

Committee Date	10/12/2020	
Address	St Olave's Grammar School Goddington Lane Orpington BR6 9SH	
Application Number	20/00589/FULL1	Officer – Robin Evans
Ward	Orpington	
Proposal	Partial demolition, extension and refurbishment of existing building "Thirdsden Halls" including; demolition of existing rear section and attached garages, erection of single storey rear extension (replacing existing rear section), internal layout alterations, elevational alterations, erection of fencing and gates and formation of accessible ramp, installation of air source heat pump (NW elevation). Change of use from Class D2 Leisure (community Scout Hut) to mixed use Class D1 Education and D2 Leisure (community). (Amended plans - Site Location Plan).	
Applicant Ms Liz James	Agent Ms Jennifer Frewen	
St Olaves Grammar School Goddington Lane Orpington BR6 9SH	6a Peacock Yard Iliffe Street London SE17 3LH	
Reason for referral to committee	Local Interest/Objections	Councillor call in No

RECOMMENDATION	PERMISSION
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area</p> <p>London City Airport Safeguarding</p> <p>Open Space Deficiency</p> <p>Smoke Control SCA 29</p> <p>Urban Open Space</p>

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	D1	293
Proposed	D1/D2	281

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	0	28 (small car park) 103 (main car park)	28-131
Disabled car spaces	n/a	n/a	n/a
Cycle	n/a	n/a	n/a

Representation summary	Neighbour letters sent 26/3/2020 and 10/11/2020 Site notice placed 24/3/2020 Newspaper advert published 8/4/2020		
Total number of responses	21		
Number in support	1		
Number of objections	19		

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not have a harmful impact on Urban Open Space (UOS),
- The proposed Use(s) would be acceptable
- The proposed design would not detract from the character and appearance of the area or neighbouring heritage assets,
- There would be no significant additional harm to neighbouring properties,
- There would be no significant additional harmful highway issues,
- There would be no other issues; such as ecological or sustainability issues,

2. LOCATION

2.1 The application site relates to St. Olave's Grammar School, which lies on the northern side of Goddington Lane, Orpington, between the junctions with Sevenoaks Road and Wyvern Close. The development site itself is a parcel of land at the north western edge of school grounds occupied by a single storey building set in its own grounds and accessed via a single lane track off Goddington Lane and an internal access to a hard surfaced car park area off Park Avenue (also informally known as the "Sixth Form car park"). Although the building has been vacant for a number of years it was most recently used as a Scout Hut. The building measures approximately 293sqm with two main sections; a frontage element comprising a pitched roofed main hall (5.2m to the ridge) and flat roofed front porch (2.6m high), WC and kitchen element, and a flat roofed rear element (3m high) providing a meeting room, and 2 garages. There is also a prefabricated garage to the western elevation. The land slopes generally down from east to west towards Sevenoaks Road with the contour of the hillside and there is a level change with an embankment between the school playing fields and the Thirdsden Hall site. A public footpath runs along the site's western boundary connecting Goddington Lane and Park Avenue. Boundaries are mainly marked mainly by trees and vegetation and a metal railing fence to the public footpath. The application site lies on Urban Open Space (UOS) and the main school buildings are Grade II listed, although the application building itself is not listed. The area is residential in nature and is

characterised mainly by detached two storey dwellings set in relatively spacious and consistently laid out plots. The area is not a Conservation Area or an Area of Special Residential Character.

- 2.2 According to the list description and summary the site comprises the Grade II listed St Olave's Grammar School built between 1966-1967 to designs by Robert Matthew Johnson-Marshall & Partners; partner in charge, Maurice Lee; including headmaster's house; groundsman's house; Fives and squash court building; art and craft block; brick, concrete and timber boundary treatments to the south and east sides of the site and original areas of hard landscaping. It was first listed on 6 October 2017.



Fig 1 Site location plan.



Photo 1 Thirdsden Hall front elevation from Goddington Lane (looking north west).



Photo 2 Thirdsden Hall rear elevation (looking south west).



Photo 3 Thirdsden Hall rear (looking west towards No. 47 Goddington Lane).



Photo 4 Thirdsden Hall east side elevation (looking south west towards Goddington Lane).



Photo 5 Thirdsden Hall west side elevation (looking south west along the public footpath towards Goddington Lane).



Photo 6 Park Avenue access, car park and Thirdsden Hall beyond (looking south).

