

Committee Date	07.03.2024	
Address	Southborough Library Southborough Lane Bromley BR2 8AP	
Application Number	23/04928/FULL1	Officer - Suzanne Lyon
Ward	Bickley & Sundridge	
Proposal	Renewal and replacement of cladding, windows, ramp, steps and flat roof.	
Applicant	Agent	
Mr David Wright	David Cresswell	
10-12 Alie Street London E1 8DE	Ingleton Wood LLP 874 The Crescent Colchester Business Park Colchester CO4 9YQ	
Reason for referral to committee	Councillor call in	
	Council Application	

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <ul style="list-style-type: none"> • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control • Statutory Listed Buffer • Flood Zone 2 • Area of Open Space Deficiency

Representation summary	Neighbour letters were sent 22 January 2024
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No unacceptable impact would arise to neighbouring occupiers; and
- No unacceptable impact on the character of the area would arise

2 LOCATION

2.1 The application site is a public library located on the northern side of Southborough Lane, at the junction with St Augustine's Avenue

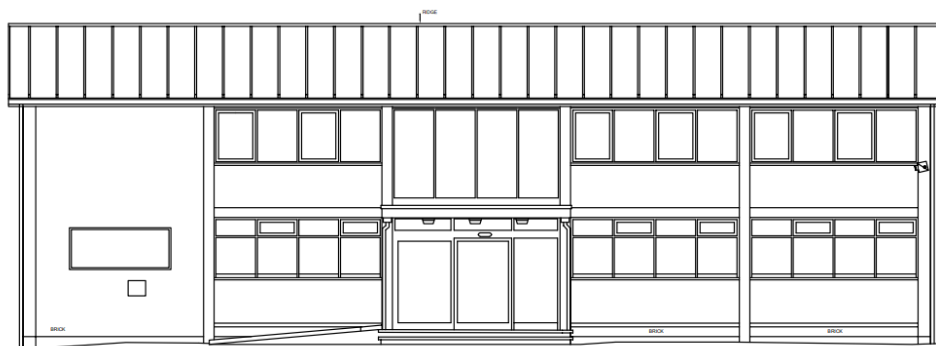
Figure 1 – OS Map



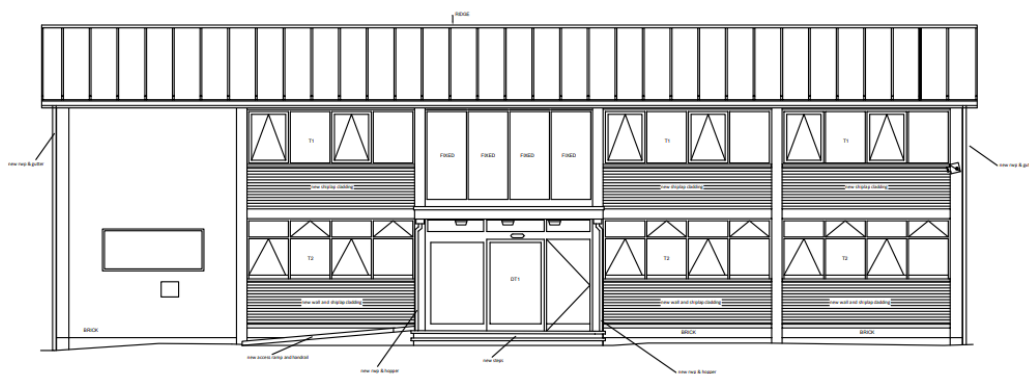
3 PROPOSAL

- 3.1 Permission is sought for elevational alterations, including the following:
- Replacement shiplap fibre cement cladding and guttering
 - Replacement aluminium double glazed windows/doors and additional rear door
 - Replacement access ramp, handrail and steps
 - Replacement flat roof (approximately 150mm higher)

Figure 2 – Front Elevation

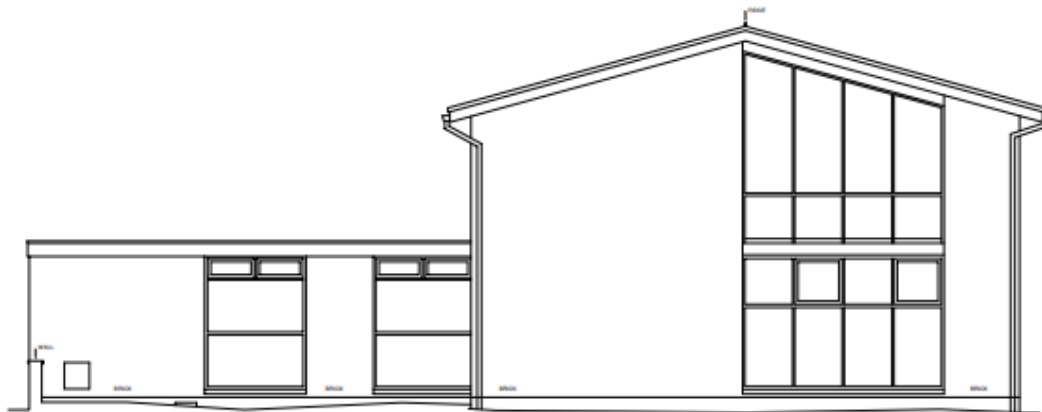


EXISTING ELEVATION E1 (FRONT)

