse storage has been designed and the entrance has been located out of sight from the adjoining properties.

The site sits alongside a public house which has a roof terrace for patrons on one side with air conditioning units on the other side closest to the application site. The introduction of residential accommodation into this part of the site may result in noise and disturbance for residents of the resultant flats not only as a result of the plant equipment on the roof but also from noise and comings and goings from patrons of the public house using the roof terrace which is accessed via an external staircase at the side of the pub. A noise survey has been submitted to indicate that this relationship would be acceptable.

The grassed "garden" area to the rear is currently overgrown and appears to be fly-tipped.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable in that it would result in a satisfactory standard of amenity and impact on the character of the Bromley Town Centre Conservation Area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACH33 | Car Free Housing |
| | ACH33R | Reason H33 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |

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 In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.

Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

3 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk

4 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

5 The application site is located within an Air Quality Management Area declared for NO_x: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh (To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan)

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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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