

Committee Date	17 th February 2022		
Address	103 Cotmandene Crescent Orpington BR5 2RB		
Application Number	21/03161/FULL3	Officer - Adam Silverwood	
Ward	Cray Valley West		
Proposal	Change of use from newsagent (Class E(a)) to children's and family centre (Class E(f)) and associated works.		
Applicant Rachel Dunley	Agent Miss Faye Stewart Bailey Partnership		
People Department, Children Education and Families Central Library, 3rd Floor, rm 319, High St Bromley BR1 1EX	Bridge House Basted Borough Green Sevenoaks TN15 8PS		
Reason for referral to committee	Local Authority Application	Councillor call in No	

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 20</p>
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Summary

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	0	0	0
Disabled car spaces	0	0	0
Cycle	0	0	0

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were originally sent on the 2nd August 2021 to 85 adjacent addresses.
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area.
- The development, subject to condition, would not adversely affect the amenities of neighbouring residential properties.
- The development would not impact adversely on highways safety and would provide sufficient parking.

2 LOCATION

- 2.1 The site area is part of a parade of shops along both sides of Cotmandene crescent with dwellings above. The site is located within the Cotmandene Neighbourhood Centre.

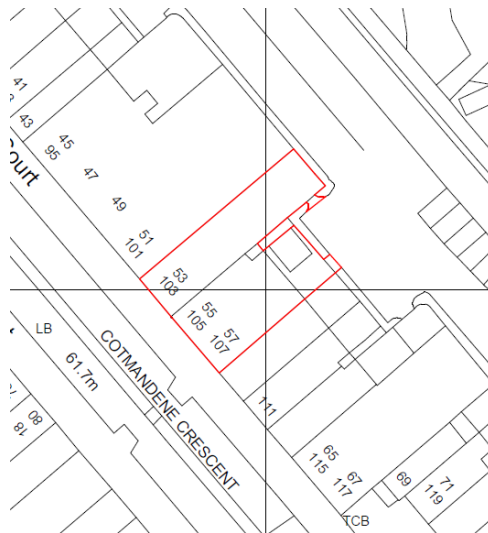


Figure 1: Site Location Plan

3 PROPOSAL

3.1 The proposed application at 103 Cotmandene Crescent is for a change of use from a class E (a) (Newsagents) to class E (f) (Children's and Family Centre). The proposed application site is approximately 211 sqm. No extensions are proposed as part of this application. A door connecting the existing children's centre within the adjoining unit at No. 105 - 107 to the proposed is also included as part of the application, effectively combining the two uses. There is also a proposed addition of an air-source heat pump to the rear of the site.

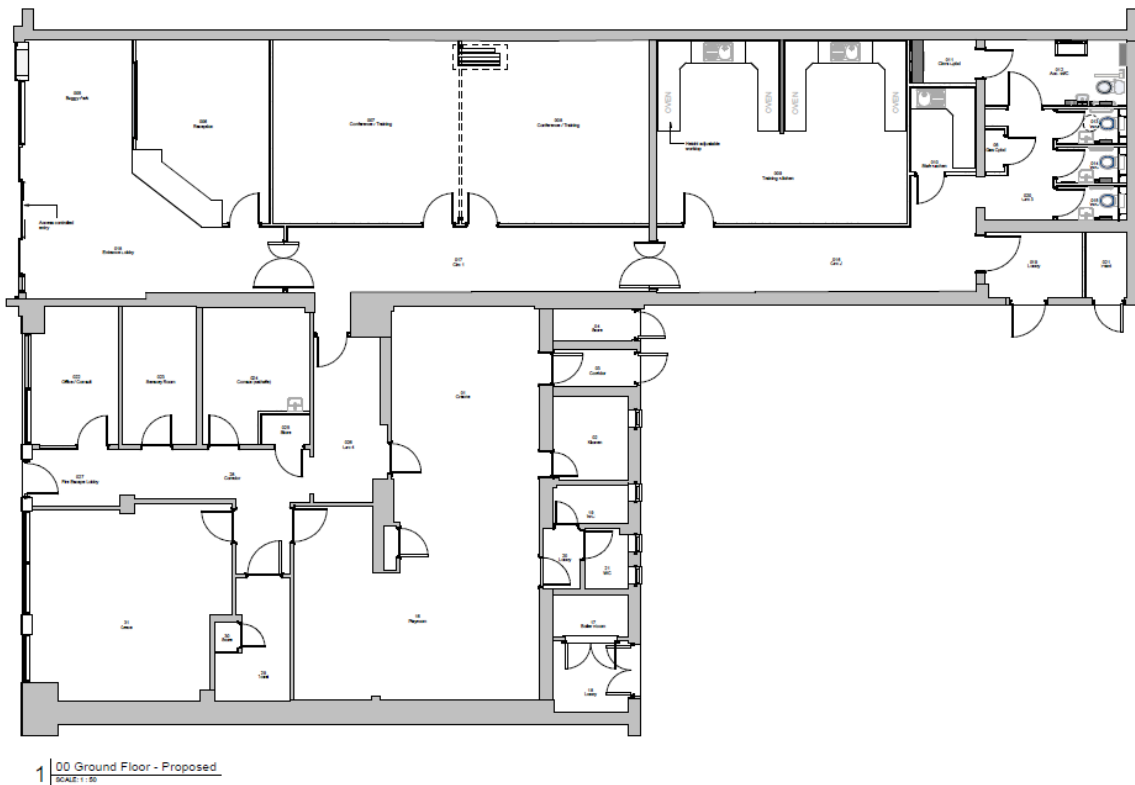


Figure 2: Proposed Ground Floor Plan



Figure 3: Proposed Front Elevation / Street Scene & Rear Elevation

4 RELEVANT PLANNING HISTORY

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

- 00/00007/FULL2 Change of use from retail Class A1 to hot food take away Class A3 105 and 107 Cotmandene Crescent St Pauls Cray - Withdrawn 21.02.2000
- 97/03099/FUL 105-107 Cotmandene Crescent St Pauls Cray Kent BR5 2RA Shopfront - Permission 25.02.1998
- 98/01171/FUL 105-107 Cotmandene Crescent St Pauls Cray BR5 2RA Installation Of Freezer Unit In Back Yard Area - Withdrawn 12.10.1998
- 07/04009/FULL3 - Elevation alterations including new shopfront security shutters pole mounted canopy at rear and change of use to children's centre providing advisory service parental training with associated crèche (up to 10 children) day nursery (for up to 22 children) for the under 5's and ancillary office/staff accommodation at 105-107 Cotmandene Crescent. - PER 27.12.2007

5 CONSULTATION SUMMARY

A) Statutory

Environmental Health:

- No Objection: Sound Insulation, compliance with submitted noise impact assessment Condition Requested, additional informative requested.

Highways:

- No Objection

Met Police Designing Out Crime:

- No Objection: Informative Requested

B) Local Groups

No Comments from Local Groups were received.

C) Adjoining Occupiers

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

6 POLICIES AND GUIDANCE

6.1 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.

6.2 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.

6.3 The development plan for Bromley comprises the London Plan (February 2020) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

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

6.5 **National Policy Framework 2019**

6.6 **The London Plan**

D1 London's form character and capacity for growth

D4 Delivering good design

D5 Inclusive design

D13 Agent of Change

D14 Noise

6.7 **Bromley Local Plan 2019**

37 General Design of Development

13 Renewal Areas

14 Development Affecting Renewal Areas

20 Community Facilities

21 Opportunities for Community Facilities

96 Neighbourhood Centres, Local Parades and Individual Shops

101 Shopfronts and Security Shutters

6.8 **Bromley Supplementary Guidance**

SPG1 – General Design Principles

7 **ASSESSMENT**

7.1 Principle of Development – Acceptable

7.1.1 Policy 13 of the Bromley Local Plan (Renewal Areas) states that 'the council will seek to maximise improvement within the renewal areas', and that 'proposals should provide demonstrable economic benefits and address identified issues and opportunities.' Part B of this policy states that Bromley seeks to 'support health and wellbeing by producing healthy environments through scheme designs and expanding access to recreation and leisure'.

7.1.2 Policy 20 of the Bromley Local Plan states that 'the council will promote the quality of life and the health and well being of those living and working in the borough and engage with providers and agencies to ensure the provision, enhancement and retention of a wide range of appropriate social infrastructure, including facilities for health and education; recreation, sports and play facilities, places of worship and venues for

cultural and social activities; as well as the provision of community safety infrastructure' It further states that development that meets the need for such facilities will be encouraged to locate to maximise accessibility and will normally be permitted provided that it is accessible to members of the community it is intended to serve by a full range of transport modes'.

