

SECTION '2' – Applications meriting special consideration

Application No : 15/03688/LBC

Ward:
Plaistow And Sundridge

Address : Sundridge Park Management Centre Ltd
Plaistow Lane Bromley BR1 3TP

OS Grid Ref: E: 541757 N: 170738

Applicant : Mr Richard Barter

Objections : YES

Description of Development:

Demolition of the existing Gate House and erection of a two storey 2-bedroom dwelling with detached garage, entrance piers 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
Metropolitan Open Land
Sites of Interest for Nat. Conservation
Smoke Control SCA 7
Smoke Control SCA 10

Proposal

Joint report with application 15/03928:

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

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). 15/03927, 15/03561, 15/03928 and 15/03688, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 01 In the absence of a suitable planning permission for the a 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.**