

SECTION '2' – Applications meriting special consideration

Application No : 15/03561/FULL1

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:

Partial demolition and single storey extension to gate house and erection of garage and related works

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 10

Proposal

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Smoke Control SCA 10

Joint Report with application 15/03927 (The associated Listed Building Consent)

This application seeks permission for partial demolition and single storey extension to gate house and erection of garage and related works at Gate House Willoughby Lane Bromley. The Sundridge Park estate is set within Metropolitan Open Land (MOL), which extends to include the Gate House site. It is also within the designated Grade II Sundridge Park Historic Park and Garden, which also includes the two Golf Courses. The Gate House is located within the setting of the Grade I Mansion House.

It is considered that the lodge is listed by being within the curtilage of Sundridge Mansion.

This is a joint application with an associated application 15/03927 for a Listed Building Consent.

There is also an application for the 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 under 15/03928 and associated Listed Building Consent 15/03688. These cases are also on this agenda.

Location

The property is an existing gate house for the Sundridge Park Mansion located on the Northern side of Plaistow Lane. Plaistow Lane bends sharply to the West.

Planning History

An application 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 under reference 14/04249/FULL1 and associated Listed Building Consent was considered on the 21st May 2015 Plans Sub Committee. This application was refused for the following reason:

"The proposal would result in the unacceptable loss of the existing Statutory Listed Building, thereby contrary to Policies BE1 and BE8 of the Unitary Development Plan."

Consultations

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

In opposition:

The building has been allowed to fall into disrepair. The building should be kept as a place to appreciate. Few Listed buildings in Bromley

Gate House was part of Sundridge Park Estate Historic asset loss unacceptable

In support:

Poor state of building.
Not worthy of protection
Need of junction improvements
In favour of the replacement.

In respect of the previous application Environmental Health - no objections in principle. However, a contamination assessment on the adjacent site 2003-2005 found elevated concentrations of lead, zinc, arsenic across the site. A condition is recommended.

Highways

Requested a larger garage to meet their requirements, the plans have been revised to reflect this.

Historic England Advice

Historic England comment as follows:

Sundridge Park Lodge forms part of a Repton-designed landscape which is listed at Grade II in English Heritage's Register of Historic Parks and Gardens, and is specifically mentioned in the list entry. The building is also listed within the curtilage of Grade I Sundridge Park Mansion which was built in the late 18th century to a design by John Nash and Samuel Wyatt. It is believed to be contemporary with the Mansion and its octagonal form bears strong similarities to lodges by both Nash and Wyatt. We therefore consider the lodge to be a designated heritage asset of much architectural and historic interest.

As you know, Historic England (formerly English Heritage) was consulted on the previous proposals for the lodge last year which involved total demolition. We strongly objected to the proposals and urged an alternative solution to be explored involving the retention of the building, whilst expressing that a modest extension to the rear would be acceptable to us. We also stressed that opportunities to enhance the significance of the registered park and listed building should also be explored in support of any revised scheme.

Historic England is very pleased to see that that this advice has been taken on board in the current scheme. The proposals seek to retain the historic octagonal form and pedimented porches, and demolish the later accretions. A single storey extension to the rear is proposed which would be visually subservient, but at the same time complement the lodge in its simple Classical detailing with pedimented gables and sash windows. A modest detached garage is also proposed which would be located behind the lodge and set back from the carriageway.

It is also proposed to reinstate traditional rainwater goods where these have been replaced with uPVC, and the rusticated gatepiers as evident in early photographs would be reinstated as part of the work. These elements of the proposals demonstrate that opportunities are being taken to enhance the significance of both the curtilage listed lodge and Registered Park, and in our view this supports overarching historic environment policies 131 (point 3) and 137 of the National Planning Policy Framework.

Nonetheless we note that Section 6 of the submitted Heritage Report states that the work would include the replacement of the roof structure, floors, roof coverings, flashings, internal plaster finishes, and extensive repairs to the brickwork. We continue to regret that the building has been left to deteriorate to such an extent over a relatively short period. The replacement of these features should only be approved subject to a full condition survey by a structural engineer or surveyor accredited in the conservation of historic buildings. It is very important that any replacement fabric which is visible externally, such as the roof form, matches the original as closely as possible. It would also be helpful if the assessment included a colour coded demolition plan so the extent of removal of historic fabric can be fully understood. These details could be provided by condition if your Council is minded to approve the application

From a Listed Building point of view:

This proposal appears acceptable to bring the building back in to use.

Planning Considerations

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Policies within the Bromley Unitary Development Plan including BE1
BE8 G2

In considering these proposals, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a duty the Authority to consider the impact of development proposal upon listed buildings. It states that the determining authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the core principles that define sustainable development.

In strategic terms the most relevant London Plan policies are:

- 2.8 Outer London: Transport
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality And Design Of Housing Developments
- 5.3 Sustainable Design And Construction

Conclusions

The main issues to be considered are:

- the impact on the setting and character of the Statutory Listed Building
- the impact on the amenities of neighbouring residential properties
- the impact on highway safety and parking
- the impact on Metropolitan Open Land

Impact on the Metropolitan Open Land

The planned extension and garage are modest in scale. It is noted that part of the existing building will be replaced as part of this application and would bring a building back to use.

Impact on the Statutory Listed Building

The proposal would appear acceptable in relation to the building and following on from English Heritage advice. There are some internal alterations planned. However, these are also found to be acceptable.

Impact on the amenities of neighbouring residential properties

The proposed development is considered to have a limited impact on the amenities of neighbouring residential properties in terms of prospect, sunlight and daylighting, other properties are a considerable distance away.

Impact on highways and car parking

In terms of the revised access layout the development appears to be acceptable.

Summary

This application appears acceptable in this location and to allow the building to return into use.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 14/04252, 14/4252, 15/03927, 15/03561, 15/03928 and 15/03688, excluding exempt information.

In terms of the associated Listed Building Consent application 15/01527. This is also acceptable.

as amended by documents received on 10.11.2015
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 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

- 3 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.

- 4 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 appearance of the building and the visual amenities of the area.