

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

**Application No : 18/04914/FULL1**

**Ward:  
Bromley Common And  
Keston**

**Address : 17 Longdon Wood Keston BR2 6EN**

**Objections: Yes**

**OS Grid Ref: E: 542182 N: 164939**

**Applicant : Mr Harry Langley**

**Description of Development:**

Demolition of existing dwelling and garages (belonging to Nos. 17 and 19).  
Erection of two storey dwelling and double garage block for Nos. 17 and 19,  
alterations to and re-surfacing of existing driveway/forecourt.

Key designations:

Conservation Area: Keston Park  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 14

**Proposal**

Planning permission is sought for demolition of existing dwelling (No. 17) and garage block (belonging to Nos. 17 and 19) and erection of a replacement dwelling (No. 17) and garage block (for Nos. 17 and 19). The proposed dwelling would have a main block with front and rear projecting two storey outriggers and a further single storey flat roofed rear extension as well as front and rear dormer windows and a pitched roof with a flat roofed section.

The application was supported by the following documents:

- Application forms,
- Application drawings,
- Tree report,
- Flood Risk Assessment
- External materials schedule
- Accessible/Adaptable Homes Statement

**Location and Key Constraints**

The application site relates to Nos. 17 and 19 Longdon Wood, Orpington, a pair of detached dwellings (with an adjoining garage block) located on the eastern side of the highway close to the junction with Marke Close. No. 17 is a modest single storey pyramid hipped roofed bungalow with a flat roofed rear extension and No.

19 is a larger single storey bungalow with dormer windows and a pitched roofed rear extension; although it has been extended and it is envisaged that the original building was similar to No. 17. Each of the properties has a forecourt parking area in front and a single width access drive leads between the two dwellings to a flat roofed double garage block; one for each dwelling. The land is predominantly level with boundaries marked by a mixture of close boarded fencing, trees and vegetation.

The site lies within the Keston Park Conservation Area. It was once an area of woodland within the parkland of Holmwood Park, once occupied by William Pitt (Pitt the Elder) Prime Minister in the late 18th century. The land was redeveloped as a low density high quality residential estate in 1922 by a father and son, Frederick Howard Rogers and Eric Rogers, with the detached houses being individually designed by the purchasers' own architects. As such there was no common architectural theme within the estate; designs include Arts and Crafts and classically inspired dwellings. The designs were governed by private covenants, and the lower density was more characteristic of early 20<sup>th</sup> Century suburban American estates than British developments. The nature of the Park may allow for replacement dwellings, especially if the existing dwelling does not positively contribute towards the character and appearance of the Park. The Park has a strong landscape framework and a low development density and therefore houses sit with a dominant landscape setting and new development(s) should respect the spatial and landscape characteristics. External materials also vary however they are of traditional construction such as timber framed, weatherboarding, red brick elevations and tile hanging; influenced by the Arts and Crafts movement.

### **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

- The proposed new dwelling would be positioned too close to No. 15 Longdon Wood; failing to preserve the side space and high spatial standards between buildings, detracting from the character of the Keston Park Conservation Area,
- The two storey rearward projection would overshadow the main living room at No. 15,
- The proposed north flank windows would overlook the south facing windows in No. 15 which have always been clear glazed,
- The proposed garage block would be positioned too far back; reducing the garden size of No. 19. It should be subject to joint design and positioned further forward,
- The amended plans do not overcome the previous objection:
- The proposed two storey dwelling would be cramped and over developed, with insufficient side space out of keeping with the area and the Conservation Area; particularly when compared with the existing smaller bungalow.

### Support

- The amended drawings show the proposed garage block (No. 19) in its current location and is acceptable.

### Local Groups

#### Keston Park (1975) Ltd. Residents' Association

- The Keston Park (1975) Ltd. Board has agreed to 'approve in principle' this planning application (featuring an external 1m separation between No. 15 and No. 17). The Board has requested some minor alterations and this will need some amendments at some stage.

