

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

**Application No :** 16/05699/FULL1

**Ward:**  
Copers Cope

**Address :** Methodist Church, Bromley Road,  
Beckenham BR3 5JE

**OS Grid Ref:** E: 537560 N: 169514

**Applicant :** Barbara Calvert

**Objections :** YES

**Description of Development:**

Demolition of existing single storey scout huts and erection of part one/two storey front/side extension.

**Key designations:**

Locally Listed Building  
Conservation Area: Beckenham Town Centre  
Areas of Archaeological Significance  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 12

**Proposal**

It is proposed to erect an extension to the western flank elevation of the building, between the main flank elevation and the boundary with the neighbouring property.

The extension would provide joint access to the main church building and/or the associated facilities. It is proposed within the space to provide an enlarged café including a parent and toddler area and an enlarged kitchen. Within the main worship space it is proposed to replace the existing pews with moveable seating. A crèche will be provided at the rear of the main worship space and the WC facilities enlarged and refurbished. A first floor element accessed via a new staircase would provide an administrative office.

The existing scout hut which lies adjacent to the boundary would be demolished as would the toilets.

The proposed extension would infill the resultant space between the flank elevation of the church and the boundary of the site with the adjacent access way. The submitted drawings show that the part of the proposed front elevation of the extension immediately adjacent to the boundary would project in front the main existing church elevation towards Bromley Road, with the part of the extension immediately adjoining the host building being slightly set back from the main front elevation.

To the rear, the extension would be set over two storeys, with a double side gable to reflect the existing built form, with the extension set above the large side stained glass windows. The first floor element would incorporate a mezzanine tied to the proposed flank elevation, set away from the stained glass windows, with a void below.

The extension would be of contemporary design. The two storey element at the rear would be faced to the flank in stone and includes a multi-pitched slate roof with inset large roof lights. This element of the extension would be set back from the main front elevation of the church by approx. 12m. The flank elevation of the extension would lie immediately adjacent to the boundary of the unusually shaped site with the vehicular access and manoeuvring space associated with Nos. 14 and 16 Bromley Road and would be finished in stone with tall narrow windows.

Internally, a void area would be retained adjacent to the existing flank elevation which incorporates two large stained glass windows. The narrow windows on the external flank elevation of the extension would align with these retained windows. A mezzanine first floor/gallery with a partly glass floor would provide office space associated with the church.

A single storey extension is proposed to be sited in front of the two storey element and would project forward of the main existing front elevation by 2.2m. This part of the extension would be set predominantly under a flat roof with large projecting roof slights regularly spaced along its depth. However, where the extension would address the existing stained glass windows towards the front of the side elevation, the extension would incorporate a glazed pitched roof to afford views of the upper half of the glazed windows in the context of the built development proposed.

## **Location**

The application site lies on the southern side of Bromley Road, Beckenham and comprises a locally listed church lying within grounds on the corner of Bevington and Bromley Roads. Opposite the site is Knoll Lodge, another locally listed building.

The site lies within the Beckenham Town Centre Conservation Area.

The church is comprised of a number of different buildings, with the main focus being the original 1880's ragstone church. To the rear of the main church building (fronting Bevington Road) is a large ragstone church hall. To the west is an open access area which separates the western elevation of the church from a single storey long and narrow scout shed which lies on the boundary. A two storey ragstone flat roofed building links the church with a 1990's brick extension with brick decorative architrave which is located to the southwest of the site and which faces onto an open parking and access area associated with Nos. 14 and 16 Bromley Road.

The site as existing is L-shaped with a large proportion of the site covered by buildings and hard surfaces. Part of the site extends between the frontage sites

facing Bromley Road and the rear gardens of dwellings fronting Manor Road and this part of the site is almost entirely filled by a two storey building which faces onto a rear accessway serving buildings at 14 and 16 Bromley Road. The main church building sits upon the corner site with the principal elevation facing Bromley Road.

The proposed extension would infill the space between the western elevation of the main church building, the link ragstone building and the western boundary, removing the existing single storey scout hut.

## **Consultations**

Neighbouring owners/occupiers were notified of the application and the representations received in response can be summarised as follows:

- Neutral position, raising concerns regarding the potential that the proposal would result in an increase in traffic and congestion, along with concern that the building of the extension could have a disruptive impact on local residents

## Technical comments

### Highways

From a technical highways perspective additional information was requested to clarify the intended use of the extensions, particularly regarding the crèche and enlarged café area alongside the proposed administration office.

In response the applicant stated that the proposed café would be an enlargement of the existing café area to primarily accommodate the existing church congregation. Whilst it is planned to invite passers-by in it is not foreseen that the café itself would be a destination generating additional traffic and parking demand. No new staff would be employed to run either the café or the kitchen. The applicant clarified that the proposed crèche would provide suitable children's facilities for members of the congregation during services and would not be a separate commercial venture by the church. No new staff will be employed. It was stated that the proposed office would improve the existing office facilities which are currently located in a windowless room on the ground floor. It is proposed for the church to employ one additional part-time office administrator to operate from the new office, which would be ancillary to the church operation.

On the basis of the information provided by the applicant, no technical highways objections are raised to the proposal.

## Advisory Panel for Conservation Areas

No objections are raised

## Conservation Officer

From a conservation perspective the design of the proposed extension is well considered and would be sensitive to both the locally listed building and the conservation area.

## **Planning Considerations**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan in relation to the policies in the NPPF, the greater the weight that may be given).

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 submission of the draft Local Plan to the Secretary of State will occur 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.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

## London Plan Policies

- Policy 3.16 Protection and enhancement of social infrastructure  
Policy 7.1 Lifetime neighbourhoods

Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

### Unitary Development Plan

BE1	Design of new development
BE10	Locally listed buildings
BE11	Conservation Areas
C1	Community facilities
T3	Parking
T7	Cyclists
T18	Road safety
H9	Side space

### Emerging Local Plan

Policy 37	General Design of Development
Policy 39	Locally Listed Buildings
Policy 41	Conservation Areas
Policy 20	Community Facilities
Policy 30	Parking
Policy 32	Road Safety
Policy 8	Side space

### Supplementary Planning Guidance

Supplementary Planning Guidance for the Beckenham Town Centre Conservation Area is of relevance to the proposal, as is SPG1 - General Design Principles.

### **Planning History**

Planning permission was granted under reference 14/01814 for the change of use of the existing car garage and repair workshop to church use (Class D1).

Planning permission was granted under reference 12/00214 for alterations to the church frontage to provide disabled parking space, turning area with new vehicle crossover and pedestrian entrance from Bevington Road with new planting and a boundary fence.

Under reference 94/00466 planning permission was granted for a single storey side extension and the formation of 2 pedestrian accesses.

### **Conclusions**

The main issues in the determination of this application are considered to be:

- Impact of the proposal on visual amenities of the area in general

- Impact of the proposal on the appearance, special interest, setting and character of the host locally listed building
- Impact of the proposal on the character and appearance of the Beckenham Town Centre conservation area
- Impact of the proposal on residential amenities of neighbouring properties.

There are no technical highways objections to the proposed development, subject to the use of a condition relating to construction management should planning permission be granted.

#### Impact of the proposal on the visual amenities of the area in general

The main bulk of the extension would be sited towards the rear of the flank elevation of the host building, in a secluded position. That part of the proposed structure which would most visible from Bromley Road and from the neighbouring site would be single storey. While the proposal would result in the loss of existing planting/vegetation along the boundary, the site itself is set at a slightly lower level to the neighbouring driveway which reduces the visual impact of the proposal and the proposed single storey element would incorporate a green roof with a reasonably low profile.

The extension would be visible in the street scene but the street scene elevation and 3D visualisations submitted with the application demonstrate that the main visual emphasis of the site and the adjacent street would be the imposing façade and tower of the church to which the extension would be attached.

#### Impact of the proposal on the host locally listed building

The proposed extension would be sited on the secluded side of the main church building, and would be of an appreciably more modest scale than the host building. It would however result in the partial obscuring of the stained glass windows at the side and this impact falls to be carefully considered in terms of the building's special interest.

At present the side stained glass windows are largely obscured by the vegetation at the side of the site and by way of their siting in relation to the scout hut and the boundary of the site, along with the setting of the building at a lower level than the adjacent street. Taking into account the extent to which the side stained glass windows are already difficult to see from the public realm and the extent to which the design of the extension includes features to protect the windows and to allow views of them from outside the building, it is considered that the proposal would have an acceptable impact on the appearance of the host building.

It is considered that the proposed extension would not harm the setting and special interest of the host building.

### Impact of the proposal on the character and appearance of the Beckenham Town Conservation Area

The proposed scheme has been designed to provide extensions to the host church which would be sympathetic to and which would complement the appearance of the host building. It is noted that the single storey side element would project slightly to the front of the existing main front elevation. However, the orientation and position of the host building in relation to the elevated footpath adjacent and the frontage of the buildings to the north west of the application site limits the visual impact of this element to a satisfactory extent. The design and materials used in the proposed development are considered to complement the prevailing pattern of development in the conservation area, and the proposals are appreciably subservient in position and scale to the host locally listed church.

Taking the above into account it is considered that the proposal would preserve the character and appearance of the conservation area. If permission is granted it would be appropriate to impose a condition requiring the submission and approval of details of all external materials, in view of the building's local listing and position within a conservation area.

### Impact of the proposal on the residential amenities of neighbouring properties

It is noted that concern has been expressed that the erection of the extensions could have a disruptive impact on local residents, along with increasing traffic and congestion. There are residential flats above the properties in Bromley Road to the north west of the application site dwellings fronting Bromley Road to the east. The site is bounded to the south by the rear residential gardens of dwellings fronting Manor Road and opposite the site is a dwelling at Knoll Lodge.

In view of the siting of the extensions in relation to neighbouring residential properties it is not considered that the proposal would have a significant impact on the amenities of those properties nearest the application site in terms of daylight, sunlight, outlook, privacy and noise and disturbance.

While the construction of the extensions may result in some noise and disturbance, this is the case for most construction projects and is not in itself a material planning consideration in the determination of this application. The proposal would provide improved/enlarged accommodation for the host church but in the context of the existing and potential use of the site and the extent to which the proposal incorporates existing functions within the enlarged and remodelled building it is not considered that an intensification of the use of the site would be unneighbourly.

The proposal would result in the loss of existing hedges at the front of the application site, facing Bromley Road. However, if permission is granted a condition requiring the submission of a detailed landscaping scheme would be appropriate, and adequate space would be retained to the front of the building to provide softening landscaping within the application site.

## Summary

The proposals would not have a detrimental impact on the special interest of the host locally listed church and would preserve the character and appearance of the conservation area. The siting and scale of the extensions in relation to residential properties would result in no significant loss of residential amenity, and the use of the extensions would relate to the existing use of the church, providing enhanced facilities rather than resulting in an undue intensification of the use of the site.

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

**as amended by documents received on 10.02.2017 10.03.2017**

### **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 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.**

- 3 Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out 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**

- 4 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.**

**Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

- 5 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 the interest of the visual and residential amenities of the area and to accord with Policies BE1, BE10 and BE11 of the Unitary Development Plan.**