

## PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 5.00 pm on 30 June 2016

### Present:

Councillor Alexa Michael (Chairman)  
Councillor Charles Joel (Vice-Chairman)  
Councillors Douglas Auld, Katy Boughey, Nicky Dykes,  
Robert Evans, Angela Page and Richard Williams

### Also Present:

Councillors Julian Benington

## 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Terence Nathan.

## 2 DECLARATIONS OF INTEREST

Councillor Joel declared a personal interest in Item 4.11 – 40 Barnet Drive, Bromley, as he had prepared and produced the original drawings for the property which were used for this application. Councillor Joel did not take part in the discussion of this application and did not vote.

## 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 APRIL 2016

**RESOLVED** that the Minutes of the meeting held on 28 April 2016 be confirmed and signed as a correct record.

## 4 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

### 4.1 KELSEY AND EDEN PARK

**(16/02421/FULL6) - 27 Croydon Road, Beckenham  
BR3 4AA**

Description of application – Formation of vehicular access.

Members having considered the report and objections, **RESOLVED that the application be REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**SECTION 2**

(Applications meriting special consideration)

**4.2  
BROMLEY TOWN**

**(16/00239/FULL6) - 162 Homesdale Road, Bromley  
BR1 2RA**

Description of application – Single storey side and rear extensions. Elevational alterations including disabled access ramps.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.3  
PENGE AND CATOR**

**(16/00484/FULL1) - 30 St Johns Road, Penge  
SE20 7ED**

Description of application – Conversion of dwelling to 1x2 bedroom flat and 1x3 bedroom flat.

Comments from Ward Member Councillor Peter Fookes in objection to the application were reported at the meeting.

Members were informed that the Highways Division was satisfied with the parking provision.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.4  
BIGGIN HILL**

**(16/00699/FULL1) - Oaklands Primary School,  
Oaklands Lane, Biggin Hill TN16 3DN**

Description of application – Demolition of the existing infant school block and outbuildings and construction of single storey school building (max height 6.5m) attached to existing junior school block to facilitate an increase in pupil numbers, along with infill extensions and elevational alterations to existing building, the installation of 2 multi-use sports pitches with toilet/changing block and reconfigured car parking layout.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Julian Benington in support of the application were received at the meeting.

Comments from Ward Member Councillor Melanie

Stevens in support of the application were reported at the meeting.

Comments from Sport England in objection to the secure nursery play area, which appeared to be sited on an existing area of playing field, were reported. Members noted that if permitted, the application would be referred to the Secretary of State for consideration of the impact on the Green Belt.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further condition to read:-

24 The commencement of development, details of disabled car parking provision within the proposed staff/MUGA car park and details of any measures proposed to achieve step free access from the main school building to the MUGA and adjacent car park shall be submitted to and approved in writing by the Local Planning Authority. The car parking and any proposed access arrangements shall be implemented in accordance with the approved details prior to the first use of the MUGA and shall be permanently retained thereafter.

Reason: To ensure adequate provision of car parking and access for all users of the site in accordance with Policies 7.2 and 6.13 of the London Plan.

**4.5  
CHISLEHURST  
CONSERVATION AREA**

**(16/01032/FULL1) - 63-65 Chislehurst Road,  
Chislehurst BR7 5NP**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF  
PLANNER.**

**4.6  
BROMLEY TOWN CENTRE  
CONSERVATION AREA**

**(16/01175/FULL1) - Old Town Hall, 30 Tweedy  
Road, Bromley BR1 3FE**

Description of application – Application for planning permission and listed building consent to enable partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 99 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with configuration of the existing access ramp on Widmore Road and provision of pickup/drop off in Tweedy Road and South Street; and

Planning permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1 bed, 34 x 2 bed, 1 x 3 bed), with basement parking for 26 cars and 118 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.

Oral representations in support of the application were received at the meeting.

An amended list of plans to replace those set out in Condition 2 on pages 110-111 of the report was circulated to Members.