### **Comments from Consultees**

APCA: No comments received

Conservation Officer: The existing bungalow is of no architectural significance and it does not represent a good example of a house set within a generous landscape framework. No objection in principle to the proposed replacement however the Side Space to the northern boundary and neighbouring property No. 17 is tight and combined with the full two storey height building this should ideally be increased to 1.5m or more.

Drainage Engineer: There is no public surface water sewer near the site. Therefore the Applicant should provide for the disposal of surface water run-off and submit this for the Council's approval under condition PC06.

Environmental Health Pollution Officer: No objection subject to the recommended conditions/informatives.

Highways: The application site is on a private road. The proposed parking arrangement appears to be satisfactory and as such there is no objection to the covered carport and alterations to driveway to include additional parking spaces. Please recommend conditions including provision of satisfactory parking (in accordance with the details), highway drainage and surface material for the parking/turning area.

Trees: There is no objection to the proposed removals. The Tree Protection Plan (TPP) is adequate. No objection subject to the recommended tree protection condition.

Waste Services: No comments received

Thames Water: No objection, including to the capacity of the waste water network and sewerage treatment works; provided that the developer provides the following and/or follows relevant guidance in order to demonstrate appropriate drainage and/or that the drainage infrastructure would be preserved during construction and this could be managed by relevant conditions/informatives in the event that planning permission is granted:

- Methodology to minimise groundwater discharges into the public sewer (particularly in light of the proposed basement element),
- Follow the sequential approach to disposal of surface water,
- Usage of mains water services for the construction process,
- Minimum pressure of the water supply,

## **Planning History**

The relevant planning history relating to the application site is summarised as follows:

19/02302/FULL6 – Erection of single storey fitness studio outbuilding is pending a decision.

Other relevant history

There are numerous examples of sites/properties within the Keston Park estate that have been redeveloped with larger replacement dwellings including Nos. 12, 20, 27 and 29 Longdon Wood, 33, 34, 38 and 47 Forest Drive and 16, 17 and 24 Forest Ridge.

## **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 development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

### London Plan Policies

- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking

7.4 Local Character  
7.6 Architecture  
7.8 Heritage Assets and Archaeology  
7.19 Biodiversity and access to nature  
7.21 Trees and Woodlands

### Bromley Local Plan

Policy 4 Housing Design  
Policy 8 Side space  
Policy 30 Parking  
Policy 32 Road Safety  
Policy 37 General design of development  
Policy 41 Conservation Areas  
Policy 43 Trees in Conservation Areas  
Policy 72 Protected species  
Policy 73 Development and trees

### Supplementary Planning Guidance

Bromley's SPG No.1 – General Design Principles  
Bromley's SPG No.2 – Residential Design Guidance

### **Considerations**

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

- Principle and location of development
- Design and landscaping
- Heritage
- Standard of residential accommodation
- Neighbouring amenity
- Highways
- Sustainability
- Other (drainage/flooding/noise/pollution)
- CIL

### Principle and location of development

The site lies within an urban/suburban area where there is no objection in principle to new residential development. Furthermore, the proposal is for the replacement of an existing dwelling and garage block and therefore it would not result in a net gain the number of dwellings or outbuildings on the site.

The proposal is subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of the adjoining and future residential occupiers of the scheme and car parking and transport implications. Although the proposal is for a new build dwelling most of the spirit of Bromley Local Plan Policy 9 also applies to this proposal.

## Design and landscaping

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 Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

The proposed two storey dwelling would be larger than the existing bungalow in footprint, height and general bulk. However there are a number of other examples of larger replacement dwellings in the locality and as such this would not be unacceptable in principle and each site is assessed on its own merits. Although the building footprint would be larger than the existing and it would have an additional storey it would nonetheless be accommodated well within the spacious plot and would not result in an overdevelopment of the site. The proposal would lie close to the side boundaries (particularly the northern boundary with No. 15) however according to the submitted drawings it would be separated by at least 1 metre and in combination with the height and the hipped pitched roof it would not appear cramped within the plot, it would not result in a terracing effect with the neighbouring dwellings, and would respect the spatial standards of the local area. Furthermore the proposal is designed to meet the Accessible/Adaptable Homes requirements the Applicant is a wheelchair user and the dwelling has been designed with internal spaces to meet these particular needs and consequently has a wider width than the existing dwelling.

