

Committee Date	11.01.2024	
Address	Ravensleigh House Westmoreland Place Bromley BR1 1DS	
Application Number	23/04405/FULL1	Officer - Susanna Stevenson
Ward	Bromley Town	
Proposal	Installation of two external condensers within a caged enclosure, and associated façade alterations including the replacement of a window with a louvre at first floor level and installation of a louvre at ground floor level and other associated works	
Applicant	Agent	
NHS Integrated Care Board	Gerald Eve LLP	
One Fitzroy 6 Mortimer Street W1T 3JJ	One Fitzroy 6 Mortimer Street W1T 3JJ	
Reason for referral to committee	Council-owned land	Councillor call in No

RECOMMENDATION	PERMISSION
-----------------------	------------

<p>KEY DESIGNATIONS</p> <p>Area of Deficiency in Access to Nature Article 4 Direction Biggin Hill Safeguarding Area Bromley Town Centre Area Local Cycle Network London City Airport Safeguarding Local Distributor Roads London Distributor Roads</p>
--

Proposal Sites
 River Centre Line
 Secondary Shopping Frontage
 Smoke Control SCA 51

Land use Details

	Use Class or Use description	Floor space (GIA SQM)
Existing	Class E(g)(i)	1030 SQM

Representation summary	A site notice was displayed on 28 th November 2023. Letters were sent to neighbouring residents on 21 st November 2023.	
Total number of responses	2	
Number in support	0	
Number of objections	2	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not have a significant impact on the appearance of the host building or the visual amenities of the area
- Subject to conditions, the impact of the proposal on residential amenity, including with regards to noise and disturbance, would be acceptable

2. LOCATION

2.1 The application site comprises a five storey building which has a ground floor public house (Wetherspoons) and which is sited to the southwest and on the other side of the road from Bromley South Station.

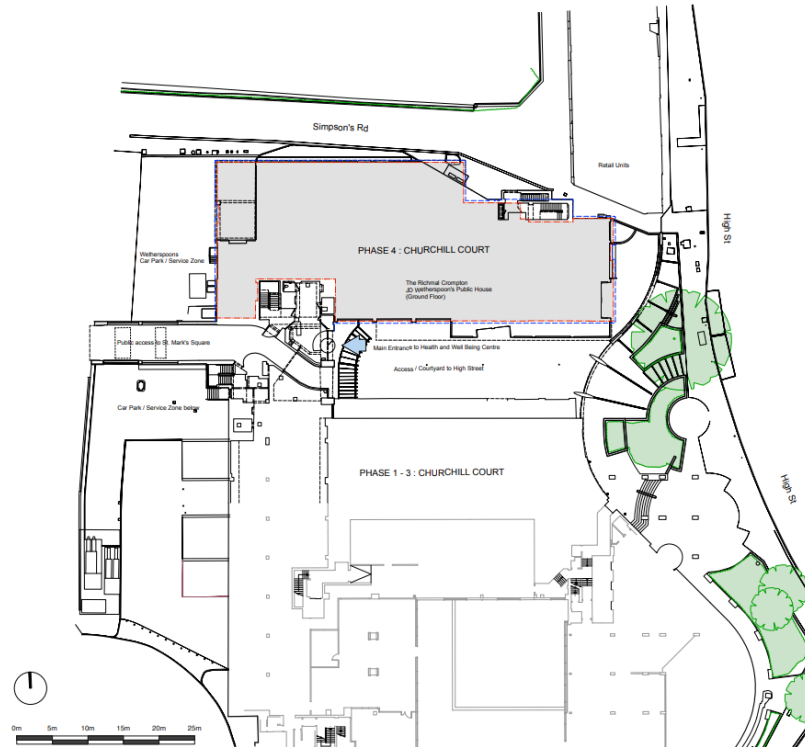


Figure 1 – Ravensleigh House/Phase 4 Churchill Court (shaded area)

- 2.2 The site forms part of the wider complex of buildings, including the new Civic Centre, which was formed as part of the development of Westmoreland Place to form Churchill Court. To the north of the application site is Simpsons Road, which leads from the High Street.



Figure 3 – front of building

3. PROPOSAL

- 3.1 The application has been submitted by the NHS Integrated Care Board. The covering letter submitted with the application notes the intention to use part of the larger host building to provide a health and well-being centre/health hub.
- 3.2 Planning permission is sought for the installation of 2 no. external condenser units which would be sited within a caged enclosure, along with associated external elevational alterations including the replacement of a window with a louvre at first floor level, the installation of a louvre at ground floor level and other associated works.

