

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 14/04252/LBC

**Ward:**  
**Plaistow And Sundridge**

**Address :** 67 Plaistow Lane Bromley BR1 3JF

**OS Grid Ref:** E: 540916 N: 170215

**Applicant :**

**Objections : YES**

### **Description of Development:**

Demolition of existing Gate House and erection of a two storey 2 bedroom dwelling with detached garage, gates and Pillars to Willoughby Lane and alterations to vehicular and pedestrian access. LISTED BUILDING CONSENT.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Metropolitan Open Land  
Open Space Deficiency

### **Proposal**

Joint report with application 14/04249:

This application is for Listed Building Consent for Demolition of existing Gate House and erection of a two storey 2 bedroom dwelling with detached garage, gates and Pillars to Willoughby Lane and alterations to vehicular and pedestrian access.

### **Conclusions**

Conclusions

The main issue relating to this application is the effect that the proposal would have on the Statutory Listed Building.

The proposal seeks to demolish and replace building with a new lodge building. The building is at present in need of renovation. The application for Listed Building Consent is, however, accompanied by a full planning application This

corresponding planning application is considered unacceptable and therefore it is considered premature to grant Listed Building Consent without a suitable corresponding planning permission.

Having had regard to the above it is recommended that Members refuse Listed Building Consent.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 14/04249 and 14/04255 and , excluding exempt information.

**RECOMMENDATION: APPLICATION BE REFUSED**

The reasons for refusal are:

01 In the absence of a suitable planning permission for the replacement of the Listed Building, it would be premature to grant consent for the Listed Building works, thereby contrary to Policy BE8 of the Unitary Development Plan.