

ANNEX A

QUESTIONS FROM MEMBERS OF THE PUBLIC FOR WRITTEN RESPONSE BY THE CHAIRMAN OF DCC IN RELATION TO ITEM 9 – UPWARDS EXTENSION PERMITTED DEVELOPMENT RIGHTS

Question 1: From Mr Clive Lees, Chairman, Ravensbourne Valley Residents

With regard to Upwards Extension Permitted Development Rights, would the Council undertake to review relevant blocks of flats across the borough with a view to making an Article 4 Direction where any further Upwards Extension would lead to long-lasting and serious harm to the street scene?

Chairman's Response

The report to DCC on 14 July 2020 includes discussion of the potential impacts of the upwards extension PD rights and identifies Article 4 Directions as a possible option to remove PD rights in certain areas, where adverse impacts are considered likely to materialise. Article 4 Directions must be justified in line with national planning guidance. We cannot commit to a review of all relevant blocks of flats across the borough to inform an Article 4 Direction, but we will seek up-to-date evidence to inform any Directions, which may include consideration of the existing types of housing in particular areas. These could include blocks of flats which have special architectural merit and where an upwards extension would be wholly inappropriate.

Question 2: From Mr Clive Lees, Chairman, Ravensbourne Valley Residents

Cameron House, Highland Road, BR1 and Treversh Court and Townend Court, both of Grasmere Road, BR1, already impact on the view of the eastern Ravensbourne Valley ridge which is referred to in the Bromley Local Plan under Policy 48, para 5.1.22. Would the Council undertake to make an Article 4 Direction in respect of these properties in order to protect the view in accordance with Policy 48?

Chairman's Response

No, we cannot commit to Article 4 Directions for these particular properties. As noted in the response to Q1, the Council will consider the potential for Directions where there may be adverse impacts. It is considered unlikely that Directions related to individual properties will be justified in line with national planning guidance. Justification for Directions is more likely to correlate with specific designations set out in planning policy.