

SECTION '2' – Applications meriting special consideration

Application No : 15/02045/FULL1

Ward:
Kelsey And Eden Park

Address : 107 South Eden Park Road Beckenham
BR3 3AX

OS Grid Ref: E: 537554 N: 167646

Applicant : Mr Joseph Neil Pickering

Objections : YES

Description of Development:

Internal and external alterations to Oakfield House and Coach House to provide 10 en-suite rooms with ancillary D1 use, including a new lift and a staircase extension to provide step-free access to all rooms and a covered link between the Coach House and the main House.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Smoke Control SCA 18

Proposal

Oakfield House was originally built as a mansion and was converted and sub-divided into 8 self-contained residential units during the first half of the 20th century. These units are currently used as short term lets.

Planning permission is sought to change the use of the house to permanent residential accommodation (C3 use) with ancillary educational facilities (D1 use). A new lift and staircase extension is proposed to the eastern elevation.

The applicant Netherhall Educational Association (NEA) is a long established charity devoted to helping people of all ages, especially the young to seek personal development within the Christian ideal. The charity has restored other properties in Wandsworth, Oxford & Manchester. In the case of Oakfield House the charity chose the building because of its location close to a secondary school called The Cedars which was set up two years ago in Croydon by a sister charity. The NEA's policy is to have a house near to its activities where some teachers, plus a chaplain, can live as their permanent accommodation. In addition to providing permanent accommodation and as part of NEA's educational objective, the idea is for the residents to be able to offer assistance in a voluntary capacity to any pupils who wish to benefit from extra academic and formational activities at this location. The

design of the house includes a floor of the house where private tutoring and other educational activities can take place.

The rooms will be used by residents and children for educational activities. As well as 10 bedrooms each with ensuite there will also be a prayer room, library, study, lounge and reception room on the ground floor. The basement will comprise of a kitchen, laundry room, severy and dining room.

It is proposed to build an underground link to connect the main house to the Coach House, which sits just in front of Oakfield House. The link will run from the basement at the north-east corner of the main house to the ground level at the north west corner of the Coach House.

Location

The site is located on the western side of South Eden Park Road, Beckenham and comprises a Victorian Gothic building complete with a Coach House. The Gate House to the front of Oakfield House falls outside of the red line boundary plan submitted.

Whilst the site has no designation in the adopted Unitary Development Plan it is bounded by Metropolitan Open Land (MOL) to the north and to the River Beck to the east. The site falls outside of a Flood Risk Area and the rear of the site is covered by several Tree Preservation Orders (TPOs).

The main access to the site is from South Eden Park Road as well as a rear access from Oakfield Gardens which leads to Eden Park train station.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Conservation & Listed Building Officer - the changes are relatively minor and the link structure would have a minimal impact on the setting. I would recommend that if you are minded to permit the application then condition C02 could ensure matching brickwork

APCA - no comments received

Environmental Health - Housing - no objections.

Environmental Health - Pollution

Waste - no comments received

Trees - no comments received

Planning Considerations

BE1 Design of New Development
BE2 Mixed Use Developments
BE7 Railings, Boundary Walls and Other Means of Enclosure
BE10 Locally Listed Buildings
C7 Educational & Pre-School Facilities
H1 Housing Supply
H7 Housing Density and Design
H8 Residential Extensions
ER4 Sustainable & Energy Efficient Development
NE7 Development and Trees
T3 Parking
T7 Cyclists
T9 Public Transport
T18 Road Safety

In strategic terms the most relevant London Plan 2015 policies are:

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Development
3.6 Children and Young People's Play and Informal Recreation
3.8 Housing Choice
6.3 Assessing Effects of Development on Transport Capacity
6.9 Cycling
7.3 Designing out Crime
7.4 Local Character

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework (NPPF) which is a key consideration in the determination of this application.

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

Planning History

There is no planning history associated with the site.

Conclusions

Principle of development

London Plan Policy 3.4 states that development should optimise housing output for different types of location taking into account local context and character, design principles and public transport capacity.

In view of the fact that the application site is currently in residential use no objection is raised to there being a mixed use at the property. The proposal would provide additional housing and take on an educational purpose as well.

