

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/03003/LBC

**Ward:**  
Kelsey And Eden Park

**Address :** The Chinese Garage Ltd Wickham Road  
Beckenham BR3 6RH

**OS Grid Ref:** E: 537900 N: 168500

**Applicant :** Masters Of Beckenham Limited

**Objections :** YES

### **Description of Development:**

Change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building. (LISTED BUILDING CONSENT)

### **JOINT REPORT WITH 16/02988/FULL1**

#### **Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 18

#### **Proposal**

Listed Building Consent is sought for the change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building.

The proposal will include the following alterations to the existing buildings and external areas requiring Listed Building Consent.

- The insertion of internal new partitions to subdivide the Chinese Garage into two separate retail units.
- The rearrangement of the internal space within the pagoda with the removal of existing partition walling and insertion of temporary partition walling.
- Removal of lantern style rooflights on the later workshop area.
- External changes to the elevations, including alterations to the fenestration.

#### **Location**

The site is located on the roundabout at the junction of Stone Park Avenue and

South Eden Park Road. Vehicular and pedestrian access to the site is achieved both from Stone Park Avenue and South Eden Park Road. The site is served by public transport with bus stops available on both of these roads which are classified as local distributor roads.

To the north west of the site, on the opposite side of Stone Park Avenue is another garage and car showroom. A small neighbourhood shopping parade is located to the north and residential properties predominantly reside to the west and south of the site. The boundary of Park Langley Conservation Area lies to the east of the site on the opposite side of the roundabout.

The application site currently comprises a Statutory Listed (Grade II) building built in 1928 in a design inspired by Japanese pagodas. The entire building is Statutory Listed, inclusive of the rear garage space and any structures within the curtilage. The site appears to have been used as a motor garage or car sales showroom since it was built. The front of the 'pagoda' part of the garage is laid out as a Chinese Garden.

Attached to the rear of the pagoda style building is a flat roofed single storey car workshop building and two storey office building, both of traditional appearance. The car showroom forecourts are used to display cars and associated car dealership branding/ signage as well as being used for customer and staff car parking. The office section of the building appears to have been in residential use at some stage.

### **Consultations**

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

- Change of use would have significant impact on the character of the listed building. Existing use as a garage in keeping with the heritage which would be lost.

### **Planning Considerations**

National Planning Policy Framework (NPPF)

56 to 66: Design of development

128 to 129: Heritage assets

#### London Plan:

5.3 Sustainable design and construction

7.4 Local character

7.6 Architecture

7.8 Heritage Assets and Archaeology

7.9 Heritage-Led Regeneration

#### Unitary Development Plan:

BE1 Design of New Development

BE8 Statutory Listed Buildings

### Emerging Bromley Local Plan:

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that an updated Local Development Scheme will be submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, indicating the submission of the draft Local Plan to the Secretary of State in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 37 - General design of development

Draft Policy 38 - Statutory Listed Buildings

### **Planning History**

The site has been in use as a garage since for many decades. The majority of the previous planning applications have related to minor alterations to the shopfront, signage or alterations relating to the Listed Building. The main and relevant applications are listed below.

87/00393/FUL: Installation of car wash within existing building and elevational alterations. Approved 09.04.1987.

87/00394/FUL: Laying out of hard surface to existing car parking area at rear. Approved 09.04.1987

87/00395/FUL: Single storey rear extension. Approved 09.04.1987

87/01727/FUL: Amendment of condition 97 of 870393 relating to Installation of car wash. Refused 16.07.1987

88/02122/FUL: Single storey portable building comprising spray booth and enlarged enclosure. Approved 04.08.1988

97/00047/FUL: 2 air ducts on roof to serve paint spraying facility within workshops. Retrospective application. Approved 19.03.1997

97/00316/LBCALT: Two air ducts on roof to serve paint spraying facility in workshop Listed Building Consent. Retrospective Application. Approved 19.03.1997

04/02202/FULL1: Change of use of workshop to car showroom including elevational alterations, replacement fencing to car park, repositioning of car park spaces, waste collection facilities and oil storage tank. Approved 04.08.2004.

04/02203/LBC: Elevational alterations. Listed building consent. Approved 04.08.2004

07/02910/LBC: Replacement roof tiles. Listed building consent. Approved 23.11.2007

11/03737/ELUD. Replacement of corroded steel beams and columns to rear elevation of workshop. Certificate of lawfulness for an existing development. Approved 27.01.2012

16/02988FULL1: Change of use of the existing car showrooms and associated workshops (Sui Generis) and to two retail units (Class A1) and conversion of first floor to 2 two bedroom flats (Class C3) together with associated car parking, landscaping, external alterations and related internal works to Listed Building. Pending consideration and also on this agenda.

### **Conclusions**

The main considerations with regard to this application relate to the impact of this proposal on the character, appearance, historic fabric and historic interest of this Grade II listed building and the impact that it would have on the amenities of the occupants of any surrounding residential properties.

The NPPF states in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

UDP Policy BE8 states that applications for development involving a listed building or its setting will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

The proposed changes will marginally alter the external appearance of the building by the alteration of the two flank windows only to full height. All other alterations are internal.

A detailed heritage statement has been supplied as part of the application proposals. As set out above, the entire building is listed, inclusive of the rear garage space and any structures within the curtilage. The listed building dates from 1928 and was originally a petrol filling station. Its main special interest is its exuberant pagoda style. It became known as the Chinese garage although it is more Japanese in character. The new proposed use is considered acceptable as it will reuse the building and without substantially altering the fabric. Internally the findings of the Heritage Statement that no interesting features remain has been accepted by the Councils Conservation Officer and that the proposed external changes in respect of removing later added roof lights and other accretions would be seen as a benefit. The proposal to retain and restore the landscaped area fronting the roundabout is also welcomed. An acceptable level of active frontage to this area has been maintained and all existing windows to this part of the building are left as existing.

Other alterations involving improvements to the elevations of the later added warehouse sections of the site are considered to improve the visual interest of the building both in terms of its historic interest and the visual amenity of the wider building in its setting.

On balance the proposal would not detract from, or harm the setting or significance of the listed building allowing the special interest of the Listed Building to be preserved.

**As amended by docs received 2/9/16, 26/9/16 and 17/10/16.**

**RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

Subject to the following conditions:

- 1 The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.**

**Reason: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.**

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this Listed Building Consent unless previously agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE8 of the Unitary Development Plan to safeguard the special architectural or historic interest of the building.**

- 3 Details of the materials to be used for the external surfaces of 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.**

**Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area**

- 4 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.**

**Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**