

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

**Application No :** 17/05263/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** Rear Of 3 Church Road Farnborough  
Orpington BR6 7DB

**OS Grid Ref:** E: 544346 N: 164264

**Applicant :** Ms Karen Kingston

### **Description of Development:**

Demolition of existing commercial outbuildings and erection of two storey, one bedroom detached dwelling, use of commercial Listed Building as ancillary to new dwelling and associated landscaping.

#### **Key designations:**

Conservation Area: Farnborough Village  
Areas of Archaeological Significance  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 14

### **Proposal**

The proposal seeks permission for the demolition of the existing commercial buildings and erection of a two storey, one bedroom detached dwelling to the rear of the site, use of the commercial Listed Building as ancillary to the new dwelling, and associated landscaping.

The new dwelling will be two storeys in height, measuring approx 6.2m in width by approx 5.7m in length, with an eaves height of approx 3.9m and an overall ridge height of approx 5.8m. The new flank and rear walls of the dwelling will form the boundary walls due to the close proximity, and an existing 2m and 2.2m high boundary fences currently positioned along the south and north property boundaries respectively will be replaced.

There will be a separation of approx 10.2m between the rear elevation of the retained Listed Building and the front of the proposed new dwelling. This area will form a private terrace with potted plants, and an area of lawn for amenity space for the new dwelling.

No windows are proposed in the rear or flank elevations of the new dwelling. Conservation rooflight windows are proposed within the roof slope to the front and rear roof slopes, along with a single door and large window to the front elevation at ground floor level, and a front dormer to the first floor front elevation, which will repeat the dormer loading door detail as seen on the existing barn. The roof will

have gable end features to the flank elevations, with pitched roof to the front and rear roofslopes.

In terms of density of the site, the site area as outlined in red on the application plan (excluding the covered accessway) amounts to approximately 157 sq m. The proposal has 2 habitable rooms, which as a result equates to 126 habitable rooms per hectare.

The application was supported by the following documents

- Design and Access Statement
- Transport Statement
- Heritage statement
- Report from Commercial Property Consultants
- Demolition and Construction Logistics Plan

### **Location and Key Constraints**

The application site is located on the eastern side of Church Road, accessed via an alleyway that runs alongside No.3 Church Road. The site lies within the Farnborough Village Conservation Area, and part of the brick and timber building is listed. The site at present comprises of a two storey building which fronts the roadside that is currently in use as a hairdressers salon, and a three bedroom self-contained residential flat at first floor level. Directly to the rear is a separate brick and timber built commercial building, and a two storey timber-built storage building at the very far end of the plot.

### **Comments from Local Residents and Groups**

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

#### Objections

- Overdevelopment within a conservation area;
- Impact on parking in the area;
- Impact on sewage in the area;
- Impact on access;
- Residents in Church Road are already having to deal with major inconvenience from building works;
- Area is constantly being blocked by large delivery trucks etc which causes road blockages, especially at nursery drop off and pick up time;
- Simply not enough parking for residents in the area already;
- The last house to be built HAD to provide off-road parking;
- The sewage system is already overloaded and is often blocking;
- This is a conservation area, why is more building work and alteration being allowed - those of us in listed buildings aren't even allowed to install double glazing which affects our quality of life;

- The shop mentioned has also just opened at the front, they will be affected by the development;
- Houses 5, 7, 7a and 9 have access to the alleyway to clean windows and gutters, if this is permitted it will mean going into someone's garden.

### Support

- happy with the development plans; will transfer the mews into an attractive residential enclave rather than its current appearance;
- Only concern is the existing window at the top of the kitchen showroom and whether the development would result in direct overlooking to neighbouring property; prefer this is obscure glazed to protect privacy of only window into kitchen of neighbouring property.

### **Comments from Consultees**

Historic England: The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter. The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The planning application lies in an area of archaeological interest. Given the site is within an historic settlement with potential for a number of historic periods, it is recommended that the site of the proposed new building at the rear of the above property is subject to archaeological strip-map-record once the existing structure has been reduced to existing ground level.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition.

