

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

**Application No :** 14/04375/FULL1

**Ward:**  
**Chislehurst**

**Address :** Chislehurst School For Girls  
Beaverwood Road Chislehurst BR7 6HE

**OS Grid Ref:** E: 545368 N: 170915

**Applicant :** The Board Of Governors

**Objections :** NO

**Description of Development:**

Demolition of single storey teaching and changing block and erection of two storey extension for teaching/welfare facility and detached single storey modular food server building.

**Key designations:**

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

It is proposed to demolish an existing 1950s built single storey classroom wing which includes changing rooms and a conditioning gym, and construct a two storey extension on a slightly altered footprint to provide a replacement conditioning gym, changing room and welfare facilities on the ground floor, with classrooms on the first floor. The extension would be within the western part of the school site, and would mirror an extension recently built under ref.12/04018.

It is also proposed to install a detached modular food server building which is within a courtyard area between the proposed and recently built extensions and would lie adjacent to the western boundary of the site. The building would measure 5m x 2.8m, and would be 2.5m in height.

The agent has confirmed that there would be no increase in the number of students or staff as a result of the proposals.

**Location**

Chislehurst School for Girls is located on the western side of Beaverwood Road, and lies within Chislehurst Conservation Area and the Green Belt. It covers a site area of 4.6ha in area, and borders open playing fields to the west.

### **Comments from Local Residents**

No local representations have been received to date.

### **Comments from Consultees**

The Council's Highway Engineer raises no objections to the proposals as no increase in the numbers of staff or pupils would result.

No Environmental Health concerns are raised, and Thames Water has no objections.

The Advisory Panel for Conservation Areas did not inspect the proposals.

### **Planning Considerations**

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

- BE1 Design of New Development
- BE11 Conservation Areas
- G1 The Green Belt
- C7 Educational and Pre-School Facilities

### **Planning History**

Permission was granted in March 2013 under ref.12/04018 for a two storey extension to provide a Learning Resource Centre, and this has now been constructed.

### **Conclusions**

The main issues in this case are; whether the proposals comprise inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; the impact of the proposals on the open nature and visual amenities of the Green Belt; the impact on the amenities of nearby residents; and the impact on the character and appearance of Chislehurst Conservation Area.

The proposed extension and modular building would be considered inappropriate development within the Green Belt as educational uses (Class D1) would not fall within the appropriate uses defined by Policy G1 of the UDP. However, the extension would replace a classroom and changing room building which is in a poor condition, with a failing flat roof, windows and flooring. According to the agent, the building overheats in the summer with its large south-facing windows, but has poor thermal insulation in the winter, and is therefore coming to the end of its

useful life. Furthermore, the classrooms do not meet the recommended floor areas, and there are fire safety issues with the existing building.

The proposed two storey extension would provide improved teaching accommodation and facilities, and has been designed to minimise the impact on the open nature of the site (eg. the extension would mirror the recently built wing to the south, including a subservient roofline, and would be kept within the built-up part of the site, whilst allowing better circulation around the building). The footprint of built development on the site would not appreciably increase, and the overall floor area provided would increase by only 171sq.m. Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals, and that the extension would not have a detrimental impact on the open character or visual amenities of the Green Belt.

The proposed timber-clad modular building would be modest in size (14sq.m. in area), and would be contained within the built-up part of the site on an existing area of hardstanding. It is required to supplement the school's existing catering provision, and is not considered to have a harmful impact on the Green Belt.

With regard to the impact on neighbouring residential properties, the nearest dwellings are located some distance away in Beaverwood Road and Hoblands End, and would not be affected by the proposals.

With regard to the impact on the Conservation Area, the extension would be sited to the rear of the main school buildings, and would not be highly visible. The design, materials and scale of the extension are appropriate to the host building and the impact of the extension and modular building on the Conservation Area would be minimal.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 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 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 3 | ACC03  | Details of windows                       |
|   | ACC03R | Reason C03                               |
| 4 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |

## **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)

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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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