

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

Application No : 15/03099/FULL1

Ward:
Copers Cope

Address : Unit 1 Limes Road Beckenham BR3 6NS

OS Grid Ref: E: 537997 N: 169361

Applicant : Mr & Mrs Waylett

Objections : YES

Description of Development:

The installation of 3 No. rooflights together with increasing the opening of the ground floor entrance door and the installation of half glazed timber doors and fan light.

Key designations:

Conservation Area: Chancery Lane
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Smoke Control SCA 12

Proposal

The application seeks retrospective permission for the installation of three roof lights and permission for the installation of entrance doors at ground floor level.

Location

The application relates to a two-storey building which comprises The Oakhill workshop at ground floor level and residential accommodation at first floor level, known as Limes View and Limes Loft apartments. The site is located within the Chancery Lane Conservation Area which is characterised by 19th Century terraced and semi-detached cottages. The site is also subject to an Article 4 Direction.

The current application relates to Limes Loft apartment which comprises a part one/part two-storey building. To the front is a small courtyard, which is partially covered and accommodates parking spaces for vehicles. There is an entrance door beneath the canopy which leads to the entrance hall and staircase for the first floor accommodation.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o Windows were installed without planning permission when it is known throughout the area that we live in a conservation area and permission is required.
- o Two of the three windows are not conservation windows
- o They are not visible from the street but are visible to neighbouring properties
- o They light up the sky at night affecting the whole neighbourhood.
- o They result in noise pollution
- o Led to a deterioration in our right to a quiet and peaceful life and reduction in amenity.
- o The conservation roof light is new and does not replace an existing opening
- o This room didn't need rooflights
- o Concerns regarding future development and use of slate on the roof.
- o Inaccurate plans and details

Comments from Consultees

From a conservation area point of view, the conservation officer makes the following comments:- The rooflights would not be readily visible from the public realm and the one on the northern elevation is a conservation type. The other two units in the valley are of a standard type but cannot be seen. The changes to the door entrance are modest and would improve the general appearance slightly.

Advisory Panel for Conservation Areas - No objection. Note that it would be a missed opportunity to enhance the CA with a better design.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

SPG 1 General Design Principles
SPG 2 Residential Design Guidance
Chancery Lane Conservation Area SPG

Planning History

07/00324/FULL1 Change of use of part of first floor from light industrial (class B1) to residential accommodation (class C3) to form 1 two bedroom flat / elevational alterations and balcony railings on existing flat roof. Refused 08.06.2007

Appeal allowed (APP/G5180/A/07/2051813) on the 11th December 2011

11/03166/FULL2 Change of use of ground floor from use Class B1 (Business) to use Class A1 (Retail) Permitted 20.12.2011

14/02221/RESPA Change of use of Unit 1 Limes Road from Class B1(a) office to Class C3 dwellinghouses to form 1 x 2 bedroom flats. (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO) Prior approval granted. 15.07.2014

14/02395/FULL2 Change of use and conversion of existing B1 space to form 2 x two bedroom flats including first floor extensions and provision of one parking space. Refused 21.08.2014

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and Chancery Lane Conservation Area, together with the impact that it would have on the amenities of the occupants of surrounding residential properties.

Saved Policy BE1 states that all development proposals will be expected to be of a high standard of design. Policy BE11 Conservation Areas states that in order to preserve the character and appearance of conservation areas, a proposal for an alteration or extension to a building within a conservation area will be expected to respect or complement the layout, form and materials of existing buildings.

The proposal seeks retrospective permission for the installation of 3 No roof lights into the roof slope of Limes Loft apartment. The existing property includes two-pitched roofs which create a valley at roof level; two of the roof lights are contained within this valley and are not visible from the public realm. The third roof light is contained to the northern roof slope. Whilst officers acknowledge the two roof lights contained within the valley are not a conservation style, their position would not harm the character and appearance of the building. The roof light within the northern roof slope is a conservation style and is visible from neighbouring properties. It is worth noting that there are examples of roof lights on neighbouring buildings. The Conservation Officer and Advisory Panel for Conservation Areas have not objected to the roof lights and given their limited visibility officers consider that their impact on the streetscene is negligible, and they would generally preserve the character of the Chancery Lane Conservation Area.

The proposed entrance door would be contained beneath a canopy which faces a small courtyard and is set back from the highway. The existing entrance is a metal door which is not considered to be sympathetic to the appearance of the property or wider conservation area. The proposal would include the installation of a set of timber double doors, and a fan light above. The doors are considered to be of a traditional design and would constitute a visual improvement to the building. The conservation officer has not objected to the proposed doors and officers consider

that they would generally enhance the character and appearance of the Chancery Lane conservation area.

Neighbouring amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

Objections have been raised by neighbouring residents regarding light pollution from the roof lights and noise spillage. Roof lights are visible on neighbouring buildings and the site is set within an urban location, which already experiences a degree of light pollution and noise from a variety of sources, including Limes Road and Bromley Road. Whilst it is accepted the light emitted from the unit and subsequent noise transfer might have some impact on neighbouring amenity, this is not considered to be significant enough to warrant a refusal given the urban context.

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 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.**

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

- 2 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 to secure a visually satisfactory setting for the development.

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.