

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

**Application No :** 16/00971/FULL1

**Ward:**  
**Chislehurst**

**Address :** Red Hill Primary School Red Hill  
Chislehurst BR7 6DA

**OS Grid Ref:** E: 543538 N: 171053

**Applicant :** Red Hill Primary School

**Objections : YES**

### **Description of Development:**

Proposed new boundary fencing facing Red Hill

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 16  
Urban Open Space

### **Proposal**

The application seeks consent for the installation of replacement boundary fencing along the northern (front) edge of the site. The proposed fencing measures 2m in height from ground level and is located in the same location as the existing boundary fencing, adjacent to the grass verge/footpath.

### **Location**

The application site is located on the southern side of Red Hill with a south-east front elevation. The primary school is surrounded mainly by residential properties. The site comprises school buildings to the south of the site, with a nursery and library provided towards the east. The school has a large amount of playing fields surrounding the main school building backing onto woodlands to the south and residential properties to the north, east and west.

### **Consultations**

Nearby owners/occupiers were notified of the application and no representations were received. The expiry date for comments is the 22nd of March. If any further comments are received they will be reported verbally at Committee.

Highways - The fence is on the same line as the existing. I would have no objection to the application.

### **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  
C1 Community Facilities  
C7 Education and Pre-School Facilities

London Plan (2015)

7.3 Designing out Crime

Planning History

The site has been subject to several applications for planning permission, the most recent of these include:

15/01976/FULL1 - Proposed replacement curtain walling to hall - Permitted

15/01278/FULL1 - Proposed single storey extension to facilitate additional toilet block, cloakroom and store room - Permitted

14/04479/FULL1 - Proposed single storey extension to the administration offices and entrance canopy - Permitted

14/02396/FULL1 - Single storey extension to existing toilets - Permitted

13/02039/FULL1 - Erection of free standing canopy in playground - Permitted

## **Conclusions**

The primary issues to be considered in the determination of this application are the impact upon the fencing on the wider street scene, highways implications and design of the new boundary treatments.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed fencing would follow the northern boundary of the site, which sits adjacent to a grass verge/ public footpath. The new fencing is to upgrade the safety and security along the Red Hill boundary by increasing the fencing by 0.6m in height which will control the ingress and egress onto the site as the present fence is of a height making it easy to access the school premises. The fencing will be located on the existing dwarf brick wall.

The proposed fencing will match the colour of the existing boundary treatment and will be attractively detailed with motifs matching the existing school gates with a waved design. The nature of the railings is such that the views into and out of the site are retained allowing for the open character of the area to be maintained which

Members may consider is of particular importance given the sites location within Urban Open Space. The fencing will retain the natural surveillance of the school site and Members may consider this a betterment to the existing low level mesh fencing.

The location of the proposed fencing would not result in harm to neighbouring amenity and no objections have been raised from the Council's highways department.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

#### **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 in the interest of the visual and residential amenities of the area.**