

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

Application No : 17/00398/DET

**Ward:
Penge And Cator**

**Address : 213 Kings Hall Road Beckenham BR3
1LL**

OS Grid Ref: E: 536597 N: 170331

Applicant : Brookworth Homes Limited

Objections : YES

Description of Development:

Details of scale, appearance and landscaping of development granted planning permission on appeal (LBB ref. 15/04458/OUT) for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 25

Proposal

Outline planning permission was granted on appeal under reference 15/04458/OUT for the introduction of an access road and erection of three detached dwellings, each with a double garage, parking and associated landscaping. The scale, appearance and landscaping of the development were reserved matters.

This application seeks approval for the reserved matters - scale, appearance and landscaping. It is proposed to provide three detached dwellings which would be sited in positions commensurate with the outline approval of layout, accessed via a roadway leading between No. 215 and 217 Kings Hall Road.

The access road runs parallel to and approx. 3.5m from the flank boundary with No. 217 for a length of approx. 60m before the roadway curves to lead to the formed cul-de-sac of three dwellings known as Plot 1, Plot 2 and Plot 3.

The flank elevation of the dwelling at Plot 1 is located 3m from the eastern boundary of the site with the rear gardens of Nos. 211 and 213 Kings Hall Road. The 5 bedroom property includes an attached garage set beneath a pitched roof with central apex. The dwelling would be 8.87m high to the top of the crown roof, with an eaves height of 5.1m. The dwelling incorporates a central front bay with gable roof and a double height window which would face towards the northern boundary of the site some 19.4m distant. The front elevation incorporates a single

storey element set beneath a pitched roof. The width of the dwelling would be 12.5m excluding the double garage which is positioned to the rear of the western flank elevation of the dwelling. Two parking spaces are shown to be provided between the western flank elevation of the dwelling and the landscaping which is shown to separate Plots 1 and 2.

To the west of Plot 1 and separated by the width of two attached single storey double garages and a side space of 2.4m is Plot 2 which would host a 5 bedroom dwelling. This dwelling would be broadly L-shaped with a front gable feature and an attached double garage a crown roof accommodating a first floor en-suite and dressing room, with the rear elevation of the garage aligning with the rear elevation of the dwelling, set back from the adjacent front projecting gable feature by approx. 6.5m. The garage would be 6m high to the top of the crown roof, and 3.3m high to the eaves. The main dwelling would be 9.26m high to the top of the crown roof and 5.1m high to the eaves level, with the roof incorporating a deep pitched profile below the flat roofed 'crown' element. Two car parking spaces are shown to be provided in front of the double garage, adjacent to the eastern flank elevation of the dwelling.

The dwelling at Plot 3 lies to the north-west of Plot 2 and is set at a right angle to the Plot 2 dwelling to face east along the access road and to the boundary of the site with the rear gardens of dwellings fronting Kings Hall Road. The main bulk of the 5 bedroom dwelling is separated from the boundary with the rear gardens of dwellings fronting Lennard Road by the attached double garage which incorporates first floor accommodation set within the crown roof of the garage, in addition to side space. The main dwelling would be 9.25m high to the top of the crown roof and 5.1m high to eaves height, and the garage would be 3.3m high to the eaves and approx. 6m high to the top of the crown roof.

In terms of the landscaping details provided, the tarmac access road would lead to 2 parking spaces associated with No. 215 Kings Hall Road before running parallel to the boundary with No. 217 and the rear boundary of 189 and 191 Lennard Road before curving into the site to provide access to the three residential plots. Areas of shrub planting would be provided adjacent to the access road and driveways and between the road and the northern boundary, along with tree planting along the northern landscaping strip between the application site and the dwellings fronting Lennard Road and hedge planting along the rear boundary with No. 215 Kings Hall Road and part of the rear boundary of No. 213. Additional birch trees would be planted along the boundary between Plot 1 and the rear gardens of Nos. 207 and 209 Kings Hall Road. Patio paving would be provided immediately adjacent to the proposed dwellings with block paving for the parking bays in front of the garages.

The existing woodland area to the western boundary of the site would be retained and the existing woodland tree screen to the southern boundary would also be retained. The submitted landscaping plan also includes boundary annotations to show the provision of a 1.8m high acoustic fence along the northern side of the straight section of access road (adjacent to 217 Kings Hall Road) and 1.8m high close boarded fencing along the western, eastern and southern boundaries of the site.

Location

The application site is a large parcel of residential garden land to the rear of No's 207-215 Kings Hall Road, currently serving No.213. The site adjoins residential gardens to the north and east belonging to properties in Lennard Road and Kings Hall Road respectively with the area being predominantly residential in nature, although the ground floor of No213 is currently used as offices. The site has no designation in the adopted UDP but it is bounded by Metropolitan Open Land (MOL) to the south and Pool River to the west.