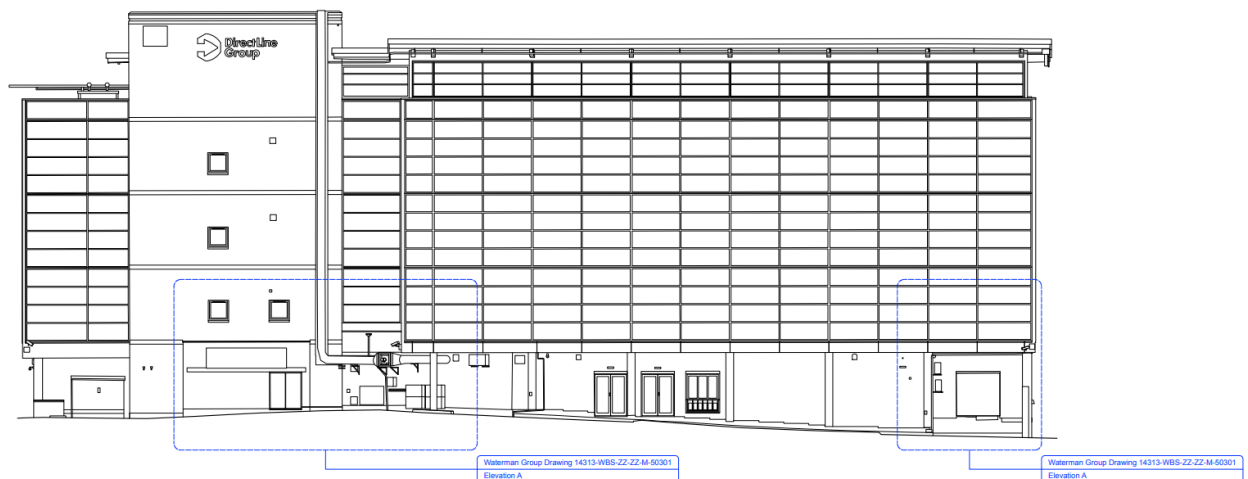


Figure 4 – Existing elevation with location of development marked

- 3.2 On the north elevation (facing Simpsons Road) the proposal comprises the replacement (at first floor level) of an existing window by a louvre. At ground floor level, ducting works are proposed, along with the installation of condenser/AC units.
- 3.3 The application has been submitted with:
- Covering letter
 - Plant Noise Assessment Report
 - Design and Access Statement



Figure 5 – Location of condensers

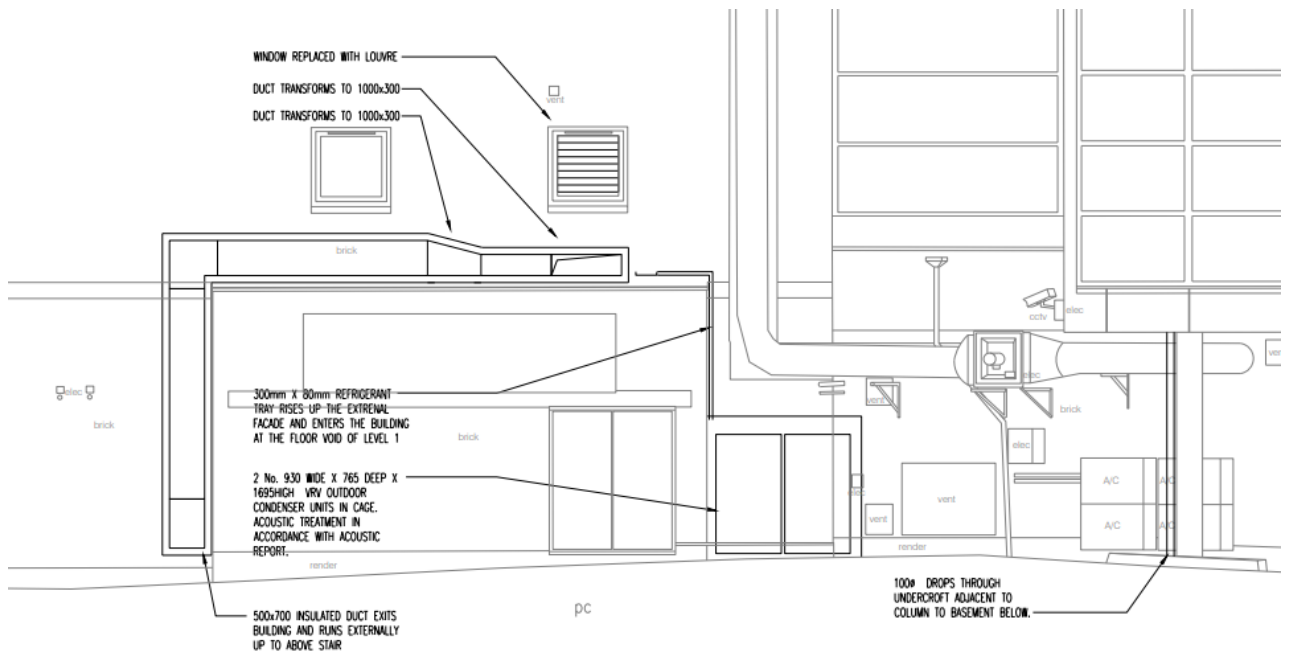


Figure 6 – part detailed elevation (north)

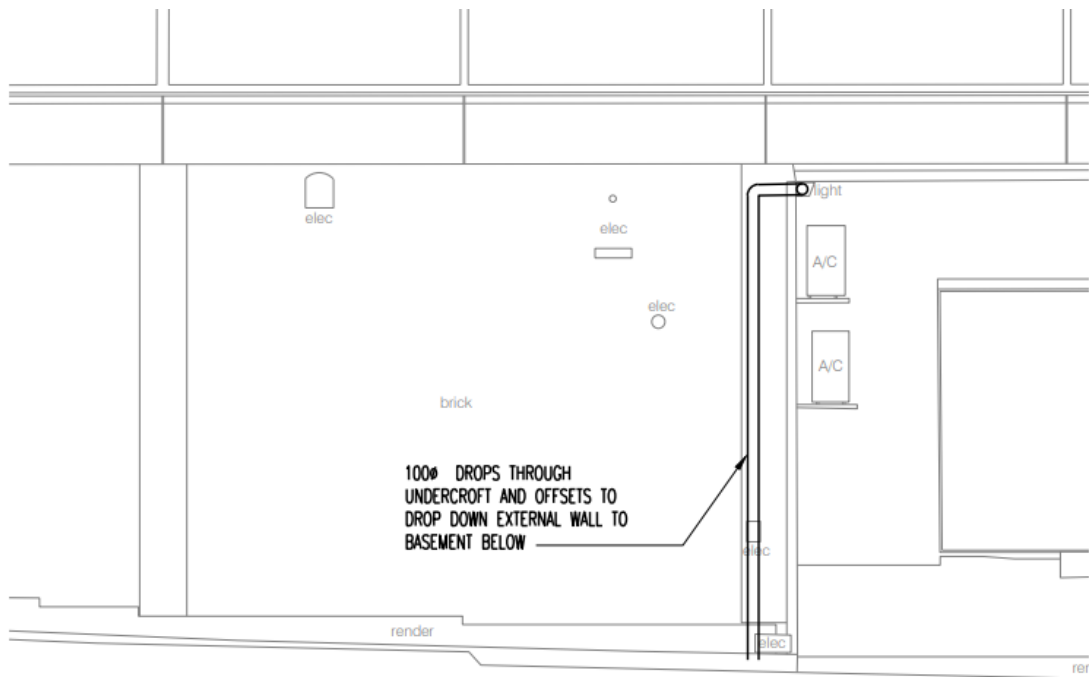


Figure 7 – part detailed elevation (north)

- 3.3 On the southern elevation (which faces the car park/service area at the rear of the building, it is proposed to install a 2.5m x 0.8m louvre.



Figure 8 – Location of louvre

4. RELEVANT PLANNING HISTORY

- 4.1 Recently, under reference 23/03873/PLUD a Lawful Development Certificate was granted for “Confirmation that First floor, Phase 4 (Ravensleigh House), Churchill Court falls within Class E (Commercial, business and service) use and that its use for any use within Class E (including medical and health care use) would be lawful. (LAWFUL DEVELOPMENT CERTIFICATE - PROPOSED).”

5. CONSULTATION SUMMARY

A) Statutory

- Network Rail **No objection**

Due to the close proximity of the site to Network Rail’s land and the operational railway, it is requested that the developer follows Asset Protection informatives.