3. PROPOSAL

- 3.1 Planning permission is sought for partial demolition, extension and refurbishment of an existing building known as "Thirdsden Hall" including; demolition of an existing rear section and attached garages, erection of single storey rear extension (replacing the existing rear section), internal layout alterations, elevational alterations, erection of fencing and gates and formation of accessible ramp, installation of air source heat pump (to NW elevation) and change of use from Class D2 Leisure (Community/Scout Hut) to mixed use Class D1 Education and D2 Leisure (Community/Scout Hut).
- 3.2 The building is intended to be used as a Scout Hut during weekday evenings and at weekends; such as for Scout camps, by the School during the weekdays and weekday evenings; such as for art and other functions, and could be offered for use by the local community and other functions during weekday evenings and at weekends; such as for meetings or celebrations (although not for late night parties).
- 3.3 The application is supported by the following documents:
- Application forms,
 - Application drawings,
 - Planning Statement,
 - Design and Access Statement,
 - Heritage Statement,
 - Arboricultural Impact Assessment,
 - Ecological report

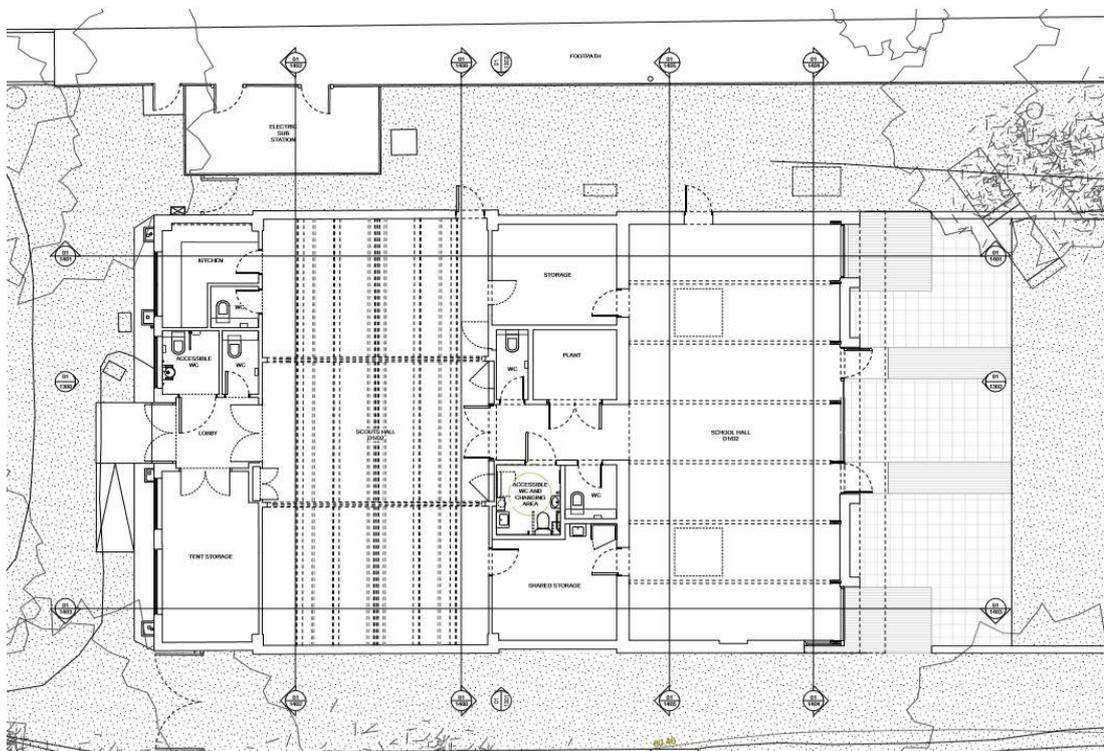


Fig 2 Proposed ground floor plan.

