

SECTION '2' – Applications meriting special consideration

Application No : 16/00779/FULL1

Ward:
Kelsey And Eden Park

Address : Langley Park School For Girls,
Hawksbrook Lane, Beckenham
BR3 3BE

OS Grid Ref: E: 537998 N: 167337

Applicant : Ms Jennie Goodall

Objections : YES

Description of Development:

Demolition and erection of a single-storey extension to accommodate kitchen and dining facilities

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Metropolitan Open Land
Smoke Control SCA 21
Smoke Control SCA 9

Proposal

The application seeks consent for the construction of a 'L-shaped' extension to the side/rear of the existing building in order to provide additional kitchen and dining facilities for the existing school site.

Location

The school is located on the northern side of Hawksbrook Lane in an area of Metropolitan Open Land. To the east the site is bordered by St Dunstan's Lane and, beyond that, a sports grounds and a golf course. The site is bordered to the west by Langley Park School for Boys. To the south are games/tennis courts and playing fields. To the north are the playing fields. The application site is located west side of the main school building.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o No objections received to the current proposal unless they are the provisions of facilities by a proposed new junior school.
- o Comments relating to a potential new school within the Langley Park site.

Highways - No objections

Environmental Health -No objections in principle however recommendation that the following informatives are attached:

Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Planning Considerations

London Plan

- 3.18 Education facilities
- 5.3 Sustainable Design and Construction.
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking.
- 7.4 Local Character
- 7.6 Architecture
- 7.17 Metropolitan Open Lane
- 8.3 Community infrastructure levy

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

- BE1 Design of New Development
- G2 Metropolitan Open Land
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

Relevant Planning history

98/00879/FULMAJ - Permission granted on the 30.10.1998 for the construction of a detached two-storey building for science, all weather tennis courts with 275m

high chain link fence, two garages for storage of groundsman equipment and 25 Car parking spaces.

05/00280/FULL1 Permission granted on the 17.3.05 for the formation of raised floor platform and installation of glazed northern wall and canopied roof to enclose existing courtyard to provide open plan school extension for private study/social/dining area with access lift and stairs

10/03256/FULL1 - Permission granted on the 7.3.11 for the construction of a first floor extension to sixth form block. Two storey detached music block. Additional hardstanding to enlarge existing car park/ replace parking spaces

11/03836/FULL1- Permission granted for the construction of a single storey detached modular building and access ramp for use as temporary classroom .

10/03256/AMD- Non-material amendment Granted on the 20.08.13 for the addition of external escape staircase to southern elevation of sixth form block.

14/00538/FULL1- Permission granted for replacement double glazed windows and doors including new glazed porch to Main Entrance

15/04486/FULL1 - Permission granted on the 14.12.15 for th retention of single storey detached modular building and access ramp for use as temporary classroom.

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 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.

Policy 7.17 of the London Plan states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same protection as in the Green Belt.

Paragraph 7.56 of the above policy explains that paragraphs 79-92 of the NPPF on Green Belts will apply equally to MOL. In line with this position, when considering planning applications substantial weight is given to any harm to the MOL. 'Very special circumstances' will not exist unless the potential harm to the MOL by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The construction of new buildings is considered inappropriate development. Exceptions to this include 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

The application site is located within MOL. The proposed extension would create an additional 270sq.m of additional floor space. The total size of the existing school buildings measures 16,121sqm. In this context, whilst the extension is considered to be large, it is not considered to be a disproportionate addition over and above the size of the original building. As such the development is considered to be appropriate development. However, even if it were not considered appropriate, the proposal seeks the extension to accommodate increased dining and kitchen facilities. The existing kitchen facilities are cramped and insufficient to adequately deal with the increased demands of the school. However no additional staff or pupils numbers will be generated by the proposal. In this case, the need of the school and location of the extension are considered to constitute 'very special circumstances'. The extension would be set within an area to the side/rear of the existing building. The size, proportions and location of the extension are considered to be in keeping within the host building and would maintain the openness of the MOL.

No additional staff or pupils are proposed and there would be no changes to the parking arrangements. As such the highway impact of the proposal is considered to be acceptable.

The location and use of the proposed extension would not result in harm to neighbouring residential amenities.

The proposed extension is close to a number of large trees, which are to be retained. These trees are not subject to a Tree Preservation Order but do contribute to the green setting of the area. The application is accompanied by the Tree Survey and a Tree Protection Plan. The Councils Arboricultural officer has reviewed the application and raised no objection to the proposed works or tree protection measures.

In summary the proposed extension is considered to be appropriate development within the MOL and would not result in harm to the character and appearance of the building or openness of the MOL.

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.

- 3** Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development 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

You are further informed that :

- 1** Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 2** You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL