

SECTION '2' – Applications meriting special consideration

Application No : 18/01469/FULL1

Ward:
Chislehurst

Address : Beaverwood Lodge Sports And Leisure
Club Beaverwood Road Chislehurst
BR7 6HF

OS Grid Ref: E: 545467 N: 170958

Applicant : Ms Sarah Humphreys

Objections : NO

Description of Development:

Demolition of the existing Beaverwood Club and maintenance buildings and construction of a two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices, caretakers flat and maintenance building.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

Planning permission is sought for the demolition of the existing Beaverwood Club and maintenance buildings and construction of a two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices, caretakers flat and maintenance building.

The applicant states it is proposed to continue the existing use of the site. Within the existing pavilion there is currently a caretaker's flat. The applicant states that the existing uses will be re-housed within the new pavilion building, but in a more appropriate manner with improved facilities. The replacement building would be in a very similar location to the existing one, and it is not proposed to encroach on the open part of the Green Belt.

Location and Key Constraints

The application site is on Beaverwood Road, Chislehurst and comprises a sports ground with football pitches, tennis courts and a two storey sports pavilion building. It falls within the Green Belt and Chislehurst Conservation Area. Nearby is Chislehurst School for Girls (formally known as Beaverwood Road), and adjacent is the Council Depot and there is a car dealership and petrol garage to the south.

There is currently a temporary building on the site, located to the east of the existing pavilion building, which was originally granted planning permission under ref. 12/00383/FULL1 for a

temporary period that has since expired. The building is the subject of an effective enforcement notice and does not form part of this application proposal.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

GLA: The GLA advise that the application does not fully comply with the London Plan and draft London Plan. They consider that the proposed redevelopment would be appropriate development and acceptable in principle, however the proposed caretaker's flat must be conditioned to be exclusively used for this purpose. They also considered that a detailed community use agreement for affordable and accessible usage of the sports and facilities must be secured by way of a S106 agreement. Also details of materials and a Construction Management Plan should be secured by way condition.

The information originally provided to the GLA by the applicant included the heights of the existing and proposed pavilion buildings, the heights were shown in the table as being the same at 12m and as such the GLA provide the response set out above. However it has now transpired that the height of the existing pavilion is only 8m. This has been clarified to the GLA who have requested CGI Visuals in the short and long ranges from key points. The applicant has refused to provide these and the GLA have advised that the "CGI Visuals are required prior to Stage 2 to assess impact on openness, given that the applicant submitted wrong information (regarding the proposed height v existing) at Stage 1 consultation".

Sport England: Does not raise an objection.

Secure by Design: I believe this development can achieve Secured by Design accreditation, and that it is imperative that a commercial development with residential flat such as this, in a high crime area should be built according to the principles and measures of Secured By Design.

The development also incorporates about 48 parking spaces, and I would request this parking area is designed following the principles of the Park Mark safer parking initiative.

To assist the development in achieving Secured by Design accreditation, I would seek to have a 'Secured by Design' condition attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles and achieve the physical security requirements of Secured by Design.

Thames Water: No objections subject to conditions.

Drainage Engineer: No objections subject to conditions regarding Surface water drainage and Sustainable Drainage System (SUDS)

Highways: The 2015 application was for amendments to the access arrangements. This has not been implemented and does not appear to be included in this application. It is however unlikely to affect this proposal. The parking provision is not changing although there is a delivery area proposed to the rear of the new clubhouse.

The Planning Statement, particularly Appendix 4, gives a list of uses on the site, most of which currently appear to take place in the temporary marquee, which I assume will transfer to the new clubhouse. There does not appear to be any intention to increase the amount of activities on the site and on that basis I would have no objection to the proposal.

Looking at the floor plans there do not appear to be changing rooms for the sports field activities such as the American Football teams and officials who currently use the facilities? Are they located somewhere else?

Conservation Officer: The existing building is not of architectural interest and I raise no objection to its loss. The site itself is within a relatively secluded part of the Chislehurst CA but is adjacent to the a complex of locally listed buildings which include a chapel and maintenance yard beside the cemetery. The design of the building seems appropriate to the location and occupies a somewhat smaller footprint than the existing but would be taller. Given its setback from any public vantage points I do not feel it would cause any harm and the screening between the site and the locally listed buildings would mitigate any impacts. On balance I raise no objections subject to a materials condition

Waste Services: No comments were received at the time of writing the report.

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 makers 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 has been received. 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.

The application falls to be determined in accordance with the following policies:

The London Plan (2016):

Policy 3.5 Quality and design of housing developments
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage Assets
Policy 7.16 Green Belt
Policy 8.3 Community infrastructure levy

Unitary Development Plan (2006):

BE1 Design of New Development
BE11 Conservation Areas
BE14 Trees in Conservation Areas
H1 Housing Supply
H7 Housing Density and Design
T3 Parking
T18 Road Safety
NE7 Development and Trees
G1 The Green Belt
L1 Outdoor Recreation and Leisure
L9 Indoor Recreation and Leisure

Draft Local Plan (2016):

Draft Policy 1 Housing Supply
Draft Policy 4 Housing Design
Draft Policy 20 Community Facilities
Draft Policy 30 Parking
Draft Policy 37 General Design of Development
Draft Policy 41 Conservation Areas
Draft Policy 43 Trees in Conservation Areas
Draft Policy 49 The Green Belt
Draft Policy 57 Outdoor Recreation and Leisure
Draft Policy 73 Development and Trees

Other Guidance:

- Chislehurst Conservation Area SPG
- Supplementary Planning Guidance 1 - General Design Principles
- Housing: Supplementary Planning Guidance. (March 2016)
- Technical housing standards - Nationally Described Space Standard (March 2015)

Planning History

11/00904/FULL1 - Two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices and caretakers flat - Approved 10.01.2012.

11/00910/CAC - Demolition of two storey sports/ leisure and functions/ pavilion building CONSERVATION AREA CONSENT - Approved 06.03.2012.

12/00383/FULL1 - Single storey detached building to provide function room/ bar, kitchen, changing rooms, toilets, gym and offices for a temporary period during redevelopment of the site with building permitted under ref. 11/00904 - Approved 03.05.2012.

13/04122/FULL1 - Installation of 4x15m tall flood light masts housing 16 floodlights - Approved 10.04.2014.

15/00944/FULL1 - Retention of existing building for which temporary planning permission was granted 3/5/2012 in application DC/12/00383/FULL1 - Refused 27.05.2015 and Dismissed at appeal 07.01.2016.

15/04076/FULL1 - Proposed new entrance walling and gates - Approved 06.01.2016.

18/01481/FULL1 - To retain the existing marquee building on site, while the work to provide the replacement building is underway, so that the recreational use of the site by Kent Exiles, an American football league team, can continue and thereby safeguard the long term open air recreational use of this Green Belt site – Declined to be determined 15.05.2018.

Considerations

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

- Resubmission
- Green Belt
- Design
- Standard of residential accommodation
- Highways
- Neighbouring amenity
- Trees
- CIL
- S106

Resubmission:

Planning permission was previously granted under ref: 11/00904/FULL1 for a replacement sports/leisure and functions pavilion at the site, however this permission was not implemented and has since lapsed. This proposal is for a replacement pavilion building that would be identical to that previously granted. Since permission was granted there has been a change in policy in the form of a new NPPF, London Plan and the introduction of a Draft Local Plan, whilst these policies are new the fundamental aim of Green Belt policy remains the same.

The application documents refer to the retention of the temporary 'marquee' to the east of the main pavilion to allow the open air recreational use of the site to be maintained whilst the existing building is redeveloped pursuant to any planning permission that may be forthcoming. However the retention of the temporary 'marquee' has not been expressly included within the applicant's description of development for this application and accordingly is not considered to form part of the proposals for which planning permission is being sought. The 'marquee' is the subject of an effective enforcement notice.

Green Belt:

Paragraphs 133 - 147 of the NPPF sets out the Government's intention for Green Belt. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The Green Belt is intended to serve five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraphs 143 - 147 deal specifically with development proposals in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraphs 145 states A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Bromley Development Plan Policies provide the same level of protection to Green Belt as the NPPF.

Policy G1 states that essential facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it would be appropriate development.

As set out in para 87 of the NPPF, where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.

Para 88 of the NPPF advises that LPAs should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.

Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principle to the Green Belt from inappropriate development.

The NPPF dictates that the construction of new buildings in the Green Belt is inappropriate, with a few exceptions.

The two existing maintenance buildings are to be replaced with one building of the same footprint, height and in a similar location and would not result in a greater impact on the openness of the Green Belt than the existing development on this part of the site. The Council is therefore satisfied that the proposed form of development could therefore meet one of the exceptions to inappropriate development set out within the NPPF

With regards to the proposed pavilion building, in this case the proposed development would result in a new pavilion building which would have a similar footprint to the existing building, but a larger floor area (503sqm) than the existing building and a greater height and extent of built form at first floor level. This would result in a building that would be materially larger than the one it would replace, and would result in a greater impact on the openness of the Green Belt (as set out in more detail below). Furthermore, whilst the pavilion building would include facilities that could support the outdoor sporting and recreational use of the site, the building includes indoor leisure facilities and residential accommodation in the form of a caretaker's flat.

