

SECTION '2' – Applications meriting special consideration

**Application No :** 15/01173/DEMCON

**Ward:**  
**Bickley**

**Address :** 107 Plaistow Lane Bromley BR1 3AR

**OS Grid Ref:** E: 541498 N: 169535

**Applicant :** Mr Andrew Xenii

**Objections :** YES

**Description of Development:**

Demolition of dwelling (Consultation under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995/as amended)

Key designations:

Conservation Area: Sundridge Avenue  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency  
Smoke Control SCA 10

**Proposal**

This application has been submitted in order to give prior notification of the demolition of this dwelling under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The applicant states that demolition is required as the building is in a dilapidated condition and that redevelopment of the site is required.

Additional information was received on 20th May 2015 regarding the restoration and landscaping of the site. The applicant also confirmed that it is intended to erect hoardings around the perimeter of the site during demolition and restoration works for reasons of health and safety.

**Location**

This detached dwelling is located on the north-eastern side of Plaistow Lane, and backs onto Sundridge Avenue Conservation Area. It is locally listed.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received, including from Sundridge Residents' Association which can be summarised as follows:

- the existing house is of historical and architectural interest and should be restored not demolished
- the loss of the building would have a detrimental impact on the adjacent Sundridge Avenue Conservation Area
- the house has been deliberately neglected in order to facilitate demolition
- traffic congestion during demolition works
- noise and air pollution during demolition
- part of the garden to the rear of No.5 Sundridge Avenue falls within the Conservation Area
- the site should be maintained and monitored by a security company to prevent fly tipping.

### **Comments from Consultees**

Environmental Health raise no objections.

Historic England does not consider it necessary to be notified of the application.

### **Planning Considerations**

The application falls to be considered under Part 31 of the Town and Country Planning General Permitted Development Order 1995 (as amended).

Prior approval was deemed to be required in respect of the restoration of the site in a decision notice dated 16th April 2015, as insufficient information was submitted regarding the proposed restoration and re-landscaping of the site, including whether hoardings would be erected around the site.

The application has been called into committee by Ward Councillors.

### **Planning History**

Permission was granted in February 2013 (ref.12/02650) for extensions to this property, and amendments to the permitted scheme were approved in November 2014 under ref.14/02184.

### **Conclusions**

The main issue for consideration is whether prior approval should be granted for the method of demolition and restoration of the site.

The applicant has confirmed that any spoil from the demolition will be removed from the site and taken to an appropriate landfill site by the demolition contractor, and that following demolition, the site will be restored and re-landscaped. In this respect, further information regarding the restoration and re-landscaping of the site was submitted, and the details are considered acceptable.

The local listing of the building does not offer any protection from demolition, and the property, apart from a small part of the garden, does not lie within a conservation area. Historic England (previously English Heritage) did assess the site with a view to statutory listing, but decided not to on the basis that it had been altered and was of a lower standard than other Newton houses.

In light of the additional information provided, the proposed method of demolition and restoration of the site is considered acceptable.

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: PRIOR APPROVAL REQUIRED AND GRANTED**

### **INFORMATIVE(S)**

- 1 If during 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.
- 2 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.