The site falls within Flood Zone 2 and the far western edge is covered by a Tree Preservation Order (TPO).

The site does not lie in a designated Conservation Area.

Consultations

Comments from local residents

- The houses proposed would have flattened apex roofs whereas the indicative drawings considered by the Inspector had fully pointed apex roofs. The planning Inspector referred to plan C401B which was a site layout drawing which included within it the siting of the proposed houses which were shown on the plan to include fully pitched roofs. The proposed dwellings would appear three storey in height. The Inspector imposed conditions which would show no flattened roof design and only two storey buildings with single garages
- Concern is expressed regarding the strip of land to be retained behind 211 - 215 Kings Hall Road and it is requested at assurance be provided that the site layout will be maintained in the future, with covenant being a suggested means of achieving this outcome
- The proposed dwellings would not look similar to the surrounding area and the materials do not complement the existing residential development on Kings Hall Road.
- The garage heights have increased
- The manoeuvring of the refuse truck appears tight and to encroach on the landscaping
- Concern regarding the position of the car parking in front of the garages
- The footprints of the buildings are not what was approved and the development would appear intrusive and ugly
- The plot numbering has been reversed in an attempt to confuse
- The appearance of the proposed dwellings is quite different to that which was indicated in the appeal
- The windows in the proposed dwellings would be too large and would appear intrusive to properties in Lennard Road
- The planting adjacent to 181 Lennard Road would not effectively screen the development
- The gates to the development should be moved level with the frontage of 215 Kings Hall Road for security reasons

- Potential for noise and disturbance and it is therefore essential that the acoustic fence be provided to protect the boundaries with all neighbouring properties in Lennard Road
- The proposed landscaping would afford views from plot 3 towards the rear of Lennard Road
- The dwelling at Plot 3 would butt up against the garden fences of dwellings fronting Lennard Road. There should be frosted glass in the first floor windows looking over the Lennard Road gardens and a prohibition of third floor development in line with the Inspector's requirements
- The roadway and landscaping alignment to the north side of Plot 1 differs from that in the approved plans and Plot 2 appears to extend south of the approved plan position
- Tree Preservation Orders should be made on the trees identified on the landscaping plans approved by the Inspector and a condition should be imposed to prevent the subdivision of the residential sites

Technical Comments

Highways

Revised plans have been submitted to show a Swept Path Analysis for a refuse vehicle manoeuvre within the site and repositioning the access gates closer to the front access point. There are no technical objections to the revised proposals. A number of conditions have been recommended.

Trees and Landscaping

The Council's Principal Tree Officer has been consulted and any comments will be reported verbally.

Environmental Health

The applicant is advised to have regard to the Housing Act 1985's statutory space standards, contained within Part X of the Act and the Housing Act 2004's housing standards, contained within the Housing Health and Safety Rating System under Part 1 of the Act.

Planning Considerations

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

BE1 Design of New Development
 BE7 Railings, Boundary Walls and Other Means of Enclosure
 H1 Housing Supply
 H7 Housing Density and Design
 H9 Side Space
 NE3 Wildlife Features
 NE7 Development and Trees
 NE8 Conservation and Management of Trees and Woodland

ER10 Light pollution
T3 Parking
T7 Cyclists
T18 Road Safety

The Council is preparing a Local Plan. A period of consultation on the proposed draft Local Plan (under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended) ran from November 2016 and closed on December 31st 2016. It is anticipated that the draft Local Plan will be submitted to the Secretary of State in 2017.

Draft Policies of relevance to the application comprise:

Policy 37 General Design of Development
Policy 1 Housing Supply
Policy 4 Housing Design
Policy 8 Side Space
Policy 70 Wildlife Features
Policy 73 Development and Trees
Policy 74 Conservation and Management of Trees and Woodlands
Policy 30 Parking
Policy 32 Road Safety
Policy 122 Light Pollution
Policy 119 Noise Pollution

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles
SPG No.2 - Residential Design Guidance

London Plan (July 2011)

Policy 3.3 Increasing Housing Supply.
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste
Policy 5.21 Contaminated land
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

Housing: Supplementary Planning Guidance. (November 2012)

Planning History

14/01561/OUT

Planning permission was refused and a subsequent appeal against the refusal of outline planning permission was dismissed for the introduction of access road and erection of 6 dwellings comprising 3 pairs of semi-detached houses, parking and landscaping.