The existing single storey bungalow is of no particular architectural merit and there is no objection to its demolition. The proposed replacement dwelling would differ in design from the existing bungalow however this in itself would not be unacceptable. Indeed there is a wide variety of architectural styles in the locality and the proposed design would complement those in the immediate vicinity however it would be individually designed and this would reflect the overall character and appearance of the local area and the Conservation Area. Furthermore the proposed external materials would be appropriate to the function and form of the dwelling and its surroundings and their exact specification could be managed by planning condition.

The proposed shared garage block would be larger than the existing prefabricated garage block however it would nonetheless remain subservient in footprint, height and overall mass to the existing dwelling at No. 19 and the proposed new dwelling at No. 17. Its design would be more attractive, higher quality and more in keeping with the traditionally designed dwellings than the existing unremarkable flat roofed design and it would contribute more positively to the street scene.

The proposal would lead to the loss of some existing trees and vegetation however they are not overly prominent or specimens that are significant or important within the street scene and the wider Conservation Area. Furthermore the proposal would offer the opportunity for additional planting and landscaping to enhance the development and this could be managed by landscaping condition.

### Heritage

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

Within or adjacent to a Conservation Area:

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.

The context of the site and its setting within the Keston Park Conservation Area is a material consideration and the Council notes Council's Conservation Officer's comments. As such it is noted that the nature and character of the Conservation Area has evolved over the last few decades and therefore notwithstanding the opinion of the APCA the trend for replacing the original dwellinghouses with new (often larger) dwellinghouses is now part of the established character of the estate and therefore, as mentioned by the Council's Conservation Officer, no objection is raised to the principle of the proposed development. The key characteristics of the Conservation Area are the individually designed dwellings and the general landscape character within the plots and viewed throughout the wider estate. The existing dwelling is not of particular architectural merit, it is not listed, and furthermore within a Conservation Area there is no principle against the demolition of a dwelling and the replacement with another and therefore there is no objection to its removal. The proposal would differ in appearance from the existing dwelling however, as mentioned above; there is already a range of different architectural styles in the locality, and it would nonetheless continue to respect the individual design of dwellings within the estate. The proposal would not directly lead to the loss of trees or vegetation significant/prominent within the street scene/and or that contribute significantly towards the public visual amenities of the wider area and the Keston Park Conservation Area. The suggested protection measures for the other on-site trees; proposed to be retained, would be acceptable. Furthermore the proposal offer the opportunity for new planting and landscaping to soften and enhance the development and to contribute towards the visual appearance of the Conservation Area and this could be managed by planning condition.

#### 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 4 of the Bromley Local Plan 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. In this case the proposed dwelling is designed for compliance with the regulations as owner/occupier is a wheelchair user.

The proposed dwelling would provide internal accommodation which would be sufficiently spacious for a large family dwelling. Indeed according to the submitted planning statement and the floor plans it appears to have been designed for wheelchair use from the outset and is therefore generously proportioned internally in order to allow for the relevant circulation and turning. Furthermore it would retain the existing garden almost in its current state which would be sufficient for the enlarged proposed dwelling.

As mentioned in representations received on the application it is noted that the proposed garage would be positioned further back in the plot than the existing, however it would not significantly reduce the garden size and amenity space available to the existing dwellings, there would remain an appropriate size and layout of garden, and as such this would not significantly reduce the residential amenity for either of the occupants of Nos. 17-19 to an unacceptable level.

#### Neighbouring amenity

Policies 6 and 37 of the Bromley Local Plan seek 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.