- Environmental Health (pollution) **No objection**

There are no objections in principle, and conditions are recommended should planning permission be granted, relating to the hours of operation of the plant, and compliance with the Plant Noise Assessment Report submitted by the applicant (dated 12th October 2023).

B) Local Groups

N/A – no comments received

C) Adjoining Occupiers

Objections

Noise and disturbance (addressed at paragraph 7.2)

- Objection to additional noise generating plant without effective noise mitigation
- There is already excessive noise associated with a poorly maintained and managed chiller unit, which is now under the control of Bromley Council, on the roof of the new civic centre

- The noise assessment was conducted when the chiller referred to above was operating 24/7, producing an inaccurate background noise level. When the premises were operated by Direct Line this unit only operated in warm months and during office hours, and that should be the case going forwards
- These units would operate between 08.00 and 23.00 year round – the noise assessment should be conducted when the Civic Centre chiller unit is in its normal state of use
- Additional unchecked noise sources should not be introduced even within an urban environment, without available mitigations and a credible assessment of impact on neighbouring amenity
- The noise assessment indicates calculations from the 4th floor – what about residents living below the 4th floor – unclear how this was factored into the Distance Attenuation calculation

6. POLICIES AND GUIDANCE

National Policy Framework 2023

The London Plan

D1 London's form, character and capacity for growth

D4 Delivering good design

D11 Safety, security and resilience to emergency

D14 Noise

E2 Providing suitable business space

SI1 Improving air quality

Bromley Local Plan 2019

37 General Design of Development

119 Noise Pollution

Bromley Supplementary Guidance

Urban Design Supplementary Planning Document (2023)

7. ASSESSMENT

7.1 Design – Acceptable

- 7.1.1 Policy 37 of the Bromley Local Plan seeks to ensure that new development is of a high standard of design and layout which complements the scale, proportion, form, layout and materials of adjacent buildings and areas.



Figure 9 –Rear of High Street from Simpson’s Road/site building on right

- 7.1.2 The application site is located within an urban environment and the proposed equipment/development would be sited away from the public realm and not widely appreciable from the surroundings.
- 7.1.3 The caged-enclosed condensers would be sited so as to be viewed in context with existing plant and ducting on the “private”/service side of the larger building/complex of buildings, and as such would not have a significant impact on visual amenity, the appearance of the building or the character of the wider area.



Figure 10 – Ravensleigh House on left, Brouard Court ahead, railway land on right

7.2 Impact on neighbouring amenity

- 7.2.1 Policy 37 of the Bromley Local Plan 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.
- 7.2.2 In addition, Policy 119 of the Bromley Local Plan relates to noise pollution and states that proposed development likely to generate noise and or vibration will require a full noise/vibration assessment to identify issues and appropriate mitigation measures.
- 7.2.3 It is noted that 2 no. representations have been received expressing concern at the potential that the proposal would exacerbate existing acoustic conditions in the locality, in view of the residential development within the wider complex of buildings. It is stated that maintenance is required of the existing chiller unit on the Civic Centre building, and that the malfunctioning of the unit may have impacted on the noise assessment baseline.
- 7.2.4 However, no objections are raised to the proposals by the Environmental Health (Pollution) officer, who recommends conditions to require that the plant is not operated overnight, between 23.00 hours and 07.00 hours, and requiring compliance with the provisions of the submitted acoustic assessment.
- 7.2.5 Taking the above into account, along with the town centre location of the site and the existing noise-generating uses locally, and subject to conditions, it is considered

that the proposals would be acceptable and would not give rise to significant impact on neighbouring amenity. It is recommended, in note of the concern raised by the correspondent with regards to defective equipment and its associated noise impact, that the suggested conditions recommended by the EHO make direct reference to the need for equipment to be kept in good working order.

8. CONCLUSION

- 8.1 It is not considered that the proposals would have a significant impact on residential amenity, nor upon the visual amenities of the area.
- 8.2 Conditions should be applied to a grant of permission to require compliance with the submitted details, including with regards to noise, to ensure that suitable mitigation of any such noise is sufficient to avoid excessive noise or disturbance to local residents.
- 8.3 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: PLANNING PERMISSION BE GRANTED

Subject to the following conditions:

1. Standard time limit
2. Standard compliance with plans
3. Proposal to accord with the provisions of the Plant Noise Assessment Report – including plant being maintained in good working order

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

Informatives

1. Network Rail Asset Protection informatives