The ground for refusal was:

"The proposed development by reason of the restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial standards prevailing in the locality, and the proposal would therefore not be sensitive to the character of the surrounding residential area. Traffic accessing the site will harm the amenities of adjoining residential properties by reason of fumes, noise and disturbance. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan."

The Inspector commented that in terms of the relationship with the surrounding properties that there would be no significant overshadowing of the adjoining houses and gardens. It was also commented that the outlook of surrounding residents would evidently change from the view over the existing extensive garden area and orchard, but there would be sufficient separation for the proposed houses not to be overbearing in views from the neighbouring dwellings.

In terms of traffic accessing the site it was not considered that there would be likely to be excessive noise and disturbance for existing occupiers. Similarly with regard to drainage with implementation of a suitable SUDS scheme there was no evidence that a satisfactory drainage scheme could not be devised.

15/00357/OUT

Outline planning permission was refused for the construction of 5 dwellinghouses comprising 2 pairs of semi-detached and 1 detached property, access road, parking and associated landscaping. A subsequent appeal against the refusal of planning permission was dismissed.

The reason for refusal of outline planning permission was:

"The proposed development by reason of the restricted plot size and amenity space would be an overdevelopment of the site which would not accord with the spatial standards prevailing in the locality, and the proposal would therefore not be sensitive to the character of the surrounding residential area. The proposal is therefore contrary to Policies BE1 and H7 of the Unitary Development Plan."

In dismissing the appeal the Inspector concluded that the proposal would appear cramped and out of keeping with the area. The Inspector also commented that at present there are open views above the extension and garage between Nos 215 and 217 Kings Hall Road to mature landscaping within the existing garden area and to the land beyond which contains a number of large mature trees which add to the verdant and open character of the area. The Inspector was not convinced that the indicative landscaping proposal would be capable of screening the proposal to such an extent that the impact on the open character and appearance of the area would be acceptable.

15/04458/OUT

Outline planning permission was refused for the access and layout of a development comprising the introduction of an access road and the erection of three detached dwellings, each with a double garage, parking and associated landscaping. The application was in outline, with details of the scale, appearance and landscaping of the development being reserved matters. Outline permission was refused on the ground:

"The revised proposals constitute an overdevelopment of the site which would have a detrimental impact on the spacious and open character and appearance of the surrounding area, and would therefore be contrary to Policies BE1 and H7 of the Unitary Development Plan."

A subsequent appeal against the Council's refusal of planning permission was allowed. The Inspector considered that the main issue in the case was the effect of the development on the character and appearance of the area. The Inspector considered that the orientation of the dwelling on Plot 1 (which corresponds to the current Plot 3) was such that the garage would be closest to the northern boundary, reducing the height of the development in direct views down the access road. The landscaping in front and behind the dwelling would soften views of the dwelling and allow retained views over and beyond the plot to the area of woodland behind. Landscaping to the southern and eastern site boundaries would also provide landscaped views between existing dwellings and would assist in screening the development from the rear of neighbouring properties. In respect of the concern that the development would result in an overdevelopment of the site, it was considered that the density of development would be appropriate in the

location and that the proposal would not form overdevelopment. Having regard to the spacious size of the plots, the footprint of the dwellings and the retention and enhancement of the landscaping, it was not considered that the proposal would be out of keeping with the character and appearance of the area.

The Inspector considered the impact of the proposal on the living conditions of neighbouring dwellings, highways matters, drainage, flood risk, ecology and sustainable design and construction and in all these matters agreed with the Council that there were no concerns in respect of these matters. With regards to the concerns expressed by neighbouring residents regarding impact on visual amenity, security and light and noise pollution the Inspector concluded that there was no evidence to suggest that the proposal would result in security issues or pollution such that would cause material harm to the amenity of nearby residents and that the landscaping proposed would soften the visual impact of the development.

The Inspector allowed the appeal and granted outline planning permission subject to a number of conditions, including Condition 10 which stated that the dwellings should not be more than 10m in height, with this condition considered necessary in order to protect the character and appearance of the surrounding area and the amenity of neighbouring residents.

At outline stage the applicant provided indicative elevations although the appearance and scale of development were reserved matter, as was landscaping. The indicative elevations which formed part of the application considered at appeal showed the dwelling at Plot 1 (now Plot 3) having a pitched roof approx. 9.8m high to the ridgeline and 5.6m high to the eaves, with the attached garage 4.8m to the ridge and approx. 2.5m to eaves height.

Conclusions

The principle of the redevelopment of this site for three detached dwellings with double garages has already been established through the granting of the outline permission on appeal through reference: APP/G5180/W/16/3149502 (Council ref:15/05584/OUT). Access and layout were also approved under the outline permission. The applicant now seeks approval for the following reserved matters: appearance, landscaping and scale.

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of surrounding residential properties.

Design, appearance and scale

The overall size and elevational proportions of the proposed dwellings are similar to the illustrative details submitted at outline stage although the bulk of the roof design has changed to incorporate crown roofs rather than the traditional pitched roof design. While this roof form could potentially appear more dominant than a traditional pitched roof, there are limited vantage points from outside of the site where a perspective view would exist that would allow the appreciation of the

treatment of the top of the roof. In views from outside of the site and from street or ground level, the appearance of the roofs would be predominantly of the pitched roof slopes and the overall height of the buildings would not exceed the 10m threshold imposed by the Inspector in granting the outline planning permission that this application follows. If the details of the appearance/scale of the dwellings are approved it would be appropriate in view of the proportions of the buildings and in the interest of visual and residential amenity to impose a condition restricting the permitted development rights associated with development in the roof to afford the Council the opportunity to consider the merits of such development should it be proposed in the future.

The dwellings proposed would be appreciably two storey, with the garages having a single storey appearance albeit somewhat higher to eaves and apex of the roofs. It is noted that the height of the garages to eaves and to the top of the pitched element has increased slightly from 2.5m and 5.6m at eaves and apex respectively to 3.3m and 6m in the current proposal (Plot 1/Plot3 comparison). The roof design proposed in this application would allow the provision of additional living accommodation above the garages of Plots 2 and 3. That there is accommodation (en-suite bathroom and dressing room) in the roofspace would not be immediately apparent from outside the site and from neighbouring properties taking into account the lack of fenestration in the roof slopes, the landscaping along the boundaries of the site and the separation to the first floor windows of neighbouring residential dwellings.

As in the outline application, views from Kings Hall Road would be of the dwelling at the head of the access, with landscaping in front and behind. The modest increase in the height of the garage in comparison with the illustrative scheme previously indicated would not result in a significantly adverse impact on views from Kings Hall Road.

It is acknowledged that the illustrative elevations in outline application 15/04458 showed a more traditional design and detailing of development. The concerns expressed by neighbouring residents regarding the appearance and scale of the proposed dwellings in relation to the illustrative drawings submitted under ref. 15/04458 are noted, including the concerns relating to the window design and proportions.

The elevations provided in the previous application were submitted for illustrative purposes only - to demonstrate how such a development could look, and the appeal was considered on this basis. The fact that the current scheme does not exactly match those illustrative details previously provided is not in itself a ground for withholding approval of the details currently under consideration.

The elevations of the proposed dwellings incorporate gables and single storey elements that add interest to the design and while the proposal would not replicate existing development adjacent to the site, the appearance of the dwellings is nonetheless considered acceptable in view of the standalone siting of the houses and the extent to which views of the houses in direct comparison with existing dwellings would be limited. The fenestration proposed would provide visual interest and would be appropriate in the more contemporary appearance of the

development proposed in this details application. It is considered appropriate to secure material samples in order to ensure a high quality execution of the proposals and that the materials used for the external surfaces of the buildings complement the palette of materials used in existing development in the locality.

Impact on Neighbouring Amenity

In terms of impact on neighbouring amenity, representations have been received in this regard from neighbouring residents. When allowing the appeal the Inspector stated that she was satisfied that the proposal would not be detrimental to the residential amenities of the locality.

It is not considered that the alterations to the scheme proposed as part of this details application materially alter the comments of the Inspector as the dwellings are located in a position replicating that considered by the Inspector, adequate separation is retained to the boundaries of the site and the landscaping proposed will soften the visual impact of the development.

The flank elevations of the proposed dwellings would incorporate first floor windows which would serve either dressing rooms or en-suite bathrooms. It is appropriate in the interest of the residential amenities of both existing and prospective residents to impose a condition to ensure that these windows would be obscure glazed, since in the outline application assessment of the elevations was a reserved matter.

On balance and in light of the Inspectors comments, the scheme is not considered to unacceptably impact upon neighbouring residential amenity to a detrimental degree.

Layout

Policy 3.5 of the London Plan and the Housing SPG (2016) states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit should comply with Nationally Described Housing Standards (2015).