As mentioned, the proposed new dwelling would be larger than the existing. It would stand approximately 1.8m forward of No. 15 and this would accord with the existing relationship, albeit that the existing dwelling is a single storey bungalow as compared with the currently proposed two storey dwellinghouse. The main building block and the and the forward outrigger would lie approximately level with the corresponding elements at No. 19 albeit that that building is a two storey chalet style dwelling. The two storey rearward projection; measuring approximately 5.2m to the eaves (similar to No. 15), and 8.4m to the ridge (approximately 0.4m higher than No. 15) would extend beyond the neighbouring dwelling No. 15 by approximately 1.5m and the single storey element measuring approximately 3.7m high above existing ground level would measure a total of approximately 3.5m to the rear of No. 15. It would be separated from the boundary by approximately 1m and from the flank wall of No. 15 by another 2m. The main element of the dwelling and the rear outrigger would be positioned approximately level with the corresponding elements at No. 19 however they would be separated from No. 19

by at least 2.5m. The rear parts/elements of the dwelling would have a hipped pitched roof. The single storey element would project further rearward of No. 19 however it would be separated from No. 19 by approximately 5.2m and furthermore it would be screened to some extent by the proposed garage block. The proposed garage block at No. 17 would extend considerably beyond the rear of No. 19; by approximately 12m however the proposed garage at No. 19 would break up the rearward projection thereby limiting the effect. Overall the proposal would be sufficiently well removed from the neighbouring properties, coupled with the height to the eaves, the rearward projection and the maximum height of the building that it would not have a significantly harmful effect on the amenities of the neighbouring occupiers by reason of overshadowing or overbearing effect.

Notwithstanding this, although the proposed dwelling would be considered acceptable in its current form and in relation to the site context and its surroundings; including the neighbouring dwellings, it is possible that the dwelling could be substantially further extended through permitted development rights and this could be significantly harmful to the amenities of neighbouring properties and therefore it would be prudent to remove the permitted development rights through planning condition.

The main outlook would continue to be to the front and rear where there would be no significant arising from any additional overlooking over and above that which already exists; particularly given that this is a suburban residential area where some degree of overlooking would be expected. The proposed ground floor side flank windows and doors would not offer significant opportunity for additional harmful overlooking. The upper floor side flank windows/roof light windows would serve en-suite bathrooms/dressing rooms (i.e. non-habitable rooms) or other non-habitable spaces such as landings and these could be fitted with obscure glazing and restricted opening in the interest of preserving neighbouring privacy without detracting from the living environment for the future occupiers. Subject to the imposition of conditions regarding the use and retention of obscure glazing to the upper floor side flank en-suite bathrooms it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise. The insertion of any additional windows following construction would be managed by the permitted development rights.

There is no objection from the Council's Environmental Health Department subject to the recommended informatives relating to compliance with Environmental Health legislation including the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990, the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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

Longdon Wood is a private road; outside the jurisdiction of the Highway Authority, and therefore the access and parking issues of the site is a private matter. The proposal is for a replacement dwelling (albeit larger than existing) and therefore the relationship between the development and public highway of Croydon Road remains the same. The proposed dwelling would be larger than the existing one thereby potentially increasing the household size and possibly the number of vehicles in the household. However the proposed parking arrangement would replace the existing garage with a carport and also some additional surface/forecourt spaces and therefore it would provide sufficient parking within the site (albeit for a larger replacement dwelling). Furthermore there is no objection from the Council's Highway Department; subject to the recommended conditions, however in the light of the nature of the road as a private highway and given that the development would not adversely affect the use of the public highway of Croydon Road these would not be reasonable or necessary. It is not known whether the Council's waste collection service serves the estate or whether it has a private contract arrangement however nonetheless the proposal would not appear to significantly alter the refuse storage/collection situation as compared with the existing dwelling.