Having regard to the above, the Council does not consider that the proposed replacement pavilion building would meet any of the exceptions to inappropriate development as set out in the NPPF, and accordingly would constitute inappropriate development in the Green Belt. As such it will be necessary to consider whether there are any other considerations that would clearly and demonstrably outweigh the harm by reason of inappropriateness and any other harm, resulting in very special circumstances.

Impact on openness:

With regards to impact on openness, the replacement pavilion building would have a slightly lesser footprint than the existing building (approximately 50 sqm less) but result in an additional 503 sqm of floorspace overall. Notwithstanding, the building would occupy a similar position on the site to the building it would replace and would not encroach further into the open part of the site than the existing development. The maximum height of the development would be increased from 8m to 12m together with additional bulk proposed at first floor level, where the additional floorspace has been gained.

In terms of the maintenance building again this will be located in same location as the existing one and will be replacing two structures with one of the same footprint and height. It is not considered that the openness of the Green Belt will be impaired or affected in any significant way by this aspect of the proposal.

Very special circumstances:

When planning permission was granted for the replacement pavilion building under ref. 11/00904, other considerations were found to exist that clearly and demonstrably outweighed the harm to the Green Belt identified, resulting in very special circumstances. These factors were as follows: that the building is beyond economic repair and is not sustainable or carbon or energy efficient. The applicant has submitted that these considerations would remain today. Since permission was previously granted, it is anticipated that the condition of the existing pavilion building would continue to have deteriorated and the building would still not be carbon or energy efficient. Whilst there has been a change in policy since the previous decision was taken, the fundamental aim in respect of Green Belt policy remains the same. There have been no material changes in the context of this site that would warrant a different conclusion being drawn in respect of the weight that can be applied to these factors, and as such it is considered that they could again amount to or contribute to a case for very special circumstances.

Design and Impact on the 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. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and public and private spaces. Developments are required to respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments, achieving the highest standards of inclusive design to ensure that it can be used safely, easily and with dignity by all (Para.3.114, London Plan).

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.

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.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy BE1 requires that new development is of a high standard of design and layout. It should be imaginative and attractive to look at, complement the scale, form, layout and materials of adjacent buildings and should respect the amenity of the occupiers of neighbouring buildings. Green roofs should be utilized as much as is practical to help the development blend into the landscape. Furthermore, the application of a high quality palette of materials is required as well as a high quality landscaping scheme demonstrating the vast majority of trees on and around the site are to be retained. This is further supported by London Plan Policies 7.4 and 7.6.

The height of the new pavilion building would be higher than existing building (approximately 4m) and therefore the floorspace subsequently increased by the addition of the first floor, , although the footprint will be slightly smaller (approximately 50sqm). Architecturally the

proposed development is for a modern pavilion which includes extensive glazing and cladding to blend with the surroundings, the scheme is considered well-articulated and attractively designed, with a pitched tiled roof, and would use high quality materials. A balcony is proposed at first floor level to take advantage of the views at the site. The proposed design is considered to represent an improvement over the existing building in terms of its design and form

In terms of character and appearance of the area, the existing building is not considered to be of any particular merit, is in a poor state of repair, and makes a neutral contribution to the Conservation Area.

With regards to the maintenance buildings this will be of a similar height, location and footprint as the existing two buildings.

Consequently it is considered that the proposed design and form of the buildings fully comply with all the relevant design policies, in the NPPF, London Plan and UDP, proposed building would appear incongruous or out of place in this location providing a high quality design that responds to local character would enhance the character and appearance of the Chislehurst Conservation Area, whilst providing an innovative solution to the needs of the sporting club. Planning conditions can also further control all aspects of the design and materials of the buildings to ensure the high standards are maintained.

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 Government's 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.

Policy 3.5 of the London Plan (2015) Quality and Design of Housing Developments 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.

Policy BE1 of the UDP states that the development should respect the amenity of future occupants and should also respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The floor space size of the new unit would be approximately 53.88m². The nationally described space standard requires minimum of 50m² for a 1-bedroom 2 person unit. On this basis, the floorspace provision for the unit is considered to comply with the required standards and the overall room sizes are compliant.

The shape and room sizes in the proposed dwelling are considered satisfactory. None of the rooms would have a particularly convoluted shape which would limit their specific use.

In terms of amenity space, Policy H7 states that adequate private or communal amenity space should be provided with regards to new residential accommodation. Nationally Described Space Standards state that adequate private amenity space should also be provided with a minimum of 5 sqm of private outdoor space for 1-2 person dwellings and an extra 1sq m for each additional occupant. The proposed caretaker flat provides sufficient amenity space in the form of a large balcony. The submitted block plan indicates that a number of existing trees will be retained which will provide screening and privacy for future occupiers.

