

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

**Application No :** 15/03351/FULL1

**Ward:**  
**Chislehurst**

**Address :** 46 Camden Park Road Chislehurst BR7  
5HF

**OS Grid Ref:** E: 543102 N: 170288

**Applicant :** Mr Dennis Boughey

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement and accommodation in roof space, integral double garage and associated landscaping

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Open Space Deficiency

**Proposal**

It is proposed to demolish the existing dwelling and construct a replacement two storey five bedroom dwelling with integral double garage, a rear conservatory, rooms in the roofspace, and basement accommodation.

**Location**

This large detached property is located on the southern side of Camden Park Road, and lies within Chislehurst Conservation Area. It is set back approximately 18m from the front boundary, and has a rear garden of some 40m in depth which rises up towards the rear to meet Camden Way.

The property lies between two similarly large detached dwellings (Nos.44 and 48) which are set within spacious grounds.

**Consultations**

A letter of objection has been received from a nearby resident who considers that the existing dwelling should be retained as it is attractive and in keeping with the rest of the road.

## **Comments from Consultees**

The Council's highway engineer raises no objections to the proposals, but suggests an informative is added to ensure that the public right of way along the south side of the road is not obstructed or damaged during building works.

Drainage comments suggest that standard conditions be imposed requiring details of surface water drainage to be submitted, including the suitability of the scheme for a sustainable drainage system.

Thames Water raises no objections.

With regard to the trees on the site, three pine trees on the front boundary shown to be retained would not be directly affected by the proposals, while conditions could be imposed to ensure that they are not impacted by excavations for the proposed basement.

The Advisory Panel for Conservation Areas raises objections to the proposals on the grounds of overdevelopment of the site, loss of side space, insensitive design and excessive depth. In addition, the existing building is considered to make a positive contribution to the Conservation Area.

## **Planning Considerations**

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

H7 Housing Density and Design  
BE1 Design of New Development  
BE11 Conservation Areas  
BE12 Demolition in Conservation Areas  
BE14 Trees in Conservation Areas  
T3 Parking

## **Planning History**

Permission was granted for an identical scheme in September 2012 (refs.12/01893/FULL1 and 12/01894/CAC) but was not implemented and has now expired.

## **Conclusions**

The main issues in this case are the effect of the proposals on the character and appearance of Chislehurst Conservation Area, the impact on important trees on the site, and the effect on the amenities of occupants of nearby residential properties.

The current proposals are effectively a renewal of the previous scheme granted in 2012, and no material changes have since taken place that would now warrant a refusal of the scheme.

As determined previously, the existing dwelling is considered to make only a neutral contribution to the character and appearance of Chislehurst Conservation Area, and therefore, its loss could not be resisted in principle where an acceptable scheme for redevelopment exists.

The proposed replacement dwelling would increase the gross internal floorspace by 540sq.m. (from 280sq.m. to 820sq.m.), 212sq.m. of which would comprise the basement area, while the overall footprint would increase by 72sq.m. The proposed dwelling would appear significantly larger within the street scene as it would extend for 2/3 storeys across much of its width, however, it would occupy a more centralised position on the plot, and a separation of 2.2m would be retained to the eastern side boundary with No.48, while an increased separation of 2.5m would be provided to the western side boundary with No.44 by the removal of a single storey garage which currently abuts the boundary.

The overall height of the dwelling would be 1m lower than the existing roof ridge, and the proposed roof would be hipped to either side in order to reduce its impact in the street scene. Camden Park Road slopes down from east to west, and the height of the proposed dwelling would fall between the heights of the adjacent properties, No.48 being approximately 3.5m higher, and No.44 2.5m lower.

The proposed new dwelling would project 1.3-5.3m forward of the existing dwelling, however, the dwelling would not project forward of the general building line along this part of Camden Park Road. Furthermore, although the replacement dwelling would be significantly larger than the existing dwelling, this sizeable plot is considered to be large enough to accommodate a house of this size without compromising the character and spatial standards of this part of the Conservation Area.

Camden Park Road has many different architectural styles which contribute to the character of the Conservation Area, and the design of the new dwelling is considered to complement the character and spatial standards of the surrounding area.

With regard to the impact on residential amenity, the dwelling would maintain good separations to the side boundaries, and would not project significantly to the rear of the adjacent properties. Currently, a number of first floor flank windows in the existing house overlook the neighbouring property at No.44, but no first or second floor windows are proposed in either flank wall of the new dwelling.

As before, the proposals are considered to represent an appropriate redevelopment of this site, which would preserve the character and spatial standards of this part of Chislehurst Conservation Area, and would not be harmful to residential amenity.

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 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.**

- 3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved 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.**

- 4 No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.**

**The statement shall include details of:**

**Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;**  
**Type and siting of scaffolding (if required);**

**Details of the method and timing of demolition, site clearance and building works**

**Depth, extent and means of excavation of foundations and details of method of construction of new foundations**

**Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;**

**Location of bonfire site (if required);**

**Details of the location of underground services avoiding locating them within the protected zone**

**Details of the method to be used for the removal of existing hard surfacing within the protected zone**

**Details of the nature and installation of any new surfacing within the protected zone**

**Methods proposed for the watering of the trees during the course of the project**

**The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.**

**Reason:**To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

- 5** The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

**Reason:**To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

- 6** Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local

**Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.**

**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**

- 7 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.**

**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.**

- 8 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.**

**Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan**

- 9 No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:**

**i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;**

**ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and**

iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details

**Reason:**To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan

**10** No windows or doors shall at any time be inserted in the first and second floor flank elevation(s) of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.

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

**11** 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.

**12** Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

**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.

#### **INFORMATIVES**

You are further informed that :

**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)**

- 2 You should ensure that the public right of way along the south side of Camden Park Road is not obstructed or damaged during building works.**