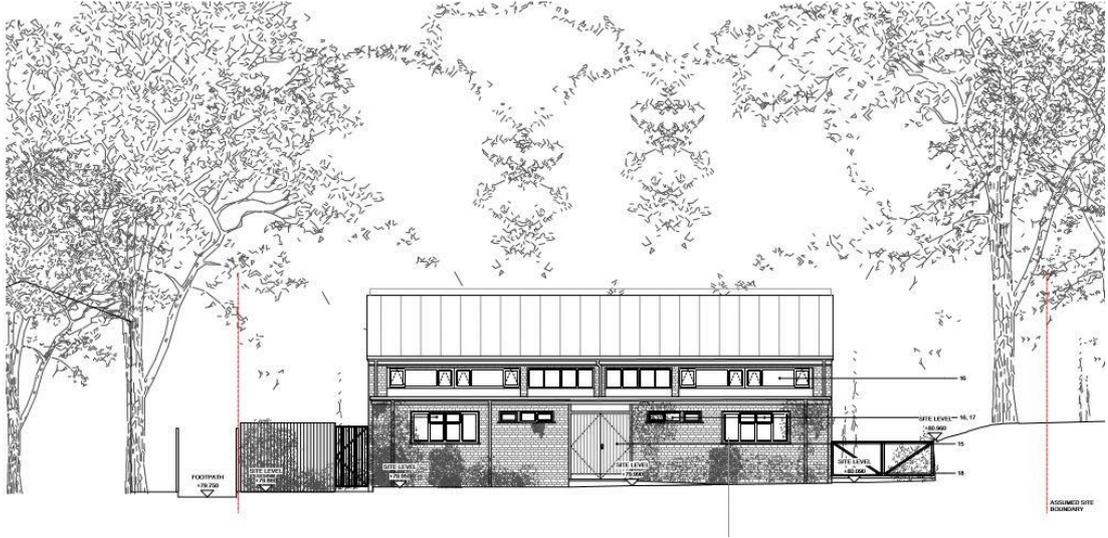


Fig 3 Proposed front elevation.



Fig 4 Proposed rear elevation.

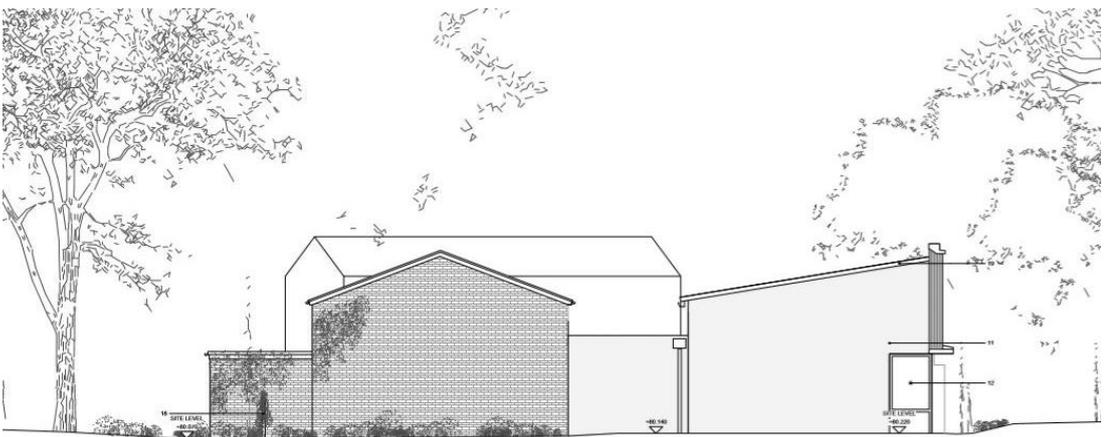


Fig 5 Proposed south east elevation.



Fig 6 Proposed north west elevation.

4. RELEVANT PLANNING HISTORY

- 4.1 There is extensive planning history for the wider school site however the relevant planning history to the application site is summarised as follows:
- 4.2 90/03204/FUL – Erection of single storey side extension to Scout Hall was approved on 14 February 1991 and this was amended with revised dimensions under application reference 91/02132/OTH on 17 October 1991.

5. CONSULTATION SUMMARY

A) Statutory

- 5.1 LBB Highways:
- The site has a PTAL rating of 2 (on a scale where 0 has the worst access and 6b has the best access to public transport) indicating that the site and the proposed development is likely to be more reliant upon private transport including the private car/bicycle than on public transport services,
 - The proposal includes other uses (D1 and D2); potentially trip generating activities/functions,
 - However, the Applicant has provided further information on the activities/functions and on the parking provisions throughout the site and it is noted that the activities/functions could be managed as necessary,
 - The Hall has the entrance from Goddington Lane, and the car park is accessed from Park Avenue. Any users of the Hall should be encouraged to use the Park Avenue car park rather than park on Goddington Lane (unless larger events in the Thirdsden Hall require the usage of the main school car park off Goddington Lane. The parking requirements could be managed through a Community Use Agreement and a (site-wide) Parking Management Plan by planning condition,

B) Local Groups

n/a

C) Interested Parties

5.2 Objections

5.2.1 General (addressed in Section 7.2)

- Not all neighbouring properties been engaged in public consultation from the School,
- Neighbouring properties have not been notified of the application by the Council,
- The current proposal does not reflect the scheme in the community engagement process which was only for the reinstatement of the Scout Hut,
- The application should be postponed until the details have been clarified,