The Planning Officer informed Members that should the application be permitted, minor changes would be required to the conditions outlined in the report. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the following conditions amended to read:-

'2 Approved documents

The development hereby approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below:-

NTR Addendum Planning Statement (Mar 2016); Bermanguedesstretton Addendum Design and Access Statement (Jan 2015); Royal Haskoning DHV Transport Assessment (December 2014); Royal Haskoning DHV Framework Travel Plan (November 2014); Royal Haskoning DHV Delivery and Servicing Plan (December 2014); Heritage Statement (December 2014); Addendum to Heritage Statement (Jan 2016); GL Hearn Daylight and Sunlight Report (December 2014); Statement of Community Involvement (December 2014); CgMs Archaeological Desk Based Assessment (November 2014); idom Merebrook Phase 1 Geo-Environmental Assessment (December 2014); idom Merebrook Air Quality Assessment (November 2014); idom Merebrook Environmental Noise Assessment (November 2014); Ecology Consultancy – Preliminary Ecological Assessment and \Preliminary Bat Roost assessment (July 2014) and Update (24.07.2015); The Design

Collective Energy Strategy Report (August 2014);  
Forbes-Laird Arboricultural Consultancy Tree Report  
(December 2014); Area Schedule (Rev B) by Guy  
Holloway 13.105

Materials palette for South Street Car Park by Guy  
Holloway received on 26.08.2015;

Main Extension Materials Board by  
beremanguedesstretton on 26.08.2015

Additional Roof plant details received 07.07.2015

Details of United Anodiers product Anolok received  
07.07.2015

Letters from NTR dated May 12<sup>th</sup> 2015; July 3<sup>rd</sup> 2015;

#### OLD TOWN HALL DRAWINGS - 2863

Site plans - A-001 P02-02; A-002 P02-01; A-003 P02-01;  
A-1001 02-02; A-1002 P02-02; A-1003 P02-02;

Existing plans - A-010A Rev. P02-01; A-010B Rev.  
P02-01; 011 Rev. P02-01; A-012A Rev. P02-01; A-  
012B Rev. P02-01; A-013 Rev. P2 P02-01;

Demolition plans - A-015A Rev. P02-01; A-015B Rev.  
P02-01; A-016 Rev. P02-01; A-017A Rev. P02-01; A-  
017B Rev. P02-01; A-018 Rev. P02-01;

Proposed floor plans - A-100A P02-01; A-100B P02-01;  
A-101 P02-01; A-102 P02-01.; A-103A P02-01; A-  
103B P02-01; A-104 Rev. P02-01; A-105 Rev. P02-01;  
A-106 Rev P02-01; A-171 Rev. P02-01

Fire Strategy Plans - A-180A Rev. P02-01; A-180B  
Rev. P02-01; A-181 Rev. P02-01; A-182 Rev. P02-01;  
A-183A Rev. P02-01; A-183B Rev. P02-01;

Existing and Proposed Elevations - A-200 Rev. P02-01;  
A-201 Rev. P02-01; A-202 Rev. P02-01; A-203  
Rev. P02-01; A-204 Rev. P02-01; A-205 Rev. P02-01;  
A-206 Rev. P02-01; A-207 Rev. P02-01; A-208 Rev.  
P02-01; A-209 Rev. P02-01; A-210 Rev. P02-01; A-  
211 Rev. P02-01;

Proposed detailed elevations and bay studies - A-250  
Rev. P02-01; A-251 Rev. P02-01; A-252 Rev. P02-01;  
A-253 Rev. P02-01; A-254 Rev. P02-01; A-255 Rev.  
P02-01; A-256 Rev. P02-01; A-257 Rev. P02-01;

Existing and Proposed sections - A-300 Rev. P02-01;  
A-301 Rev. P02-01; A-302 Rev. P02-01; A-303 Rev.  
P02-01; A-304 Rev. P02-01

Room Data Sheets - A-900 Rev. P02-01; A-901 Rev. P02-01; A-902 Rev. P02-01; A-903 Rev. P02-01; A-904 Rev. P02-01; A-905 Rev. P02-01; A-906 Rev. P02-01; A-907 Rev. P02-01; A-908 Rev. P02-01; A-909 Rev. P02-012; A-910 Rev. P02-012; A-920 Rev. P02-01; A-921 Rev. P02-01; A-922A Rev. P02-01; A-922B Rev. P02-01; A-922C Rev. P02-01; A-923A Rev. P02-01; A-923B Rev. P02-01; A-923C Rev. P02-01; A-924 Rev. P02-01; A-925 Rev. P02-01; A-926 Rev. P02-01; A-927A Rev. P02-01; A-927B Rev. P02-01; A-928 Rev. P02-01; A-929 Rev. P02-01; A-930 Rev. P02-01; A-931A Rev. P02-01; A-931B Rev. P02-01; A-932 Rev. P02-01; A-933A Rev. P02-01; A-933B Rev. P02-01; A-934A Rev. P02-01; A-934B Rev. P02-01; A-935A Rev. P02-01; A-935B Rev. P02-01; A-936 Rev. P02-01; A-937 Rev. P02-01; A-938 Rev. P02-01; A-939 Rev. P02-01;