- 7.1.3 Policy 21 States that 'the council will support the maximisation of opportunities for the enhancement or the creation of social infrastructure, to address the needs of existing and future resident of all ages, particularly in renewal areas and more accessible locations such as retail centres and existing retail frontages by b) enabling community uses in Town and District secondary frontages, local and neighbourhood centres and local parades'.
- 7.1.4 Policy 96 'Neighbourhood Centres, Local Parades and Individual Shops' states that a change of use to non A1 uses will only be considered if the use proposed contributes to the range of local services or the provision of local community facilities.
- 7.1.5 The proposed application site, although currently vacant, was last in previous use as a A1/ E Class use as a newsagents. As appropriate with regard to policy 96, the proposal would be for the provision of local community facilities and therefore this application is consistent with the requirements of policy 96.
- 7.1.6 The proposed application is for an extension of the existing children's centre into the adjacent newsagents. This application is considered acceptable in principle. The proposed use is a minor employment generating one, that has wider social and educational benefits for young families and is considered to be sustainable with regards to the social objectives of the NPPF and policies 20 and 21 of the Bromley Local Plan and is considered acceptable in principle.

7.2 Design – Acceptable

- 7.2.1 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. 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, public and private spaces and wider area development schemes.
- 7.2.2 Guidance London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.2.3 Policies 6 and 37 of the Bromley Local Plan (BLP) and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.
- 7.2.4 Policy 101 'Shopfronts and Security Shutters' states that the council will expect proposals for new shopfronts or alterations to existing shopfront to demonstrate a high quality, which complements the original design, proportions, materials and detailing of the shop front, surrounding street scene and the building of which it forms part'.

7.2.5 Policy 101 of the Bromley Local Plan further requires that shutter boxes should not be over dominant and contained within the shopfront and not project from the face of the building, and that both shutter and shutter boxes are not of untreated metal and are colour co-ordinated to match the shop.

7.2.6 The proposed design retains much of the existing external features of the previous use of the site, combining with the adjacent children's centre. There are associated elevational amendments including new doors and windows, the painting of a roller shutter on the front entrance to green from the original unpainted shutter to match that of the existing adjacent children's centre. As this application does not make any amendments to the proposed exterior shutter other than the colour, this application is considered acceptable with regard to the requirements of policy 101 and is acceptable with regards to design.

7.6 Highways - Acceptable

7.6.1 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.

7.6.2 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.

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

7.6.4 This application has been considered by LBB Highways and is considered to have no impact upon parking provision in the area and is considered acceptable in this regard

7.7 Neighbourhood Amenity – Acceptable

7.7.1 Policy 37 of the BLP 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.

7.7.2 Policy 119 of the Bromley Local Plan requires that 'in mixed use buildings, conversions and changes of use which increase internal noise measures should be incorporated in order to minimise the transfer of noise between different parts of the building.'

7.7.3 The proposed application has been considered by LBB Environmental Health officers and although there are no objections, a condition requiring sound insulations has been requested. The application has the potential to create a noise generating use under already existing dwellings that without appropriate consideration could impact upon the occupiers above 103 Cotmandene Crescent.

- 7.7.4 In order to preserve the amenity of the adjacent occupiers, and in accordance with policy D13 and D14 of the London Plan and policy 119 of the BLP, a condition requesting appropriate sound insulation has been included as part of the approval of this application.
- 7.7.5 The proposed application will consist of one air-source heat pump on the rear roof of the site. This has been assessed by LBB Environmental Health officers who consider that the air source heat pump would be acceptable and a condition has been requested that would secure compliance with the submitted noise impact assessment in accordance with policy 119 of the Bromley Local Plan.
- 7.7.6 Having regard to the scale, siting, separation distance, orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

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 result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area
- 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 and any other planning condition(s) considered necessary or require amendment by the Assistant Director of Planning

- 1. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. Noise Insulation**
- 4. In accordance with approved plans**
- 5. Hours of Operation**
- 6. Compliance with noise impact assessment**
- 7. Maximum amount of children to be present on site at one time to be limited to 22**

Informatives

- 1. Met Police Designing Out Crime**
- 2. Control of Pollution and Noise**