5.2.2 Use/need (addressed in Section 7.5)

- Previous community use was only occasional and arranged with consideration to residents,
- The initial community engagement stated the re-use would not be for a late-night party venue,
- The application would change the use and characteristics of the building from the existing Scout Hut contains insufficient information to assess its impacts,
- The “D2” Use Class is very broad and covers a wide range of activities/functions,
- The application does not clarify the scope of a “D2” Use or explain how the building would be used,
- The proposed hours would allow an intensive and unrestricted use; it would be unnecessary for Scout meetings and leisure for the school, and indicates a more extensive letting process for social events and late night parties. The opening hours do not need to include “packing up time” which could take place once the building is “closed”,
- The historical lettings were carefully managed/vetted however the current proposal appears to relax the previous close management,
- The proposal is not for the school/Scouts use and (along with the recent permission for the MUGA) would be a revenue generating opportunity with no concern for impact on neighbouring properties,

5.2.4 Residential Amenity (addressed in Section 7.8)

- The application does not contain a Noise Assessment for the use of the building,
- Doors/windows facing towards the neighbouring properties would cause noise and disturbance,
- The intensified activity including cars accessing the car park(s); particularly during late evening or unsociable hours, would cause noise and disturbance detracting from neighbouring amenities,
- The use of the outside area (particularly during unsociable hours) would disturb neighbouring amenities,
- The effects/disturbance would go on beyond the official stated opening hours,
- The effects of the new use would be incomparable to the existing Scout Hut,

- The proposal would exacerbate existing street light pollution to neighbouring properties,
- Enjoyment of private amenity space and weekend leisure time is more important during Covid-19 and should not be disturbed,
- If planning permission is granted then conditions should be imposed to restrict the type of activity and the hours of use to preserve neighbouring amenities,
- Vehicle accessing the Park Avenue car park would harm neighbouring amenities and the main school car park off Goddington Lane should be the primary car park for the Scout Hut,

5.2.3 Highways and parking (addressed in Section 7.9)

- Access on Goddington Lane is single width with poor visibility, poor signage, street lighting and no pavements and unsuitable for large traffic volumes,
- Current events/activities at the school already causes traffic congestion, hazardous and inconsiderate parking; detrimental to traffic flow and neighbouring properties,
- Traffic use local roads as short cut routes and vehicles speed along them,
- The proposal does not contain a transport statement explaining the transport/trip generation or parking provisions,
- Letting of the hut in evenings and at weekends would increase traffic, parking congestion and inconsiderate parking potentially all-day,
- The application should demonstrate that there would be sufficient on-site car parking,
- Most users would not take the longer route to the official car park and would instead park on Goddington Lane,
- Any parking over spilling onto the public highway would harm highway safety,
- The re-use of the Scout Hut and the sports pitch facility would compete for the on-site parking, there would be insufficient and would overspill on to the highway,

5.2.5 Security (addressed in Section 7.6.3)

- The hut could be targeted by vandals and vagrants when not in use, it could provide access and a security risk to neighbouring properties and remote CCTV monitoring would be inadequate,
- The gates do not demonstrate that they would deter trespassers,

5.3 Support

- The principle for refurbishing the hall is supported,
- The use of the building(s) for school students and occasional use by the Scouts is supported,

5.4 Please note the above is a summary of objections received and full text is available on the Council's website.

6. POLICIES AND GUIDANCE

6.1 National Policy Framework 2019

6.2 NPPG

6.3 The London Plan 2016

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and archaeology
- 7.17 Metropolitan Open Land

6.4 Intend to Publish London Plan (ItPLP) 2019

6.4.1 The 'Intend to Publish' version of draft London Plan (December 2019) is a material consideration in the determination of this planning application. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework.

6.4.2 The draft New London Plan was submitted to the Secretary of State (SoS) on 9 December 2019, following the Examination in Public which took place in 2019. This was version of the London Plan which the Mayor intended to publish, having considered the report and recommendations of the panel of Inspectors.

6.4.3 The London Assembly considered the draft new London Plan at a plenary meeting on 6 February 2020 and did not exercise their power to veto the plan.

6.4.4 After considering the 'Intend to Publish' Plan, on 13 March 2020 the Secretary of State for Housing, Communities and Local Government wrote to the Mayor identifying directed changes to a number of policies in the draft plan. The SoS considered these changes were necessary to address concerns regarding inconsistencies with national policy. The Mayor cannot publish the New London Plan until the directed changes have been incorporated, or until alternative changes to address identified concerns have been agreed with the SoS. This could affect the weight given to the draft plan with regard to the directed policies.

6.4.5 At this stage, the Council's up-to-date Local Plan is generally considered to have primacy over the draft London Plan in planning determinations. However, where no modifications have been directed the draft London Plan policies are capable of having significant weight (as seen in a recent SoS call-in decision in the Royal Borough of Kensington and Chelsea). Where specific draft London Plan policies have been given particular weight in the determination of this application, this is discussed in this report.