Landscaping - A-150 Rev P1; 567\_SK\_10;  
567\_SK\_12B; 567\_SK\_18; 567\_SK\_20;  
567\_SK\_21A; 567\_SK\_22

Survey Drawings - 002-001 Rev. C; 002-002 Rev. E;  
002.003 Rev. B; 002-004; 002-005; 002-006; 002-007;  
002-008 Rev. C;

3D views: 2363-A-800 Rev P02-01; 2363-A-801 Rev  
P02-01; 2363-A-802 Rev P02-01; 2363-A-803 Rev  
P02-01; 2363-A-804 Rev P02-01; 2363-A-805 Rev  
P02-01; 2363-A-806 Rev P02-01; 2363-A-807 Rev  
P02-01; 2363-A-808 Rev P02-01; 2363-A-809 Rev  
P02-01; 2363-A-810 Rev P02-01.

#### SOUTH STREET CAR PARK DRAWINGS

Site plans - 13.105.01 Rev A; 13.105.02 Rev. A;  
13.105.03; 13.105.17 Rev. D;

Proposed Floor plans - 13.105.04; 13.105.05;  
13.105.06 Rev. D; 13.105.07 Rev. D; 13.105.08 Rev.  
D; 13.105.09 Rev. D; 13.105.10 Rev. D; 13.105.11  
Rev. D; 13.105.18 Rev. B;

Proposed Elevations - 13.105.12 Rev. F; 13.105.13  
Rev. D; 13.105.14 Rev. D; 13.105.15 Rev. D;  
13.105.28 Rev. D; 13.105.29 Rev. B; 13.105.30 Rev.  
B; 13.105.31 Rev. B; 13.105.34 Rev. A;

Proposed Sections - 13.105.16 Rev. E; 13.105.32  
Rev. C; 13.105.33 Rev. A.'

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the Local Planning Authority when judged against the policies in the London Plan 2015 and the Bromley UDP 2006.

5(i) Details and samples of the materials for the external surfaces of each phase of the development, including roof cladding, wall facing materials and cladding, window glass, doors and window frames and decorative features shall be submitted in accordance with the parameters set out in the Design and Access Statement, the approved plans and the Main Extension Materials Board by bermanguedesstretton received on 26 August 2015 and the materials palette by Guy Holloway received on 26 August 2015. The development shall be carried out in strict accordance with the approved details and no alternative materials shall be used:

(ii) Sample panels of facing brickwork for the South Street Car Park phase showing the proposed colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until the work is completed. The facing brickwork of the development hereby permitted shall be carried out in accordance with the details of the approved sample panels.

(iii) Details of any covering of the external staircase between the old courtroom and the proposed extension to the corner of Court Street and South Street shall be submitted and approved prior to the commencement of development of each phase and shall be carried out in accordance with the approved drawings before the first occupation of the hotel/restaurant use

Reason: In the interest of the appearance of this listed building and to comply with Unitary Development Plan policies BE1 and BE8.

6 A section and elevation at 1:10 scale showing details of the windows for the South Street Car Park part of the scheme shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on that phase. The windows shall be installed in accordance with the approved details.

Reason: To accord with policy BE1 of the Unitary Development Plan in the interests of the amenities of nearby properties.

9 Details of slab levels of the building and the existing site levels for each phase shall be submitted and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly 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.

12 No development shall commence on site on any phase until such time as a Construction Environmental Management Plan incorporating Traffic Construction Logistics and Site Waste Management has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- Full details of arrangements for the management and disposal of construction material and waste
- Dust mitigation/management measures
- The location and operation of plant and wheel washing facilities
- Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
- Rationalise travel and traffic routes to and from the site.
- Provide full details of the number and time of construction vehicle trips to the site including the route for heavy goods vehicles, with the intention and aim of reducing the impact of construction related activity.
- Measures to deal with safe pedestrian movement.
- Use of oil interceptors in trafficked areas so that there would be no discharge to ground via infiltration.
- Security Management (to minimise risks to unauthorised personnel).
- Details of the training of site operatives to follow the Construction Environmental Management Plan requirements and including Construction



Logistics and Site Waste Management.

- Details of methods to liaise with the public and neighbouring sites, including procedures for receiving and responding to complaints
- Protocols for reviewing and monitoring the CEMP including timeframes for meetings and environmental audits.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to ensure satisfactory vehicle management in accordance with Policies BE1 T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan.

13 Each phase of the development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the Preferred Standard of the Mayor's London Plan. The approved scheme shall be implemented in full accordance with the details before any part of the development hereby permitted is first occupied and shall be permanently retained thereafter.

Reason: To meet the requirements of London Plan policies 5.12 and 5.13 and to reduce the impact of flooding both to and from the proposed development and third parties.

15 A) No development other than demolition to existing ground level in each phase shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological investigation in accordance with a Written Scheme of Investigation.

C) If heritage assets of archaeological interest are

identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

17(i) No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority in relation to that phase.

- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall

commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

- d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.
- f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the approved components.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

(ii) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any

contamination be identified that could present an unacceptable risk to controlled waters.

(iii) Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved. Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

(iv) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it is demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details. Reason: To comply with National Planning Policy Framework (NPPF) paragraph 109 and to protect the local and natural environment from unacceptable levels of water pollution.

(v) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to

underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

20 Full particulars and details of the CHP system for the South Street Car Park residential scheme, including the extract flue and dispersion modelling shall be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

The details of the CHP system shall be specified to include ultra low NO<sub>x</sub> CHP equipment. The details shall include:

- The make and model of the system and details of the additional abatement technology that has been investigated for fitment to reduce air pollution emissions.
- A life cycle analysis showing a net benefit to carbon emissions from the plant.
- The type, height and location of the flue/chimney (including calculations details regarding the height of the flue/chimney).
- Certification for use of the flue/chimney in a smoke control area.
- Information on the fuel, fuel feed system, the fuel supply chain and the arrangements that have been investigated to secure fuel. Fuel usage shall be monitored for 3 years from the first operation of the plant. Details of fuel usage shall be forwarded to the Local Planning Authority annually, the first report to be forwarded 1 year after the commencement of operation of the plant.
- A breakdown of emissions factors of nitrogen oxides (NO<sub>x</sub>), particulates and any other harmful emissions from the gas fired CHP and details of any mitigation measures to reduce emissions to an acceptable level.
- An assessment of the impact of the emissions to ground level concentrations and any additional impact to surrounding buildings/ structure.

The CHP system shall be installed strictly in accordance with the details so approved, shall be implemented and fully operational prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change

therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: The site is within an Air Quality Management Area where development is required to be designed to mitigate the impact of poor air.

26(i) The arrangements for storage of refuse and recyclable materials including the collection arrangements shown on the approved drawings for the Old Town Hall part of the site shall be implemented in accordance with the approved details before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

(ii) Details of arrangements for storage of refuse and recycling materials for the South Street Car Park part of the site shall be submitted to and approved in writing before any part of the development hereby permitted commences and the approved arrangements shall be completed before any part of the development hereby approved is first occupied and permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in an acceptable location.

(iii) A Refuse and Recycling Management Plan for the South Street Car Park part of the site shall be submitted and approved by the Local Planning Authority before the first occupation of each phase and shall be implemented in accordance with the approved plans and maintained permanently thereafter

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

30 Before any part of the Old Town Hall part of the site hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided in accordance with details submitted and approved and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

34(i) A minimum of 10 hotel rooms in the Old Town Hall part of the site shall be units capable of occupation by wheelchair users. The units to be wheelchair adaptable are Nos 012, 016, 017, 020, 021, 022, 023, 112, 115, and 212 and shall be constructed in accordance with the standards set out in the Mayor of London's Town Centres Supplementary Planning Guidance 2014.

Reason: To comply with Policy 3.8 of the London Plan 2015 and to provide accommodation choice for all visitors.

(ii) A minimum of 6 units in the South Street Car Park part of the site shall be constructed to be capable of occupation by wheelchair users. The units to be wheelchair adaptable are units 00.11; 01.12; 02.12; 03.12; 04.01; 04.03 as shown on plan 13.105.18 Rev B and shall be constructed in accordance with the standards set out in the Mayor of London's Housing Supplementary Planning Guidance 2012.

Reason: To comply with Policy 3.8 of the London Plan 2015 and to provide housing choice

39 The 2 independent restaurants shown on the Basement plans proposed Nos 2863-A100A P02-01 and 100B P02-01 and Ground Floor plans proposed Nos 2863-A 101 P02-01 within the Old Town Hall part of the site shall be used for Class A3 restaurant/café use and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To comply with the submitted plans and Policy BE1 of the Unitary Development Plan and in order to enable the Council to reconsider any change of use with regard to the listed building and in the interests of the amenities of the area and the vitality and viability of the town centre.'

**4.7  
BROMLEY TOWN CENTRE  
CONSERVATION AREA**

**(16/01176/LBC) - Old Town Hall, 30 Tweedy Road,  
Bromley BR1 3FE**

Description of application – Application for planning permission and listed building consent to enable partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 99 bedroom hotel use (Class C1) to

include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road and provision of pickup/drop off in Tweedy Road and South Street; and

Planning permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1 bed, 34 x 2 bed, 1 x 3 bed), with basement parking for 26 cars and 118 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.

Oral representations in support of the application were received at the meeting.

An amended list of plans to replace those set out in Condition 2 on pages 110-111 of the report was circulated to Members.

The Planning Officer informed Members that should the application be permitted, minor changes would be required to the conditions outlined in the report.

Members having considered the report, objections and representations, **RESOLVED that LISTED**

**BUILDING CONSENT BE GRANTED** as

recommended, subject to the conditions set out in the report of the Chief Planner with the following conditions amended to read:-

'2 The development hereby approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below:-

NTR Addendum Planning Statement (Mar 2016); Bermanguedesstretton Addendum Design and Access Statement (Jan 2015); Royal Haskoning DHV Transport Assessment (December 2014); Royal Haskoning DHV Framework Travel Plan (November 2014); Royal Haskoning DHV Delivery and Servicing Plan (December 2014); Heritage Statement (December 2014); Addendum to Heritage Statement (Jan 2016); GL Hearn Daylight and Sunlight Report (December 2014); Statement of Community Involvement (December 2014); CgMs Archaeological Desk Based Assessment (November 2014); idom Merebrook Phase 1 Geo-Environmental Assessment (December 2014); idom Merebrook Air Quality Assessment (November 2014); idom Merebrook Environmental Noise Assessment (November 2014); Ecology Consultancy – Preliminary Ecological Assessment and \Preliminary Bat Roost assessment



(July 2014) and Update (24.07.2015); The Design Collective Energy Strategy Report (August 2014); Forbes-Laird Arboricultural Consultancy Tree Report (December 2014); Area Schedule (Rev B) by Guy Holloway 13.105

Materials palette for South Street Car Park by Guy Holloway received on 26.08.2015;

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Letters from NTR dated May 12<sup>th</sup> 2015; July 3<sup>rd</sup> 2015;

#### OLD TOWN HALL DRAWINGS - 2863

Site plans - A-001 P02-02; A-002 P02-01; A-003 P02-01; A-1001 02-02; A-1002 P02-02; A-1003 P02-02;

Existing plans - A-010A Rev. P02-01; A-010B Rev. P02-01; 011 Rev. P02-01; A-012A Rev. P02-01; A-012B Rev. P02-01; A-013 Rev. P2 P02-01;

Demolition plans - A-015A Rev. P02-01; A-015B Rev. P02-01; A-016 Rev. P02-01; A-017A Rev. P02-01; A-017B Rev. P02-01; A-018 Rev. P02-01;

Proposed floor plans - A-100A P02-01; A-100B P02-01; A-101 P02-01; A-102 P02-01.; A-103A P02-01; A-103B P02-01; A-104 Rev. P02-01; A-105 Rev. P02-01; A-106 Rev P02-01; A-171 Rev. P02-01

Fire Strategy Plans - A-180A Rev. P02-01; A-180B Rev. P02-01; A-181 Rev. P02-01; A-182 Rev. P02-01; A-183A Rev. P02-01; A-183B Rev. P02-01;

Existing and Proposed Elevations - A-200 Rev. P02-01; A-201 Rev. P02-01; A-202 Rev. P02-01; A-203 Rev. P02-01; A-204 Rev. P02-01; A-205 Rev. P02-01; A-206 Rev. P02-01; A-207 Rev. P02-01; A-208 Rev. P02-01; A-209 Rev. P02-01; A-210 Rev. P02-01; A-211 Rev. P02-01;

Proposed detailed elevations and bay studies - A-250 Rev. P02-01; A-251 Rev. P02-01; A-252 Rev. P02-01; A-253 Rev. P02-01; A-254 Rev. P02-01; A-255 Rev. P02-01; A-256 Rev. P02-01; A-257 Rev. P02-01;

Existing and Proposed sections - A-300 Rev. P02-01; A-301 Rev. P02-01; A-302 Rev. P02-01; A-303 Rev. P02-01; A-304 Rev. P02-01

Room Data Sheets - A-900 Rev. P02-01; A-901 Rev. P02-01; A-902 Rev. P02-01; A-903 Rev. P02-01; A-904 Rev. P02-01; A-905 Rev. P02-01; A-906 Rev. P02-01; A-907 Rev. P02-01; A-908 Rev. P02-01; A-909 Rev. P02-012; A-910 Rev. P02-012; A-920 Rev. P02-01; A-921 Rev. P02-01; A-922A Rev. P02-01; A-922B Rev. P02-01; A-922C Rev. P02-01; A-923A Rev. P02-01; A-923B Rev. P02-01; A-923C Rev. P02-01; A-924 Rev. P02-01; A-925 Rev. P02-01; A-926 Rev. P02-01; A-927A Rev. P02-01; A-927B Rev. P02-01; A-928 Rev. P02-01; A-929 Rev. P02-01; A-930 Rev. P02-01; A-931A Rev. P02-01; A-931B Rev. P02-01; A-932 Rev. P02-01; A-933A Rev. P02-01; A-933B Rev. P02-01; A-934A Rev. P02-01; A-934B Rev. P02-01; A-935A Rev. P02-01; A-935B Rev. P02-01; A-936 Rev. P02-01; A-937 Rev. P02-01; A-938 Rev. P02-01; A-939 Rev. P02-01;

Landscaping - A-150 Rev P1; 567\_SK\_10;  
567\_SK\_12B; 567\_SK\_18; 567\_SK\_20;  
567\_SK\_21A; 567\_SK\_22

Survey Drawings - 002-001 Rev. C; 002-002 Rev. E;  
002.003 Rev. B; 002-004; 002-005; 002-006; 002-007;  
002-008 Rev. C;

3D views: 2363-A-800 Rev P02-01; 2363-A-801 Rev  
P02-01; 2363-A-802 Rev P02-01; 2363-A-803 Rev  
P02-01; 2363-A-804 Rev P02-01; 2363-A-805 Rev  
P02-01; 2363-A-806 Rev P02-01; 2363-A-807 Rev  
P02-01; 2363-A-808 Rev P02-01; 2363-A-809 Rev  
P02-01; 2363-A-810 Rev P02-01.

#### SOUTH STREET CAR PARK DRAWINGS

Site plans - 13.105.01 Rev A; 13.105.02 Rev. A;  
13.105.03; 13.105.17 Rev. D;

Proposed Floor plans - 13.105.04; 13.105.05;  
13.105.06 Rev. D; 13.105.07 Rev. D; 13.105.08 Rev.  
D; 13.105.09 Rev. D; 13.105.10 Rev. D; 13.105.11  
Rev. D; 13.105.18 Rev. B;

Proposed Elevations - 13.105.12 Rev. F; 13.105.13  
Rev. D; 13.105.14 Rev. D; 13.105.15 Rev. D;  
13.105.28 Rev. D; 13.105.29 Rev. B; 13.105.30 Rev.  
B; 13.105.31 Rev. B; 13.105.34 Rev. A;

Proposed Sections - 13.105.16 Rev. E; 13.105.32  
Rev. C; 13.105.33 Rev. A.'

The following condition was also added:-

6 All internal and external works of making good to the retained fabric of the building shall be finished to match the adjacent work with regard to methods used and to material colour, texture and profile. Details of the internal finishes of the accommodation within the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and thereafter permanently retained on such.

Reason: In order to comply with Policy BE8 of the Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

**4.8  
CRYSTAL PALACE**

**(16/01266/FULL1) - 130 Croydon Road, Penge  
SE20 7YZ**

Description of application – Construction of a four storey residential block comprising 8 two bedroom self-contained units with basement car parking, landscaping, cycle and refuse stores.

Correction: It was reported that no objections to the application had been received, contrary to what was stated on page 133 of the report.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.9  
FARNBOROUGH AND  
CROFTON**

**(16/01510/FULL1) - 21A Hilda Vale Road,  
Orpington BR5 7AN**

Description of application – Demolition of existing detached bungalow and garage and erection of 2 detached bungalows.

Oral representations in objection to and in support of the application were received at the meeting.

It was reported that further objections to the application had been received.

The Planning Officer informed Members that the Highways Division no longer objected to the application in regard to access.

Members having considered the report, objections and representations, **RESOLVED that the**

**application be REFUSED** for the following reasons:-

1 The proposal would result in an unsatisfactory overdevelopment of the site by reason of the number of dwellings and its location to the rear of the properties within Hilda Vale Road, which would be out of character with neighbouring development and the area in general thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

2 The development would result in an increased use of the access road which by reason of its proximity to the adjoining properties of Hilda Vale Road and the general noise and disturbance associated with its use would be harmful to the amenities that those residents may be able to continue to enjoy thereby contrary to Policies BE1 and H7 of the UDP.

**4.10  
PLAISTOW AND  
SUNDRIDGE**

**(16/01534/FULL6) - 21 Edward Road, Bromley  
BR1 3NG**

**THIS REPORT WAS WITHDRAWN BY THE AGENT.**

**4.11  
BROMLEY COMMON AND  
KESTON**

**(16/01554/FULL6) - 40 Barnet Drive, Bromley  
BR2 8PQ**

Description of application – Single storey rear extensions, first floor front extension with roof alterations incorporating pitched roof and elevation alterations.

The application had been amended by revised plans received on 29 June 2016.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

5 Prior to commencement of works, a full set of plans showing no encroachment onto the neighbouring property No. 42 Barnet Drive as shown on the indicative plans received by the Council on 29 June 2016, shall be submitted and approved in writing by the Local Planning Authority and maintained as such thereafter.

Reason: In the interests of neighbouring amenity and Policy BE1 of the Unitary Development Plan.

**4.12  
BIGGIN HILL**

**(16/01580/FULL1) - 36 Village Green Avenue,  
Biggin Hill TN16 3LN**

Description of application – Demolition of existing garage/workshop and erection of two storey detached 4 bedroom dwelling with parking and associated landscaping.

Oral representations in support of the application were received at the meeting.

It was reported that Thames Water and Environmental Health had raised no objection to the application.

Members having considered the report and representations, **RESOLVED that the application be REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**4.13  
BROMLEY COMMON AND  
KESTON**

**(16/01713/FULL6) - 18 Oxhathw Crescent, Bromley  
BR2 8BL**

Description of application – Part one/two storey side/rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.14  
HAYES AND CONEY HALL**

**(16/01801/FULL6) - 132 Bourne Vale, Hayes,  
Bromley BR2 7NZ**

Description of application – Part one/two storey front/side and rear extension.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.15  
PENGE AND CATOR**

**(16/01845/FULL6) - 235 Kent House Road,  
Beckenham BR3 1JQ**

Description of application – Single storey side/rear extension.

Members having considered the report and objections, **RESOLVED that the application be REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

**4.16  
HAYES AND CONEY HALL**

**(16/01849/MATAMD) - 1 Pickhurst Green, Hayes  
BR2 7QT**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF  
PLANNER.**

**4.17  
BROMLEY COMMON AND  
KESTON  
CONSERVATION AREA**

**(16/02174/FULL6) - 27 Croydon Road, Keston  
BR2 6EA**

Description of application – Two storey rear extension, elevational alterations to include first floor front and side extensions and an alteration and enlargement to the roof to provide habitable accommodation within the roof space and front porch.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that further objections and photographs received had been placed on file. Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** for the following reason:-  
1 The proposed two storey rear extension, by reason of its proximity to the neighbouring property at no. 46 Forest Ridge and the number and location of the first floor windows and roof lights within the rear elevation, would give rise to an unacceptable degree of overlooking and result in a loss of privacy to the occupants of this neighbouring dwelling, thereby contrary to policy BE1 of the Unitary Development Plan.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**4.18  
BROMLEY TOWN**

**(15/05521/FULL1) - The Ravensbourne School,  
Hayes Lane, Hayes, Bromley BR2 9EH**

**THIS REPORT WAS WITHDRAWN BY THE CHIEF  
PLANNER.**

**4.19  
CHELSFIELD AND PRATTS  
BOTTOM**

**(15/05533/FULL1) - Warren Road Primary School,  
Warren Road, Orpington BR6 6JF**

Description of application – Proposed single storey infill extension.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.20  
CHELSFIELD AND PRATTS  
BOTTOM**

**(16/00515/FULL6) - 177 Warren Road, Orpington  
BR6 6ES**

Description of application – Demolition of existing dwelling and erection of replacement dwelling.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner.

**4.21  
CHISLEHURST**

**(16/00993/FULL6) - 1 Slades Drive, Chislehurst  
BR7 6JU**

Description of application – First floor rear extension.

Oral representations in objection to and in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.22  
CHELSFIELD AND PRATTS  
BOTTOM**

**(16/01843/FULL6) - 109 Borkwood Way, Orpington  
BR6 9PE**

Description of application – First floor side extension.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.23  
WEST WICKHAM**

**(16/02012/FULL6) - 36 Goodhart Way, West  
Wickham BR4 0ES**

Description amended to read - Single storey detached garage.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.24  
WEST WICKHAM**

**(16/02013/FULL6) - 36 Goodhart Way, West  
Wickham BR4 0ES**

Description of application – Two storey side extension and replacement porch.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.25  
PLAISTOW AND  
SUNDRIDGE**

**(16/02066/RECON) - 49 Park Avenue, Bromley  
BR1 4EG**

Description of application – Variation of condition 16 of permission 14/02727 (granted at appeal) to allow the substitution of revised plans for those named in the permission, providing a side dormer projection to accommodate a lift shaft.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.



4.26  
CHISLEHURST

**(16/02161/FULL6) - 45 Sandy Ridge, Chislehurst  
BR7 5DP**

Description of application – Part one/two storey side/rear extension, roof alterations to include increase in ridge height, alterations to the pitch and installation of Velux Cabrio rooflight to rear roofslope.

It was reported that further supporting comments had been received from the applicant.

Members having considered the report and objections, **RESOLVED that the application be REFUSED** for the following reason:-

1 The proposal, by reason of its design, bulk and rearward projection, would have an adverse impact on the character of the area and the residential amenities currently enjoyed by the occupants of the adjoining property, No. 47 Sandy Ridge, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

4.27  
HAYES AND CONEY HALL

**(16/01214/RECON) - 39 Gates Green Road, West  
Wickham BR4 9DE**

Description of application – roof alterations to incorporate rear dormer, two storey front/side and single storey rear extensions, canopy to front, elevational alterations, associated landscaping and patio to rear – revisions to planning permission reference 14/04129.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that photographs received from the applicant together with an update from the agent, had been circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that the application be REFUSED** for the reasons and informative set out in the report of the Chief Planner.

Members **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED to ensure the removal of the air-conditioning units, the reduction of the rear dormer and that materials comply with the works as approved under planning application reference 15/01102.**

**6 TREE PRESERVATION ORDERS**

**6.1  
BROMLEY COMMON AND  
KESTON**

**Objections to Tree Preservation Order (TPO) 2623  
at Cranbrook, Holwood Park Avenue, Orpington  
BR6 8NG**

Description amended to read:- 'Objections to Tree Preservation order (TPO) 2623 at Cranbrook, Holwood Park Avenue, Orpington, Kent BR6 8NG.'

Members having considered the report and objections **RESOLVED that TREE PRESERVATION ORDER NO 2623** relating to three Blue Atlas cedar trees located within the confines of Cranbrook, Holwood Park Avenue, **BE CONFIRMED** as recommended in the report of the Chief Planner.

The meeting ended at 8.37 pm

Chairman