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. This is supported by Policy 7.6 of the London Plan.

With regards to any overlooking and privacy to local residents, the proposed building is considered to be of sufficient distance from other properties in the vicinity not to cause any problems in this regard. In any event, the building is replacing an existing one in a similar position and of a similar footprint size. The proposal is considered to have a satisfactory relationship with the existing properties, including the locally listed ones. The overall layout, including the position of car parking and balconies is considered acceptable, very much following that of the existing building and parking area. Overall, the amenities of local residents are considered to be adequately protected.

Highways:

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 2015 application was for amendments to the access arrangements however this has not been implemented and does not appear to be included in this application. Nevertheless it is unlikely to affect this proposal. The parking provision is not changing although there is a delivery area proposed to the rear of the new clubhouse.

The Planning Statement, (particularly Appendix 4), gives a list of uses on the site, most of which currently appear to take place in the temporary marquee, and there does not appear to be any intention to increase the amount of activities on the site.

Given the above and the level of parking proposed and the access and parking arrangements are considered to be satisfactory and no objections are raised from a highway point of view.

Cycle parking:

London Plan requires two cycle spaces per unit, no details of any lockable storage has been provided only the location to the rear of the building has been outlined, however subject to further details required in a condition no objection is raised in this regard.

Refuse:

All new developments shall have adequate facilities for refuse and recycling. The applicant has provided details of refuse storage. Further details regarding a containment structure can be conditioned as necessary.

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.

In terms of renewable energy, the roof has been designed to allow for the installation of PV solar collectors.

Trees:

The site is located within the Chislehurst Conservation Area and benefits from large trees within the site which are protected under this legislation. These trees provide natural screening and contribute to the aesthetics of the area.

No works to any trees or hedges are proposed as part of this proposal given the new pavilion will for the most part overlaying on the existing pavilion building. Consequently, no work to trees is required and the new building is to be further away from any tree roots.

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

Overall, it is considered that the proposed scheme is acceptable in terms of its design, height and scale, and would preserve the character and appearance of the Chislehurst Conservation Area. The proposal would not result in a loss of amenity or privacy to the occupants of properties in the vicinity. There are no fundamental objections from a highway point of view.

With regard to the impact of the development on the Green Belt, it is considered that harm would arise by reason of inappropriateness as well as harm to openness arising from the increase in the size of the building. However the proposal is essentially the same as that which was granted planning permission under ref. 11/00904 for which very special circumstances were found to exist. In this case, it is considered that the matters which have again been advanced by the applicant in support of the proposal would continue to attract sufficient weight to clearly and demonstrably outweigh the harm to the Green Belt, resulting in very special circumstances to enable planning permission to be granted.

Should Members be minded to grant permission the application will need to be referred to the Mayor before determination in accordance with the request of the GLA in its Stage One Response (referable under Category 3D - development on Green Belt Land which would include construction of a building with a floor space of more than 1000 sqm).

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 the 11.10.2018

RECOMMENDATION: PERMISSION (SUBJECT TO ANY DIRECTION BY THE MAYOR OF LONDON)

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 of the Town and Country Planning Act 1990

2. 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.

3. (a) Prior to commencement of above ground works, details (including samples) of the materials to be used for the external surfaces of the building which shall include 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.

(b) The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

4. The occupation of the caretakers flat shall be limited to a person solely employed at the Beaverwood Lodge Sports And Leisure Club together with any dependant of such person residing with him or a widow or widower of such person. The flat shall not be sub-divided from the site and subsequently sold or rented to any other person unless otherwise agreed by the Local Planning Authority.

Reason: The site is located in the Green Belt and the erection of dwellings is contrary to Policy G1 of the Unitary Development Plan.

5. (a) Prior to commencement of the development hereby approved (excluding any ground clearance or demolition) a scheme for the provision of surface water drainage shall be submitted and approved in writing by the local planning authority.

(b) Before the details required to satisfy Part (a) are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

(c) Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface water

(d) The drainage scheme approved under Parts a, b and c shall be implemented in full prior to first occupation of the development hereby approved

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan.

- 6. No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:**
- (a) Dust mitigation and management measures.**
 - (b) The location and operation of plant and wheel washing facilities**
 - (c) Measure to reduce demolition and construction noise**
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-**
 - (i) Rationalise travel and traffic routes to and from the site as well as within the site.**
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.**
 - (iii) Measures to deal with safe pedestrian movement.**
 - (iv) Full contact details of the site and project manager responsible for day-to-day management of the works**
 - (v) Parking for operatives during construction period**
 - (vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.**
 - (e) Hours of operation**
 - (f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis**
 - (g) The development shall be undertaken in full accordance with the details approved under Parts a-f**

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies BE1, T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.