- D4 Delivering good design
- S5 Sports and recreation facilities
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- HC1 Heritage conservation and growth
- T5 Cycling
- T6 Car parking
- T6.4 Hotel and leisure uses parking

6.5 Mayor Supplementary Guidance

- Accessible London: Achieving an Inclusive Environment (2014)

- Sustainable Design and Construction (2014)

6.6 Bromley Local Plan 2019

- 30 Parking
- 37 General Design of Development
- 38 Statutory Listed Buildings
- 55 Urban Open Space
- 57 Outdoor Recreation and Leisure
- 72 Protected Species
- 73 Development and Trees
- 74 Conservation and Management of Trees and Woodlands
- 119 Noise Pollution
- 122 Light Pollution

6.7 Bromley Supplementary Guidance

- SPG1 General Design Principles
- SPG 2 Residential Design Guidance

7. ASSESSMENT

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

- Procedural matters
- Principle and location of development
- Urban Open Space
- Design and landscaping
- Heritage
- Residential amenity
- Transport
- Biodiversity and Ecology
- Sustainability

7.2 Procedural matters

7.2.1 Changes to the Town and Country Planning Use Classes Order came into effect on 1 September 2020. However, for any planning applications submitted on or before 31 August 2020 (such as this planning application registered in March 2020) the Use Classes in effect when the application was submitted will be used to determine the application.

7.2.2 Notwithstanding third party representations the planning application has been published/notified in accordance with the planning regulations and the Council's adopted statement of community involvement including writing directly to properties that are identified as physically adjoining the application site (and those located opposite), by placing an advert in the local newspaper and by placing adverts/notices on or close to the application site. Although the Applicant is not obliged to engage with the community it is understood the School has shared its plans with the community, this is not discouraged, however it is possible that the

design has changed since that engagement took place. Notwithstanding third party comments the application shall not be postponed and shall be assessed on the basis of the submitted information (subject to any additional or revised information). In the event that planning permission is granted it may be subject to any appropriate conditions to manage the way in which the development/activity takes place, and this is a standard practice on all planning permissions. The reason for a development is not a material planning consideration; except for instance in Green Belt cases where Very Special Circumstances may be required.

7.3 Principle and location of development – Acceptable

7.3.1 The site lies within an area of Urban Open Space (UOS) where development may be acceptable subject to certain provisions/criteria and this will be assessed in further detail. The proposal is subject to an assessment of the impact on the appearance/character of the site, the surrounding area, the residential amenity of adjoining occupiers, car parking and traffic implications, heritage and ecological impacts.

7.4 Urban Open Space (UOS) – Acceptable

7.4.1 The primary purpose of the UOS policy is to protect the open character of the smaller open spaces within otherwise built up areas to preserve the open contribution that they provide in these areas and any new development on them is subject to careful consideration and certain specified parameters. The proposal would comprise "built development", the development would relate to the existing use of the site and building for community use as a Scout Hut, and as an educational facility for the School (although this may have taken place in the past on an ad-hoc basis). The development would be small scale and as it would serve the Scouts Association; which is engaged in outdoor recreation, the proposal would therefore support an outdoor recreational use. The proposal would extend rather than replace the existing building; however, it would nonetheless not significantly exceed the site coverage of the existing building in any event. As such the proposal would not conflict with the relevant criteria of Local Plan Policy 55.

7.5 Re-Use – Acceptable

7.5.1 As mentioned in the application details it is proposed to use the extended building for a mixture of uses. According to the planning history, planning statement, background information and anecdotal comments the currently vacant building was most recently used as a Scout Hut (D2 Use). The School wishes to continue to use the building primarily as a Scout Hut; which by its nature typically takes place during weekday evenings and some use at weekends for camps and other Scout related events and activities, and this would reflect the existing established use of the site. The School also wishes to use the building for other appropriate community uses, such as a meeting/function room for activities including; quizzes, fundraising or celebration events, mainly during the weekday evenings and occasionally during the day at weekends. The School itself also intends to use the building during the weekdays and occasionally during the weekday evenings; such as for exhibitions and drama connected with the School (D1 Use) and this is indicated in the submitted floor plan drawing showing spaces that can be used and accessed independently

of one another. According to the application details an external lettings process would be managed by the School and would only involve sensitive use/activity within the building. Furthermore, the School does not intend to let the building for late night parties or as a music venue. Given this proposed programme of works/uses the proposal would not be inappropriate in this location and in context to its former/established use. The activities to be carried out in the building could also be managed by planning condition as necessary as well as the equipment/apparatus (e.g. amplified music) to further manage the functions and potential effects, and a Community Use/Lettings programme could also be provided to further describe and manage those functions.

