

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

Application No : 17/03456/FULL1

Ward:
Chislehurst

Address : Mead Road Infant School, Mead Road,
Chislehurst, BR7 6AD

OS Grid Ref: E: 544184 N: 170941

Applicant : Mead Road Infant School

Objections : NO

Description of Development:

3 replacement external fire escape staircases, replacement isolated windows within the 'fire protection zone' and re-covering of rear upper and lower flat roofs with Bauder high performance felt system RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Green Belt
Locally Listed Building
Smoke Control SCA 16

Proposal

The proposal seeks permission for the replacement of the existing three external staircases to the rear of the building along with the replacement of the windows within the 'fire protection zone' at the rear of the main building.

The proposal also includes the re-covering of the existing flat roofed areas with a new replacement felt roof.

A site visit to the site confirms that the application is retrospective and works have been completed.

Location

The application site is located on the northern side of Mead Road and comprises the Mead Road Infant School. The building is a two/three storey structure with a two storey flat roofed section to the rear, along with small ancillary buildings at the site and a large open playing field.

The site is located within the Green Belt and the Chislehurst Conservation Area. The school is sited within a largely residential area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application however no comments were received.

Consultations

The Advisory Panel for Conservation Areas (APCA) did not inspect the application.

Environmental Health (Pollution) – no objections Raised.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings
BE11 Conservation Areas
C7 Education and Pre-School Facilities
G1 Green Belt

Emerging Local Plan

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 27 – Education
Draft Policy 28 – Educational Facilities
Draft Policy 39 – Locally Listed Buildings
Draft Policy 37 - General Design of Development
Draft Policy 41 – Conservation Areas
Draft Policy 49 – Green Belt

Other Guidance

London Plan Policy 3.18 - Education Facilities
The National Planning Policy Framework (NPPF) 2012
The Supplementary Planning Guidance for the Chislehurst Conservation Area

Planning History

Planning permission was granted under ref. 15/03428 for siting of bus within school grounds for use as a stationary school library

Planning permission was granted under ref. 13/02024 for erection of a canopy.

Planning permission was granted under ref. 01/03796 for a single storey covered walkway linking hall to school building.

Conclusions

The main issues relating to the application are the effect that it has on the character of the Chislehurst Conservation Area and Locally Listed Building, the impact on the openness and visual amenity of the Green Belt land, and the impact the proposal has on the amenities of the occupants of surrounding residential properties.

Impact on the Green Belt

Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This guidance is reflected in Policy G1 of the Unitary Development Plan.

The proposal comprises no extensions to the building, rather the replacement of external staircases and elevational alterations. The replacement staircases are sited in the same positions as the existing ones and have a similar scale and appearance. It may therefore be considered that the staircases have no additional impact on the openness of the Green Belt and the purposes of retaining land within it.

It is therefore considered that the development complies with the NPPF, Policy G1 of the Unitary Development Plan and Policy 49 of the Draft Local Plan.

Impact on the Chislehurst Conservation Area and Locally Listed Building

The elevational alterations provide new fire windows and felt roofing at the rear of the building. The siting of the alterations is considered to be unobtrusive and is not visible from public areas of the Conservation Area. It is therefore considered that the development protects the special character and setting of the Conservation Area and does not cause visual harm. It is therefore considered that the development complies with Policy BE11 of the Unitary Development Plan, Policy 41 of the Draft Local Plan and the Supplementary Planning Guidance for the Chislehurst Conservation Area.

The main school building is Locally Listed and therefore the Council must consider the impact of any elevational alterations on the special character of the building. In light of the fact that the works replace existing features with similar ones, it is considered that the development and proposed materials do not impact detrimentally on the character of the building.

Impact on Residential Amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development

proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The elevational alterations are sited at the rear of the building only and are sited with a suitable separation from the nearest house at White Gates to the west to avoid undue loss of amenity. The like-for-like replacement of the external staircase, roofing and windows does not impact further in terms of overlooking or loss of privacy.

On balance, the proposal is considered to comply with Policy BE1 of the Unitary Development Plan and Policy 37 of the emerging Local Plan.

Summary

Having had regard to the above it was considered that the siting, scale and design of the proposed development is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Conservation Area or Locally Listed Building. The proposal also has a minimal impact on the visual amenities of the Green Belt. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 17/03456 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1. The development hereby permitted shall be permanently maintained 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.