With regard to the above it appears that the size of the dwellings would exceed the minimum standards. The internal layout of the proposed dwellings and the size and orientation of the rear gardens/patios would provide a good standard of amenity for prospective occupants

Landscaping

Concerns have been expressed by neighbouring residents regarding the retained strip of land behind 211 - 215 Kings Hall Road and its future retention, the limitations of the landscaping in terms of the screening of views to Lennard Road and the retention of protected trees. Taking into account retained and proposed planting along the boundaries of the site it is considered that in terms of softening the appearance of the development and screening it from outside the site the landscaping proposed would be acceptable. Birch trees are proposed to be planted

between Plot 1 and the rear boundaries of dwellings fronting Kings Hall Road and the planting schedule proposes a satisfactory mix of shrubs and trees which when established would suitably enhance the landscaping along the northern boundary of the site.

With regards to the hard landscaping proposed upon the site, the tarmac access road and manoeuvring space would be of a width and extent that allows the provision of soft landscaping around the road to enhance the appearance of the development. Paving at the rear/side of the proposed dwellings would not be disproportionate in relation to the overall extent of the gardens provided around the houses and it is considered that the landscaping proposed would provide a satisfactory level of amenity for prospective occupants as well as presenting a suitable balance between hard and soft surfaces as perceived from outside the application site.

Conditions relating to the health and long term retention of trees during and after construction were imposed by the Inspector and would fall to be complied with prior to the commencement of development.

Overall the proposed hard and soft landscaping would provide adequate amenity space for occupiers of the development and as well as an attractive setting for the development.

Highways and Traffic Issues

Whilst access and layout have already been approved as part of the Outline Permission it is appropriate to consider any highways impacts arising from the detailed submission.

In this instance there are no changes that would affect the assessment made of highways impact at outline stage. No technical highways objections are raised to the details submitted.

Other matters

It is noted that concerns have been expressed regarding the siting of the proposed access gates and the impact that these might have in terms of security to the rear of the dwellings fronting Kings Hall Road. In allowing the appeal the Inspector assessed that there was no evidence to suggest that the outline proposal would have an adverse impact on security.

It has also been suggested that the acoustic fencing along the northern boundary of the site be extended for the full length of the boundary with dwellings fronting Lennard Road. In view of the relationship between the access road and the flank boundary of No. 217 it is considered appropriate to provide an acoustic fence along the straight section of the roadway, but it is noted that the access curves away from the rear boundary of the properties fronting Lennard Road and that the site at that location would be more generously screened by existing and enhanced boundary landscaping.

Comments have also been submitted to state that the layout of the development does not accord with that granted outline planning permission. However, the submitted site layout (roof level) does not materially change the siting or footprint of the dwellings proposed and the relationship between these buildings and the boundaries of the site.

Summary

The principle of the development, including layout and access has already been deemed acceptable through the granting of the outline permission. The assessment above considers the reserved matters relating to scale, appearance and landscaping and the impacts associated with the development in terms of amenity for future occupiers, the amenity of the occupants of nearby buildings, and trees.

It is considered that the development would not be detrimental to the character and appearance of the area, with the scale and form of the development being appropriate for the location and size of the site and a residential density appropriate for the area. The proposed accommodation would provide a good standard of amenity for future occupiers of the development.

The proposed landscaping has also been considered and would provide an attractive setting for the development as well as softening the appearance of the development and screening views of the site from surrounding curtilages.

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 27.03.2017 07.03.2017

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 2 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Details and samples 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 above ground works are 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

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

13121/P504/J - Plot 1
13121/P505/J - Plot 2
13121/P506/H - Plot 3
13121/P501/K - Site Layout - Roof Level

Reason: In the interest of the visual and residential amenities of the area and to accord with Policies BE1 and H7 of the Unitary Development Plan.

- 4** Prior to the first occupation of the dwellings the flank first floor windows of the dwellings shall be obscure glazed in accordance with details to be submitted to the Local Planning Authority and approved in writing. The windows shall be permanently retained as such thereafter.

Reason: In the interest of the residential amenities of the dwellings and neighbouring properties and to accord with Policies BE1 and H7 of the Unitary Development Plan.

- 5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class B or C of Part 1 of Schedule 2 of the 2015 Order (as amended) shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of the visual residential amenities of the area and the appearance of the host dwellings, to accord with Policies BE1 and H7 of the Unitary Development Plan.

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

13121/P504/J - Plot 1
13121/P505/J - Plot 2
13121/P506/H - Plot 3
13121/P501/K - Site Layout - Roof Level

Reason: In the interest of the visual and residential amenities of the area and to accord with Policies BE1 and H7 of the Unitary Development Plan.

You are further informed that :

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt. Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL**
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: address.management@bromley.gov.uk regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at www.bromley.gov.uk**
- 3 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.**
- 4 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with the modification of the vehicular crossover hereby permitted shall be undertaken at the cost of the applicant.**
- 5 You are reminded that the conditions of the outline permission still apply and must be complied with.**