7.6 Design and Landscaping – Acceptable

- 7.6.1.1 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.
- 7.6.1.2 Paragraph 124 of the NPPF (2019) 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.
- 7.6.1.3 Paragraph 127 of the NPPF (2019) 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.
- 7.6.1.4 Policy 73 of the Bromley Local Plan states that proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.
- 7.6.1.5 Policy 77 of the Bromley Local Plan states that development proposals will seek to safeguard the quality and character of the local landscape and seek the appropriate restoration and enhancement of the local landscape through the use of planning obligations and conditions.

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

7.6.2 Built form

7.6.2.1 The existing building is stated to date from the mid-1960s, and extended in the 1990s, it has a simple design and construction; characteristic of its origin and function and does not have particular architectural merit. The proposal would replace the roof of the existing frontage element however it would measure approximately 5.6m high to the ridge and would not be significantly larger. The proposed rear extension would expand upon the existing extension in this rough location; extending its length/depth from approximately 9.3m to 11.4m, and it would have a pitched roof measuring approximately 4.2m and 5.3m at its maximum height. As such the proposal would not be significantly larger than the existing building; it would not be excessive in size and scale, it would remain subservient to the size of the plot and would not appear overbearing or dominant within the site or from the street scene.

7.6.2.2 The building; as viewed from the site frontage would not appear significantly different from the existing building. As mentioned, the proposed rear section would have a different pitched roofed design to the existing flat roofed element, however it would be mostly obscured behind the existing frontage section and the replacement pitched roof. It may be visible from oblique angles on Goddington Lane and from Park Avenue (although the site is well screened from most viewpoints by trees and vegetation) however it would not be highly prominent and in any event it would not detract from the character and appearance of the main building or the site or the wider setting of the school grounds and this part of Goddington Lane and Park Avenue.

7.6.3 Crime prevention

7.6.3.1 Metropolitan Police Crime Prevention (Designing Out Crime) Officer: The site has been previously been targeted for criminal damage and vandalism. The building lies in an isolated location; with little natural surveillance and easy escape route(s), increasing its potential vulnerability. The installation of third party tested and accredited doors and windows on all openings, to a recognised Secured by Design standard, LPS 1175 SR2, STS 201 or 202 BR2 or LPS 2081 and roller shutters tested to LPS 1175 SR1 standard to protect ground floor doors is recommended. The windows could be reduced in size, raised up or fitted with defensive grilles as above, to reduce opportunity for entry. Internal access control is recommended to limit unauthorised movement through the building. This should not be done with mechanical digi-locks, which are not generally secure due to some designs being easy to open, codes becoming widely known or not regularly managed. Additional fencing should be to LPS 1175 SR1, to a height of 1.8m topped with trellis to total high of 2.1m or security rated weld mesh to prevent climbing to a height of 2.1m, with access and gates to a similar standard. Further to the above the proposal should be able to achieve Secured By Design accreditation and this could be managed by planning condition. The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment, and a condition requiring the development to engage with police and

the local authority to achieve Secured by Design accreditation would greatly assist with the delivery of a safer development in line with national, regional and local planning policies. The Applicant can be provided with the Police contact details for further discussion/advice. For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website www.securedbydesign.com

7.6.3.2 As mentioned by the Metropolitan Police Crime Prevention Officer the vacant building has already experienced some vandalism; partly due to its disuse. Notwithstanding third party representations received, the active re-use of the building would provide some natural activity and surveillance within the building, as compared with its current dis-used/vacant state, and as the building would be used more intensively than it would appear to have been used in the past, this would contribute towards discouraging future vandalism. Furthermore, the recommended security measures would further protect the building from vandalism and incursion, and this could be managed by condition.

7.6.4 Trees and landscaping

7.6.4.1 LBB Trees: The application is been supported by an Arboricultural Impact Assessment (AIA), incorporating an outlined method statement and tree protection details. Tree constraints have been addressed and the measures to be applied will ensure the safe retention of existing trees; subject to appropriate conditions.

7.6.4.2 The proposed development would not lead to the direct loss of significant trees and vegetation important with the locality; and subject to the provision of appropriate tree protection measures during the construction process and this could be managed by planning condition.

7.7 Heritage – Acceptable

7.7.1.1 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.

7.7.1.2 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.

7.7.1.3 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.

7.7.2 LBB Conservation Officer: the application site has an Arcadian and rural setting which is quite informal in character and this rural character makes a positive contribution to the setting of the school. According to the submitted Heritage Statement the Thirdsden Hall was built in 1965. It is now observed to be in a poor condition. The building has a utilitarian and simple design and is itself of no particular architectural or historic merit. The building is set back from Goddington Lane by approx. 30m and is separated from the main school complex (a listed building) by a substantial distance of approximately 250m. The proposed footprint and the main elevations of this building would be not significantly altered from an historic conservation perspective. The proposed external materials for the building would be suitable. The current gate from Goddington Lane into the site is a very simple chain and the current fence is a simple open timber fence and given the rural character of the site and its contribution to the setting of the listed Grammar School new fencing, gates or lighting should be sensitively designed and these details should be submitted for the Council's approval to ensure that this does not harm that setting. Subject to recommended conditions/informatives there is no objection from a heritage perspective.

7.7.3 The existing building dates from the mid-1960s; it does not have particular architectural or historic merit and is now in a poor state of repair. It is well separated from the main School complex and the listed buildings therein. The proposed extensions and elevational alterations themselves and in this separated/distant context would not be significant in heritage terms and there is no objection to their effect on the main listed building complex. The proposed boundary treatments and any lighting should remain appropriate to the use and appearance of the site and this could be managed by planning condition and as such there would be no objection in heritage terms.

7.8 Residential Amenity – Acceptable

7.8.1.1 Policy 37 of the Bromley Local Plan seeks to respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing.

7.8.1.2 Policy 4 of the Bromley Local Plan also 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.

7.8.2 LBB Environmental Health Officer: The Thirdsden Hall location is close to neighbouring residential properties; which are likely to be regarded as Noise Sensitive Receptors (NSRs) and potentially impacted by activities at/within the building. The application indicates long/late hours of use and potentially noisy activities including Scout meetings and other school events/community meetings such as music events. The Applicant appears unwilling/unable to carry out a full

Noise Impact Assessment (NIA) and to implement sound/noise insulation to meet the standards Building Bulletin 93 (BB93): acoustic design of schools – performance standards and therefore the potentially adverse effects may be minimised through managing the activities to be carried out in the building. Noise arising from the building plant equipment may be minimised through noise/sound insulation and could be managed by planning condition.

- 7.8.3 The application site lies closest to No. 47 Goddington Lane; although it is separated from the side flank of the existing Thirdsden Hall building by approximately 6.5m (with a public footpath in between) and No. 47 is set an angle to the Thirdsden Hall so its rear also tapers away from the application site. Most of the existing building lies alongside No. 47 although part of the rear extension projects beyond its rear; by approximately 5m. The proposed building would project beyond the rear of No. 47 by approximately 8.4m; at its closest point it would measure approximately 9.2m from No. 47 and 4m in height and at its furthest point it would measure approximately 12.4m from No. 47 and 5.3m in height. Furthermore, as the application site lies due east of No. 47 the effects on direct sun or daylight would be more prominent until midday and less prominent thereafter. The application site and existing building is also visible from properties opposite in Goddington Lane and Park Avenue; although it is separated from those properties by at least 30m. The proposed works would be visible from the other properties opposite however the effects would be less apparent given the greater separation distance from those neighbouring properties. Given the siting, size and separation of the proposed works and the orientation of the building(s) the development would not have a significantly harmful impact on the amenities of the neighbouring property by reason of overshadowing or overbearing effect.
- 7.8.4 The application drawings show that the main outlook would be to the front and rear of the building. There would be some doors opening to the north west elevation however they appear to be single width fire doors and not main entrances or exists and one window to the south east elevation and as such there would be no significantly greater overlooking than that which may already exist.
- 7.8.5 As mentioned, the main function of the building would continue to be the Scout Hut and its use and activities would not differ significantly from the current/former use as a Scout Hut and would be unlikely to have a greater noise impact than existing. As mentioned, the application does not include a comprehensive Noise Impact Assessment or sound insulation/attenuation measures for the relevant BB93 acoustic design of schools however the School has confirmed that it does not intend to use the building for noisy activities such as music events. As such the use of the building by the School; during the daytime and evening would be unlikely to have significantly harmful noise impacts and this could also be managed through the type of activities to be carried out in the building, the hours of use and the use of equipment such as amplified music equipment, microphones etc., in the interest of preserving the amenities of neighbouring residential occupants.
- 7.8.6 The other proposed activities such as the community uses would have similar characteristics to the Scouts use and would take place at similar times; such as weekday evenings and weekends. The hours of use, the range of activities within the broader D1 Use Class and the use of equipment such as amplified music

equipment, microphones etc. could be managed by planning condition in the interest of preserving the amenities of neighbouring residential occupants.

- 7.8.7 The plant/equipment for the building would be positioned almost in the centre of the building however it may adversely affect neighbouring properties however the Applicant has confirmed sound insulation to mitigate the effects and this could be managed by condition.