APCA: no objection raised

Conservation Officer: The outbuilding proposed for demolition makes no positive contribution to the conservation area or to the setting of the listed building. No objection in principle to the replacement of the structure with a small house, despite the site being very constrained.

Environmental Health Housing Officer: Provided comments relating to the proposal with regard to the Housing Act 2004 Part 1 - Housing Health and Safety Rating System (HHSRS). Concerns are raised with regard to lack of adequate bedroom size, lack of adequate ceiling height in the bedroom, and lack of adequate means of escape.

Trees: No objections raised.

Drainage Engineer: There is no public sewer near the site, therefore arrangements must be made for disposal of surface water run-off.

The applicant responded, stating that the rear part of the site has its own foul water sewer and surface water run-off, along with its own mains water supply and electricity supply.

In response, the Drainage Engineer stated that the Council holds no records of the public surface water sewer near the site, however if this is to be the case then the applicant should seek confirmation from Thames Water.

Highways: A Transport Statement was included with the application which indicated that the building currently generates a parking demand for 1 or 2 vehicles, and the dwelling is likely to do the same. The difference being that the commercial unit will be open during the day and the peak demand for residential units is overnight.

The site is difficult to access and a Construction Management Plan was included with the application. A more detailed one should be provided in due course. Given the scale of the development and potential impact, no technical objection is raised.

## **Policy Context**

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.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) 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
- C) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to Hearings from 4th December 2017 and the Inspectors report is awaited.

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

3.3 Increasing Housing Supply  
3.4 Optimising Housing Potential  
3.5 Design and Quality of Housing Developments  
3.8 Housing Choice  
5.1 Climate Change  
5.2 Minimising Carbon Dioxide Emissions  
5.3 Sustainable Design and Construction  
6.9 Cycling  
6.13 Parking  
7.4 Local Character

### Unitary Development Plan

H1 Housing Supply  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
T18 Road Safety  
BE1 Design of New Development  
BE8 Statutory Listed Buildings  
BE11 Conservation Areas  
NE7 Development and Trees

### Emerging Local Plan

37 General Design of Development  
6 Residential Extensions  
41 Conservation Areas  
38 Statutory Listed Buildings

### Supplementary Planning Guidance

Supplementary Planning Guidance (SPG) 1 General Design Principles  
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

Farnborough Village Conservation Area SPG

### **Planning History**

There is no relevant planning history (no formally determined applications) at this site.

## Considerations

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

- Principle
- Density
- Design, including impact upon conservation area and setting of the Listed Building
- Standard of residential accommodation
- Highways
- Neighbouring amenity
- Trees
- CIL

### Principle

In terms of the principle of the redevelopment of the site for residential use, the NPPF and London Plan support the more efficient use of land to provide residential development, when sited in suitable locations. Policies H1 and H7 of the UDP are also supportive of an increase in residential land use subject to assessment in terms of impact on local character. Policy BE11 of the UDP seeks to preserve and enhance the character and appearance of the Borough's Conservation Areas, whilst Policy BE8 requires the setting of Statutory Listed Buildings to be protected. Policy EMP5 allows for the change of use of commercial premises outside of designated Business Areas where the continued use of the site for commercial purposes is unsuitable.

It is considered that the principle of residential development may be suitable in this location, subject to the tests outlined under Policy EMP5, as follows:

- The redevelopment of business sites or premises outside of the Designated Business areas will be permitted provided that:
- The size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8 use, and
- Full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.

The application has been submitted along with documentation from a commercial property consultant stating that the entire site of 3 Church Road has been marketed with a local reputable estate agent for a number of years, but that during this time the marketing had not brought about any serious offers. It is sometimes found that when a site has several different parts/buildings on it, then after a while enquiries are often made for parts of the site; however this has not been the case with this site.