Members should consider this proposal on the basis of whether the principle of the changes to the external configuration of the house are acceptable. Matters relating to internal configuration, layout, basement are subject to separate legislation and control falling under the remit of building control regulations.

Design

Oakfield House was built as a large detached Victorian villa in 1870. The site also comprises a Coach House that was built around the same time. The house is arranged over basement, ground, first and second floors. The external walls are formed of light-coloured facing brick with stone detailing to window surrounds, string courses, cornices and balustrades to balconies. There is a portico leading to the main entrance to the house and a tower at the head of the main staircase. The roof is pitched with concrete interlocking tiles.

The main external changes to Oakfield House are to the front (eastern elevation) which includes the introduction of new staircases and a lift in order to comply with Disability Discrimination Legislation. The new lift enclosure will alter the roof and elevational changes will be needed to accommodate this. The front façade will incorporate matching brick bonding and the design and details of the new windows will match those of the existing windows. The new roof would have a turret to accommodate the proposed lift. The proposed extension is considered to be in compliance with Policies BE1 and H7 of the UDP.

The proposed extensions will be built in matching brickwork with matching brick bond and the new windows will match the existing ones in size, design and materials. The proposal seeks to be sympathetic to the character, appearance and locally listed designation as set out in Policy BE10 of the Bromley UDP.

A full structural survey was completed on 24th April 2015 and a copy of the report is enclosed as part of the application. The main house already has an existing basement which extends for most of the house, except to the south end of the house. Underground works are proposed to link the main house to the Coach House to allow goods to be delivered and transported straight down the link tunnel to the basement of the main house. As the link won't be seen above ground no objection is raised from a planning perspective.

Standard of accommodation

Ten bedrooms are proposed with ancillary rooms being provided in the Coach House.

Policy 3.5 of the London Plan (Optimising Housing Potential) sets out minimum space standards in table 3.3 according to which 3 storey house with 4 bedrooms and 5 bedspaces should have a minimum GIA of 106m². When designing homes for more than six persons developers should allow approximately 10m² per extra bed space. In this case the proposed development would comprise 10 en-suite rooms, but the total GIA (1,030m²) is well above the minimum required for a house with 10 bedrooms (156m²).

The proposal will meet the requirements of Policy 3.8 (Housing Choice) in so far as it would provide permanent residential accommodation for 10 people in en-suite rooms that would meet Lifetime Homes Standards and all rooms have step free access.

The Environmental Health Officer raised concern regarding Bedrooms 4 and 5 which are accessed via a study area. This was considered an unsatisfactory layout with regard to fire safety unless the bedrooms were provided with a secondary means of escape, such as an escape window. The agent has provided amended plans to mitigate against this potential fire hazard.

Amenity

The property has a large rear garden which can be used for amenity space for teachers staying at the property. The site also lies a couple of minutes away from sport and recreation facilities.

Impact to the neighbours

There will be little if any impact to neighbours other than the noise and disturbance of the building works as the site is detached and the nearest properties are those located on Oakfield Gardens on the western elevation.

Highways

The development is located in an area with a PTAL rating of 2 (on a scale of 1-6, where 6 is the most accessible) and lies close to Eden Park train station and South Eden Park Road as a bus stop which connects the site to Bromley and Beckenham.

There will be no generation of traffic to the house as the cars for people living at the house are pooled. It is considered that may be two or three pool cars at the site. A bicycle store will be provided for 10 bicycles within the garden to the north of the main house.

Summary

The proposed scheme has been designed with due regard to the buildings listed building status. The main external changes are limited to the north-west corner of the main building and the internal changes are considered acceptable subject to appropriate conditions.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 15/02045 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 16.07.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 Reason: Section 91, Town and Country Planning Act 1990.**

The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

- 2 The boundary enclosures indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied and shall be permanently retained thereafter.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

- 3 Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until the work is completed. The facing brickwork of the development hereby permitted shall be carried out in accordance with the details of the approved sample panels.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 4 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 5 Details of the mix, colour and pointing of the mortar to the brickwork shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 6 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.**

- 7 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.**

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 8 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.**

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 9 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.