

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

Application No : 15/05634/REG3

Ward:
Bromley Town

Address : Veolia Environmental Services Baths
Road Bromley BR2 9RB

OS Grid Ref: E: 541756 N: 168457

Applicant : Mr Paul Chilton

Objections : YES

Description of Development:

Retention of two mobile huts

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
River Centre Line
Smoke Control SCA 13
Smoke Control SCA 12
Urban Open Space

Proposal

The site is the Bromley based Council Depot and this application seeks the retention of two mobile huts. They are located to the south-east of the site near to the Baths Road entrance.

Supporting information advises that the huts are used by the Highways team and their contractors, mainly during the winter season for controlling the winter maintenance service. The application seeks the retention of the huts on a permanent basis.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

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

BE1 Design of New Development

There is an extensive planning history relating to the site but the most recent and relevant is application reference 10/02732 for the installation of two mobile huts which was granted planning permission subject to conditions which included:

The building hereby permitted shall be removed and the land reinstated to its former condition on or before the 30th June 2016.

The reason for the condition was:

In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The units were originally required to provide existing members of staff with toilet and washing facilities and a general staff area. This application includes the use to be for purposes relating to winter maintenance service.

The units are sited within the central depot, are of a modest height and relate well to the context of the sider site. They are partly screened by large concrete screening walls. They are visible from the Baths Road entrance/public footpath but are not considered to have a harmful visual impact on the streetscene.

The units are sited a good distance from any residential properties and their use does not result in a detrimental effect in terms of noise, smells or contamination. They therefore appear to have very little impact of the character or amenities of neighbouring properties. Additionally, no neighbour objections have been received in respect of the proposal.

Given the above it is considered that the retention of the units is considered acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION