

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

Application No : 16/04462/RECON

Ward:
Chislehurst

Address : 3 Camden Park Road Chislehurst BR7
5HE

OS Grid Ref: E: 542954 N: 170352

Applicant : Mr & Mrs A & B WILSON

Objections : YES

Description of Development:

Variation of condition 2 of permission ref. 12/03279 granted on appeal for part one/two storey side/rear extension, creation of lower ground floor, two storey front/side extension and elevational alterations, to allow changes to external materials RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 16

Proposal

Permission was granted on appeal in April 2013 under ref.12/03279 for the demolition of the existing garage, and the erection of two storey front, side and rear extensions, a basement garage and steps to the side together with alterations to the retained house elevations. This permission was subject inter alia to a condition which required the materials to be used in the construction of the external surfaces of the extension to match those used in the existing building (condition 2) which was originally constructed of red brick.

The work on the extensions is nearing completion, but the external surfaces of the extensions and the retained house elevations are rendered with tile hanging rather than being of red brick to match the existing. Retrospective permission is therefore sought to retain the external surfaces of the extended house as render with tile hanging.

Location

This detached property is located on the northern side of Camden Park Road and lies within Chislehurst Conservation Area. It is set at an elevated level to Camden Park Road, and backs onto No.30 Yester Road, which is itself set significantly higher than the application site. No.1 Camden Park Road to the west has been greatly extended in recent years.

Consultations

A letter of objection has been received from the occupiers of No.30 Yester Road who raise the following main concerns:

- * a large expanse of painted rendered wall on the rear elevation of the dwelling adjacent to No.30 would be oppressive
- * if a leylandii hedge in the garden of No.3 is removed or dies, the rendered walls of the property would be even more visible
- * the use of red brick would be preferable as it would mellow over time and blend in with the surroundings
- * works have caused damage to trees at the neighbouring property
- * the change to the materials has already been carried out with disregard to the condition.

Comments from Consultees

The Advisory Panel for Conservation Areas raises objections to the proposals as it considers that the recommendation of the Inspector with regard to the use of matching bricks should be upheld.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

The application was called into committee by a ward councillor.

Planning History

Permission was granted in 2009 for two alternative smaller schemes to extend this property under refs. 09/01218 and 09/01219, and these permissions were renewed in September 2012 under refs.12/02420 and 12/02421.

Permission was refused in 2012 (ref.11/03697) for the erection of a part one/two storey front/side extension, a part one/two storey side/rear extension, a first floor side extension with front dormer and a basement garage.

Permission was refused in 2013 (ref.12/03276) for a part one/two storey side/rear extension, a two storey front/side extension and the creation of a lower ground floor, and the appeal was dismissed.

Permission was refused in 2013 (ref.12/03279) for a part one/two storey side/rear extension, a two storey front/side extension and the creation of a lower ground floor, but the appeal in this case was allowed.

Conclusions

The main issues in this case are the impact of the proposals on the character and appearance of Chislehurst Conservation Area and on the amenities of nearby residential properties.

The applicant claims that it was always intended that the walls of the extension and the retained walls of the dwelling would be painted render with tile hanging, and it is clear from the original application form that it was indeed intended to use render and tile hanging (Q.11 of the form) rather than to match the existing brickwork. In coming to his decision to grant permission for the proposals, the Inspector did not refer specifically to the proposed use of render and tile hanging for the external walls of the building, and whether or not this was acceptable, but he did comment that "...the host building possesses little in the way of architectural distinction..." and that he could "...understand the appellant's wish to remodel its appearance and augment the accommodation that it provides." It is not therefore clear why the Inspector should impose a condition requiring the external materials to match the existing dwelling (ie. red bricks) when that was not what was applied for.

Nevertheless, the proposed use of painted render and tile hanging in place of red bricks to match the existing is not considered to have a detrimental visual impact on the appearance of the building nor on the character and appearance of this part of Chislehurst Conservation Area which is characterised by a number of dwellings that have rendered facades.

With regard to the impact on the dwelling to the rear at No.30 Yester Road, this property is set at a significantly higher level than the application property, and although the painted rendered finish of the rear elevation of the dwelling may be visible from this property and its garden, it is not considered to cause a significant level of harm to the neighbouring occupants to warrant a refusal on those grounds.

In conclusion, the proposed use of painted render and tile hanging for all elevations of the dwelling is not considered to have a harmful impact on the character and appearance of Chislehurst Conservation Area nor would it unduly affect the amenities of neighbouring properties.

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 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.

- 2 Before the first occupation of the eastern extension hereby permitted, the dormer window on the north-facing roof slope shall be fitted with obscured glass and shall be permanently retained in that condition.**

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan