

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 15/04331/REG3

Ward:
Chislehurst

Address : Edgebury Primary School Belmont Lane
Chislehurst BR7 6BL

OS Grid Ref: E: 544161 N: 171654

Applicant : Mr Mike Miles

Objections : NO

Description of Development:

Replacement windows and doors, and new cladding and eaves to north-eastern and south-eastern elevations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 16

Proposal

Permission was recently granted for extensions to this primary school to enable it to expand from one form of entry to two forms of entry. The current proposals are for the upgrading of the existing south-eastern façade of the main school building fronting Belmont Lane, along with part of the north-eastern façade of the building.

New replacement windows and doors are proposed, along with new cladding and eaves, with new brickwork cladding to the north-eastern elevation.

Location

Edgebury Primary School is located within a residential area close to Chislehurst town centre. It lies on the western side of Belmont Lane, and its southern boundary abuts the rear gardens of residential properties in Edgebury. The whole of the site is designated as Green Belt.

The school was originally built in the 1960s, and comprises single storey buildings on the southern level part of the site, with large playing fields at a slightly raised level located to the north.

Consultations

No local objections have been received to the proposals.

Planning Considerations

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

BE1 Design of New Development

Planning History

Permission was granted in November 2014 (ref.14/02730) for extensions to this primary school to enable its expansion from one form of entry to two forms of entry, and comprised a two storey extension to the north-eastern side of the main school building which would contain 7 classrooms, staff offices, toilet facilities, and a new reception area and lobby with ramped access, along with a single storey extension to the school hall with covered walkway.

The permitted scheme also included an extension to the existing staff car park accessed from Belmont Lane (increasing the number of spaces from 11 to 13) and the provision of an additional 5 spaces along the access way from Edgebury, giving a total of 7 new spaces. A new covered play area was proposed adjacent to the north-western buildings, along with an additional play area adjacent to the grassed embankment which would be re-shaped. The changing rooms for the existing swimming pool also needed to be re-located as a result of the proposed hall extension.

Conclusions

The main issues in this case are the impact of the proposed elevational alterations to the existing school building on the visual amenities of the street scene.

The proposed replacement windows, doors, eaves and cladding would complement the existing buildings and would match those proposed for the new extensions. The new brickwork cladding to the north-eastern elevation would also match the proposed brick clad extensions.

The proposals would not therefore have a harmful impact on the appearance of the school buildings or new extensions, nor appear visually intrusive within the street scene.

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 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.

- 3 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.