

**Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No :** 16/02606/FULL1

**Ward:**  
**Cray Valley West**

**Address :** 89 Cotmandene Crescent Orpington  
BR5 2RA

**OS Grid Ref:** E: 546518 N: 169379

**Applicant :** Mr White

**Objections : NO**

**Description of Development:**

Alterations to shopfronts (85, 87 and 89 Cotmandene Crescent)

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 20

**Proposal**

Permission is sought for alterations to the shopfronts of units 85, 87 and 89. The existing entrance door to Unit 87 is set back approximately 0.45m from the front of the property, whilst the entrance to Unit 89 is set back approximately 1.15m. It is proposed to infill these existing entrances to bring the entrance door in line with the front of the property and create a flat front elevation. Two fascia signs would also be installed to cover all three units, and it was noted on site that this has already been completed.

Unit 85 and 87 have most recently been used as Sabre Spares Ltd whilst unit 89 was previously a charity furniture store. It is proposed for the units to form a St Christopher's shop.

The application has been referred to committee as the site is owned by the London Borough Bromley.

**Location**

The application site forms units 85, 87 and 89 located on the ground floor, on the north-eastern side of the shopping parade on Cotmandene Crescent. The site is not located within a Conservation Area, nor is it Listed.

**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 and the London Plan:

BE1 Design of New Development  
BE19 Shopfronts

## **Planning History**

The application site has previously been the subject of the following applications;

- 88/01675/FUL - Single storey rear extension - Permitted 22.06.1988
- 03/01780/DEEM3 - Security shuts - Permitted 03.07.2003
- 06/03145/FULL2 - Change of use from retail shop (A1) to 24 hour minicab firm and travel agency - Refused 06.12.2006
- 14/00408/FULL2 - Change of use from retail (A1) to pet grooming, cattery with a maximum of 10 units, and a non-livestock pet shop (Sui Generis) - Permitted 15.05.2014 (Not implemented)

It is also noted that the site is also the subject of a further application ref: 16/02926/ADV for the addition of 2x non-illuminated fascia signs (units 85, 87 and 89).

## **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 BE19 of the Council's UDP seeks to ensure that applications for new shopfronts are well-related to their context; are of a high-quality of design and are sympathetic to the scale and existing features of the host building and its surroundings.

The proposed alterations to the existing shop front include the infill of the existing entrances to Units 87 and 89 to create a flat front elevation. The proposed entrance door to the Unit at 89 would also be relocated to a more central position within the shopfront. Two new fascia signs are also proposed, however separate permission for these are sought under application ref: 16/02926/ADV.

The site is located within a commercial shopping parade within Cotmandene Crescent with a variety of shopfront designs, although there are a number of other

properties with similar front entrances including Unit 85. As such, it is not considered the proposed shopfront alterations would be out of character with the area, or that they would have a detrimental impact to the host property, streetscene, or neighbouring amenities.

Units 85 and 87 have most recently been used as Sabre Spares Ltd whilst Unit 89 was previously a charity furniture store. It is proposed for the units to form a St Christopher's shop. The existing units are an A1 use and the proposed use would be considered to fall within this use class.

Having regards to the above, it is considered that proposed alterations to the shop front would be acceptable in that it is in keeping with the character and appearance of the host building, shopping parade and streetscene in general.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

#### **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.**