

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

Application No : 18/00470/DEMCON

Ward:
Chislehurst

Address : Banbury House, Bushell Way,
Chislehurst BR7 6SF

OS Grid Ref: E: 543290 N: 171341

Applicant : Ms Sara Bowrey

Objections : YES

Description of Development:

Demolition of existing building (56 day application for prior approval under Class B Part 11 of GPDO)

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

This application has been submitted in order to give prior notification of the demolition of this building under Class B of Part 11 of the Town and Country Planning (General Permitted Development) Order 2015.

The applicant states that demolition is required due to the poor condition of the building and vandalism of it. Demolition will facilitate the use of the site for short term accommodation and modular units.

Location and Key Constraints

This detached building is located on a corner location on the southern side of Bushell Way and the east side of Invicta Close.

Comments from Local Residents and Groups

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

Objections:

- The demolition contractor's Demolition/Construction Management Plan should be provided so that an evaluation of the physical protection, environmental considerations, working hours etc can be reviewed during the demolition period.
- Proposal would have a detrimental impact on amenities of neighbouring residents
- No details of the proposed modular units to replace the building are provided.
- Replacement buildings should be in keeping with the area and in a similar use
- Concerns regarding shared access rights
- Impact on parking and highway safety

- Implications for security and safety in the local area.
- Proposal shelter for homeless would be a blot on the landscape and inappropriate for the area. High quality housing should be provided.

Comments from Consultees

Environmental Health raises no objections subject to an informative.

Highways Officer: The applicant was asked for a detailed Demolition Management Plan. I have now seen the demolition management details and am satisfied and happy with these details

Policy Context

The application falls to be considered under Class B of Schedule 2 Part 11 of the Town and Country Planning General Permitted Development Order 2015.

Planning History

01/02786 - Change of use of part ground and first floors from residential home to community resource centre; 4 additional car parking spaces and new glazed entrance area – PERMITTED

Considerations

The only issue for consideration is whether prior approval is required for the method of demolition and restoration of the site and if so whether prior approval for these matters should be granted.

The applicant has confirmed that the demolition will be undertaken by specialist demolition and removal contractors, and that following demolition, the site will be prepared for its proposed new use. The application is accompanied by a Demolition Method Statement which confirms that the building is structurally safe and therefore it can be considered that the method of demolition can be approved.

The building is not listed and does not lie within a conservation area. The demolition is not considered to be urgently necessary in the interests of safety or health. As such the development is not considered to be excluded demolition and must comply with Schedule 2 Part 11 of the Town and Country Planning General Permitted Development Order 2015 (as amended) which relates to any building operation consisting of the demolition of a building.

The development is considered to satisfy the requirements of Schedule 2 Part 11. In addition, the applicant has also confirmed in writing that a site notice has been displayed on land on which the building to be demolished is sited which has been in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the Local Planning Authority to satisfy Condition B.2 (ii) and (iv).

Conclusion

In light of the information provided concerning the method of demolition and interim arrangements for the site prior to any redevelopment, it is considered that prior approval can be granted for the method of demolition and any proposed restoration 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.

RECOMMENDATION: PRIOR APPROVAL REQUIRED AND GRANTED

Informative:

The Applicant is advised to contact the Health & Safety Executive in order to ensure compliance with all legislation and guidance related to the identification, removal and disposal of asbestos containing products