

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

**Application No :** 16/04714/LBC

**Ward:**  
**Chislehurst**

**Address :** Copley Dene, 34 Wilderness Road,  
Chislehurst BR7 5EY

**OS Grid Ref:** E: 543746 N: 170190

**Applicant :** Mr Paul Fernback

**Objections :** YES

### **Description of Development:**

Single storey rear extension.

Key designations:

Conservation Area: Chislehurst  
Smoke Control SCA 16

### **JOINT REPORT WITH 16/04685/FULL6**

#### **Proposal**

The property is Grade II Statutory Listed building located on the western side of Wilderness Road overlooking Chislehurst Golf Course and within the Chislehurst Conservation Area.

The list description is as follows:

*Architect Ernest Newton. Circa 1909. L-shaped. 2-storeys and attics red brick. Hipped tiled roof with 3 hipped dormers on front elevation. 4 mullioned windows, the 2 left windows set in 2 storey roughcast bays. The roof slopes to the ground floor on the right hand side and there is one further bay through 2 storeys to the right of this. Entrance at base of right side bay.*

Planning permission and Listed Building consent is sought for a single storey rear extension. The extension would measure 5.71m deep, 13.29m wide with a flat roof to a maximum height of 3.19m.

It is considered that apart from the slightly enlarged bay and modified verandah, the rear elevation is largely as per the original Newton design. Whilst many buildings can take such extensions easily, it is considered that the glass box type structure would visually interrupt the architectural composition in a harmful manner and that the harm would be “less than substantial” and would not be outweighed by any public benefit as per para 134 of the NPPF.

As such it is considered that the proposal would be by reason of its siting, design and excessive bulk, would visually detract from the special interests of the

Statutory Listed Building dwelling contrary to Policy 7.8 of the London Plan 2015, Policy BE8 of the Unitary Development Plan, 2006 and the NPPF.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 16/04685/FULL6 and 16/04714/LBC set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: REFUSE LISTED BUILDING CONSENT**  
**As amended by documents received 2.2.17**

**The reasons for refusal are:**

**The proposed single storey rear extension, by reason of its siting, design and excessive bulk, would visually detract from the special interests of the Statutory Listed Building, thereby contrary to Policy 7.8 of the London Plan (2015) Policy BE8 of the Unitary Development Plan (2006) and Section 12 of National Planning Policy Framework (2012).**