Due to the position of the kitchen showroom building with no frontage to the main road, and the condition and projected costs of the required improvements, the re-letting would prove to be extremely difficult, as has been shown over the last 4

years of estate agent marketing. In addition, the unit is lacking in general basic utilities such as electric and water, and as such it was considered by the property consultants that the opportunity for someone to use the premises as a workshop, office or showroom is, without significant investment, extremely unlikely. Even as a timber store, it is likely that any further interest in this unit would be extremely limited, particularly given the earlier marketing position and it being well set back from the road. In summary, the property consultants believed that the building offers very little in terms of a letting opportunity and more lends itself to being developed.

On balance therefore it is considered that introducing residential unit to the rear of this site is acceptable. It is considered that the requirements of Policy EMP5 have been met and on balance, the demolition of the property is not resisted, and as the area is characterised by a mix of uses, with Farnborough High Street providing a commercial centre with residential development surrounding, the proposed introduction of a residential unit to the rear of the site is not considered to be out of keeping within the general character of the area.

### Design and Impact on the Statutory Listed Building and Conservation Area

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policy H7 requires the design of new residential development to be of a high quality and to recognise as well as complement the qualities of the surrounding areas. Density ranges should be compliant with the Technical Housing Standards and levels of residential amenity should be compliant with the London Plan.

Policy BE1 of the UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas, and seeks to protect the amenities of neighbouring properties.

Policy BE11 requires new development to respect and preserve the special features of the Farnborough Village Conservation Area and the Council will resist development that fails to enhance and preserve the character and appearance of this area.

Whilst the principle of residential redevelopment may be considered suitable at the site, the replacement of the existing commercial buildings with a residential structure of a two storey nature must be carefully considered. It is considered that as the site is in a sensitive conservation area location with a Listed building located within the site, the overarching design of the proposal is of high importance and an exceptional design solution should be secured.

The Council's Heritage Officer has commented that No.3 is an early 19th century house and is Grade II statutory listed. The range of outbuildings to the rear of No. 3 appear on the 1868 OS map but the evidence submitted with the application would seem to indicate that the 2 storey structure to be retained is the most intact original structure. A heritage statement has been provided which provides historic assessment of the structures and appears to conclude that the elements of the development on the site that are worthy of being retained are being so, and only the less-historic and less-important elements of development within the site are to be demolished. No objection has been made in principle to the current proposal from a heritage point of view, subject to the design details which should include a palette of materials should permission be granted - this can be covered by way of providing samples at conditions stage. As the development would not be visible from public areas of the Conservation Area, there is not considered to be a specific impact upon its character.

The existing buildings on site that are to be demolished are considered to be of limited architectural merit and in a poor condition. The new dwelling would have a simple design with brickwork elevations under a natural slate gabled roof, which would use traditional painted timber windows and doors. Materials will be re-used from across the site wherever possible, and the resulting building will therefore be in keeping with its surroundings.

Although the replacement dwelling would be two storeys in height and the flank elevations will be located within 1 metre of the flank property boundaries, the positioning of the new dwelling in relation to the neighbouring sites would not result in any form of unrelated terracing which is what Policy H9 of the UDP seeks to prevent. Directly to the north of where the new dwelling is to be sited is the car park area for the properties that front the High Street (George Apartments), and directly to the south of where the new dwelling is to be located is amenity space to existing

dwellings, and the Telephone Exchange site. Furthermore, the new building will orientated the same as the existing store which is to be removed, and will only be approx. 0.9m higher than the existing building. There will be a minimum separation of approx. 10.2m between the rear elevation of the Listed building (being retained) and the front elevation of the new dwelling, with a private terrace with potted plants and an area of lawn provided between these buildings. The dimensions of the proposed new building when compared to the building to be replaced, and subsequent relationships with neighbouring properties, appear to indicate that the proposed dwelling will not have any detrimental impact upon the residential amenities of neighbouring properties. It is clear that the mass and scale of the proposed new property would not dominate the site and would not be significantly taller than the existing dwelling that is to be demolished, with the ridge of the new dwelling being only approximately 0.9m above the ridge of the existing dwelling and the general building shape including orientation and roof design being very similar to that of the existing barn which is to be demolished.