### 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.

## Ecology

The application site is not designated as a particular site for wildlife conservation however the building(s) and/or the outside areas, grass and vegetation may nonetheless offer suitable nesting, foraging or commuting habitat; especially given the proximity to woodland and the wider countryside beyond the settlement. As such any demolition and/or site clearance is recommended to be carried out in a precautionary manner to allow animals to leave habitat and vegetation before heavy duty clearance takes place. Furthermore the new development would offer the opportunity for biodiversity enhancements.

## Other matters

The application site does not lie within a Flood Zone 2 or 3 (highest risk areas). The Council's Drainage Engineer advises that site there is no public surface water sewer near the site and that the proposal should demonstrate how surface water drainage including Sustainable Drainage System(s) (SuDS) would be managed and this could be managed by planning condition.

There is no objection from Thames Water with regard to water supply and waste water services; subject to the recommended advice which can be provided by planning informative.

## 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**

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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 BE GRANTED**

**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 the interests of visual and residential amenity and in order to comply with Policy 37 of the Bromley Local Plan 2019.

- 3 Prior to commencement of development (excluding demolition) 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. The development shall be completed strictly in accordance with the approved levels.

Reason: Required prior to commencement in order to ensure that a satisfactory form of development can be undertaken on the site in the interest of visual amenity and to comply with Policy 37 of the Bromley Local Plan 2019.

- 4 A side space of not less than 1 metre shall be provided between the two storey northern flank wall and the northern boundary and not less than 1.5m shall be provided between the two storey southern flank wall and the southern boundary of the dwelling hereby permitted and the respective flank boundaries of the property.

Reason: In the interest of the visual amenities of the area and in order to comply with Policy 8 of the Bromley Local Plan 2019.

- 5 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan 2019.

- 6 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, extension, enlargement 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 the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan 2019.

- 7 Hard and soft landscaping

(i) Prior to commencement of above ground works details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1. A scaled plan showing all existing vegetation to be retained and trees and plants to be planted which shall include use of a minimum of 30% native plant species of home grown stock (where possible) and no invasive species;
2. Proposed hardstanding and boundary treatment;
3. A schedule detailing sizes and numbers of all proposed trees/plants;

**4. Sufficient specification to endure successful establishment and survival of new planting.**

**(ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.**

**(iii) Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details**

**Reason: In order to secure a visually satisfactory setting for the development and to protect neighbouring amenity and to comply with Policies 37, 73 and 74 of the Bromley Local Plan 2019.**

**8 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), tree protection measures in accordance with the Tree Protection Plan (18-730-TPP-Phase-1-A) hereby approved, shall be installed. Such measures shall not be moved or removed, but shall be retained in situ until completion of the development and all materials and machinery have been removed from the site, unless otherwise agreed in writing by the LPA.**

**Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Polices 37, 73 and 74 of the Bromley Local Plan 2019.**

**9 The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' and shall be permanently retained thereafter.**

**Reason: To ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants and to comply with Policy 3.8 of the London Plan 2015 and the Mayors Housing Supplementary Planning Guidance 2016.**

**10 Before the development hereby permitted is first occupied the proposed upper floor side flank windows and roof light windows shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained as such.**

**Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan 2019.**

**11 Scheme for Surface Water Drainage**

**(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 (21/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 and Policies 115, 116 and 117 of the Bromley Local Plan 2019.

12 Within 2 months of the first occupation of the dwelling hereby permitted the existing dwelling shall be demolished and all materials and foundations shall be completely and permanently removed from the site.

Reason: In order to ensure that a satisfactory form of development is undertaken on the site, in the interest of visual and residential amenity and in order to comply with Policy 37 of the Bromley Local Plan 2019.

You are further informed that:

1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017 which is available on the Bromley web site.

2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

3 Before work commences on the extension hereby permitted the Applicant should be satisfied that the minimum side space to the boundary shown on the submitted drawing can be achieved. Failure to comply with the Council's requirements set out in the conditions above may result in enforcement action being authorised.

4 The Applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:  
[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/40/other\\_permissions\\_you\\_may\\_require/16](https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/16)