7.9 Transport: Highways and Parking – Acceptable

- 7.9.1.1 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.
- 7.9.1.2 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.
- 7.9.1.3 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.
- 7.9.2 The location of the site, the main access via Goddington Lane and the access to the Park Avenue car park are noted. The application site lies in an area with a PTAL 2 rating indicating that the application site and the proposed development would be more dependent upon private transport such as the private car or bicycle than on public transport. As described above the proposal is likely to involve a greater/more frequent use of the building throughout the day and evenings. The weekday time use by the School would be used by students that are already on the School site and would be unlikely to involve additional travel/trips. Notwithstanding third party representations, the building has been used historically on weekday evenings and at weekends as a Scout Hut and as such the continued use by The Scout Association (albeit following a vacant period) on weekday evenings/weekends would be unlikely to exceed the previous level of activity and travel/trip rate. The trips and parking would be primarily accommodated in the Park Avenue car park (providing 28 spaces). The School has considered using the main School car park on Goddington Lane as the primary car park for Thirdsden Hall however it notes that the Goddington Lane car park lies a greater distance from the Thirdsden Hall, it does not have a footpath which would also need to negotiate a considerable elevation change to provide a footpath, and it does not have lighting and this is likely to encourage users of the Thirdsden Hall to walk along the unpaved and unlit Goddington Lane to access the Thirdsden Hall, as compared with the Park Avenue car park which is closer, provides direct access and is on the same level as the Thirdsden Hall. Overall, the effects arising from the use of the Park Avenue car park

would not be significant, and indeed it could potentially already be used for such a purpose in any event.

- 7.9.3 The School notes that some occasional events may involve more travel/trips and may require more car parking than are currently experienced. This would be partly accommodated within the Park Avenue car park and within the main School Goddington Lane car park and this requirement would be balanced with other uses/activities taking place within the School grounds and overseen by an overall site manager and managed by an integrated/comprehensive site-wide Car Parking Management Plan by planning condition. On this basis and subject to appropriate conditions to manage the parking and highway matters there is no objection from the Council's Highway Department.
- 7.9.4 Third party representations refer to existing parking conditions on the highway. It is noted that there are parking/waiting restrictions along the majority of Goddington Lane and particularly in this section of Goddington Lane; which appears to be aimed at restricting all day commuter parking on weekdays however the restrictions appear to allow parking during evenings and at weekends. Notwithstanding all of the above, vehicles properly licenced, taxed, MOT'd and insured are entitled to park on the public highway (subject to parking any parking controls) irrespective of any planning requirements and therefore any concerns regarding parking or other highway obstructions are not a planning matter and may be referred to the Highway Authority or to the Police Service.

7.10 Ecology/biodiversity – Acceptable

- 7.10.1 According to the application details bats and other species were not observed as being present within/at the building and the site with no requirement for further survey work. However, the ecological report recommends precautionary measures during construction to account for any occasional/sporadic occupation of the building for habitat and/or use of the site for commuting or foraging, the likelihood of which cannot be ruled out. The submitted report and suggested mitigation measures are therefore appropriate and proportionate in this instance to the current proposal.

7.11 Sustainability – Acceptable

- 7.11.1 The proposed extension is designed to maximise solar and thermal efficiency as well as using energy efficient materials and as mentioned it would incorporate an air source heat pump; connected to ceiling radiators, as well as a water harvesting system to improve its sustainability credentials and in any event the new part(s) of the building would be constructed according to modern building regulations thereby providing an inherent improvement over the efficiency of the existing building.

8. CONCLUSION

- 8.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not detract from the Borough's Urban Open Space, it would not detract from the character and appearance of the site and its setting and in relation to the heritage assets on the wider School site, it would not

result in a significant loss of amenity to local residents, significantly adverse highway impacts or effects on nature conservation.

- 8.2 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:

Any other planning condition(s) considered necessary by the Assistant Director of Planning

Standard Conditions/Compliance

1. Statutory Time Limit
2. Approved drawings/details
3. Tree Protection (in accordance with approved details)
4. Construction Vehicle Wheel Washing
5. Approved Use(s)
6. Hours of Use
7. No increase in student/staff numbers
8. Plant Equipment background noise
9. Plant Equipment acoustic insulation

Pre-commencement

10. Tree Protection (Arboricultural Consultation)
11. Construction and Environmental Management Plan
12. Construction vehicles/deliveries
13. Community Use Agreement

Above Ground

14. External materials
15. Boundary Treatment
16. Lighting Details for Parking Area
17. Secure by Design

Pre-occupation

18. Car Parking Management Plan

Any other planning condition(s) considered necessary by the Assistant Director of Planning.

Informatives

1. Environmental Health – Control of Pollution Act 1974 and/or the Environmental Protection Act 1990
2. Environmental Health – contact Environmental Health if during the works on site any suspected contamination is encountered.
3. The Party Wall etc. Act 1996.
4. Guidance on preparing Community Use Agreements