It is considered that the design of the proposed replacement dwellinghouse will be in keeping with the character of the area, it will be set back from the roadside in order to prevent any negative impact on the character of the conservation area, the setting of the Listed building and the neighbouring properties, and the height and massing will be kept to a minimum in relation to the existing building in order to prevent harm to the character and setting of the Listed building and conservation area location.

The proposed scheme will not alter the existing Listed building at all, other than removing some later additions that were made to the building. This is considered to enhance the character, appearance and setting of the Listed building, and from a conservation and heritage point of view, this element of the scheme is welcomed. The elements of buildings on the site that are proposed to be demolished are of no significance and it would cause no harm to the Listed building or wider conservation area through their loss.

There is already some degree of backland development on nearby sites, and given the proposed new dwelling is to be located at the rear of the site, it is considered that the proposal will have little visual impact upon the setting of the Listed building. In addition, due to the aforementioned development to the rear of nearby sites, the principle of new development to the rear of this site is not considered to be out of keeping within the area, or likely to have a detrimental impact upon the character of the conservation area. Indeed, it may be considered that by removing the run-down elements of built development currently sited within this application site, it would actually enhance the overall character of the site and as a result preserve the character of the conservation area, one of the main objectives of Policy BE11 of the Unitary Development Plan.

### Neighbouring 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 proposed new dwelling will be built practically in the same position as the existing building which is to be replaced. The overall ridge height will be increased by approximately 0.9m, however the design of the dwelling will match that of the existing building in terms of orientation and design of the gable end roof. As a result of the slight increase in height of the ridge, the proposed building will be slightly more visible to neighbouring properties, however it is considered that the overall design has been well-considered and the result is a building that will be as small as possible whilst still achieving the minimum standards required in order to meet national policy.

The neighbouring properties to the south do have windows in the flank elevation which currently overlook the courtyard with timber barn, however the area of the development site directly adjacent to these will not be particularly in use by the future occupiers, save for providing access to the new dwelling. The roof design and positioning of the new dwelling should not have any further impact upon these existing windows than the existing building, and indeed the new dwelling has been designed without any flank windows other than small rooflight windows at high level within the roofslopes, which will allow for light and air into the new dwelling but will prevent direct loss of privacy or amenity to any neighbouring occupiers.

### Residential Density

The London Plan (Table 3.2) outlines suitable residential density figures throughout London, subject to setting and public transport accessibility. Within an urban location such as this, with a PTAL rating of 1b, a residential density of 50-95 units per hectare would be expected, where the average number of habitable rooms per unit is 2.7-3.0.

The site has an approximate area of 0.16 hectares according to the application form (or 157 sq m according to the design and access statement). The provision of 1 unit would therefore result in a site density which would fall safely within the density guidance outlined with the London Plan and the UDP.

### Standard of Residential Accommodation

In March 2015 the Government published The National Technical Housing Standards. This document prescribes internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Policy H7 of the UDP sets out the requirements for new residential development to ensure a good standard of amenity. The Mayor's Housing SPG sets out guidance

in respect of the standard required for all new residential accommodation to supplement London Plan policies. The standards apply to new build, conversion and change of use proposals. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities) as well as core and access arrangements to reflect the Governments National Technical Housing Standards.

The London Plan makes clear that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The relevant category of Building Control Compliance should be secured by planning conditions.

A minimum Gross Internal Area of 58m<sup>2</sup> for a one bedroom two person dwelling over two floors is required, and double bedrooms must have a minimum GIA of 11.5 square metres. The submitted documentation indicates that these requirements will be met.

Private (landscaped) amenity space is provided by way of a variety of spaces, with private lawn, a secluded terrace area with planting, and a hard surfaced courtyard with an overall total of 93m<sup>2</sup>, but the private space amounting to 54m<sup>2</sup>.

The proposed dwelling would therefore meet London Plan minimum sizes and would provide a good standard of accommodation for future occupiers. In addition, all new housing should also be designed to meet the changing needs of Londoners over their lifetimes and 10% of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Drawing No. 03 indicates that the proposed dwelling complies with Building Regulations Part M4 (2) as a downstairs toilet is being provided, along with ancillary accommodation. The new dwelling also includes a step-free access.

Plan Number 04 provides confirmation that the proposal complies with nationally described space standards, but uses the minimum standards in order to provide the smallest possible one-bedroom, two person unit thereby minimising the overall scale, mass and ultimately the visual impact of the proposed dwelling within the site and surrounding area.

### Highways and Parking

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan, UDP and emerging draft Local Plan should be used as a basis for assessment.

The Highways Officer has stated that the PTAL score for the site is 1b (low) and thus car ownership by future occupants of the proposed dwellings is a possibility. The availability of on-street parking in the vicinity of the site is limited by the nature of Church Road and local demand, however the Transport Statement that was included with the application indicated that the building currently generates a parking demand for 1 or 2 vehicles, which seems reasonable, and the dwelling is likely to do the same. The difference being that the commercial unit will be open during the day and the peak demand for residential units is overnight. Given the scale of the development and potential impact, no objection was raised to the application from a Highways point of view.

#### Heritage Impact

The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

The outbuilding proposed for demolition is considered to make no positive contribution to the conservation area or to the setting of the listed building, and no objection was raised in principle to the replacement of the structure with a small house, despite the site being very constrained, subject to the design details which should include a palette of materials should permission be granted - this can be covered by way of providing samples at conditions stage.

The elements of the development within the site that are Listed and considered to be of the most importance are being retained, which is compliant with relevant policy.

### Sustainability

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy; Be Lean: use less energy; Be clean: supply energy efficiently and Be green: use renewable energy.

### Trees

There are no trees within the plot that would act as a development constraint and be worthy of preservation, however it is also noted that there would be limited opportunity for new tree planting. No objection has been raised with regard to the removal of the specified vegetation and trees.

### CIL

The Mayor of London's CIL is a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

### Conclusion

On balance, it is considered that introducing a new residential dwelling at this site is in keeping with the prevailing character of the area and as such is considered acceptable.

The proposed residential accommodation would meet London Plan minimum sizes and would provide a good standard of accommodation for future occupiers, and no concerns were raised by Environmental Health notwithstanding the need 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.

Members will note that key planning considerations must include impact on the amenities of neighbouring properties and the impact upon the Farnborough Village Conservation Area and the setting of the statutory Listed building within the site, however on balance it is considered that the relationship to neighbouring buildings, and the possibility of overlooking, noise and disturbance by reason of the introduction of a new residential dwelling to this site, will not have a detrimental impact on the residential and visual amenities of the neighbouring properties, nor will the proposal have a negative impact upon the character of the conservation area or Listed Building generally.

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: 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: To comply with Section 91, Town and Country Planning Act 1990.**

- 2 Details of a scheme of landscaping, which shall include use of native plant species where possible, details of all boundary treatment, 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. Furthermore all boundary treatments shall be maintained in perpetuity.**

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

- 3 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently retained thereafter.**

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.

- 4** Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until the work is completed. The facing brickwork of the development hereby permitted shall be carried out in accordance with the details of the approved sample panels.

**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

- 5** Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed 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.

- 6** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.

- 7** 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.

- 8** 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 A, B, C, or E 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 order to comply with Policies H7, BE1 and BE8 and to prevent overdevelopment within the setting of the statutory Listed building.

- 9** No windows or doors shall at any time be inserted in the flank elevation(s) of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 10** 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 order to comply with Policy BE1 of the UDP and in the interests of visual and residential amenity.

- 11** Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

**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.

- 12** No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

**A.** The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

**B.** The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

- 13** The retained outbuilding shall only be used for purposes incidental to the enjoyment of the dwelling hereby permitted and shall not be severed to form a separate unit of accommodation.

**REASON:** To prevent the overdevelopment of the site and to comply with Policy BE1 of the Unitary Development Plan.

You are further informed that :

- 1** You should consult the Street Naming and Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto: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](http://www.bromley.gov.uk)
- 2** 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](http://www.bromley.gov.uk/CIL)
- 3** 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.
- 4** The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5** The applicant is advised that Listed Building Consent may be required for any future alterations to the retained commercial building.