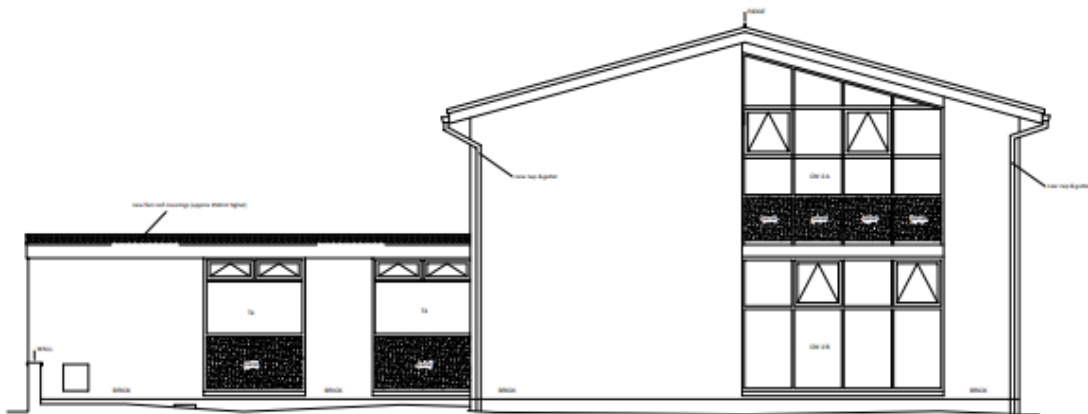


PROPOSED ELEVATION E1 (FRONT)

Figure 3: Left Flank

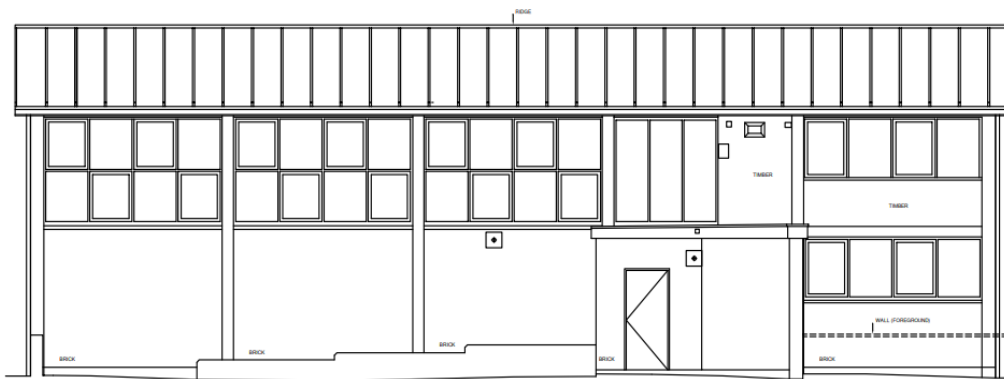


EXISTING ELEVATION E2 (LEFT HAND FLANK)

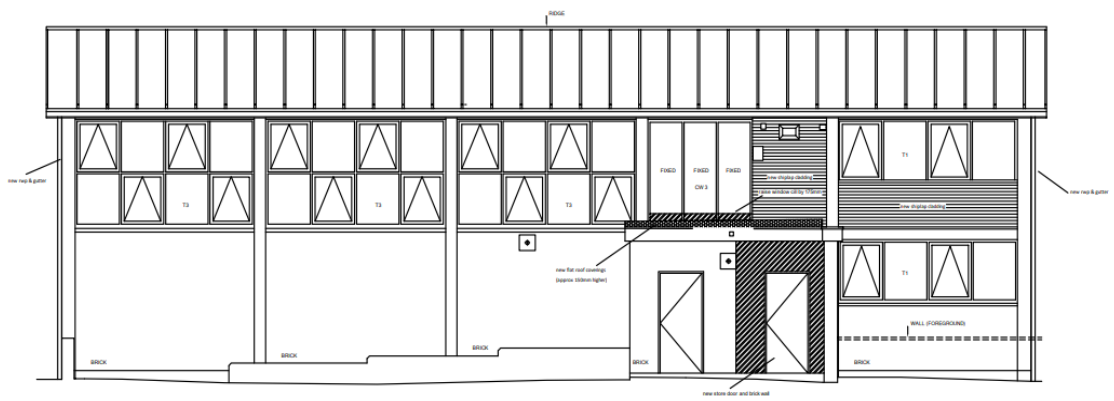


PROPOSED ELEVATION E2 (LEFT HAND FLANK)

Figure 5 - Rear Elevation

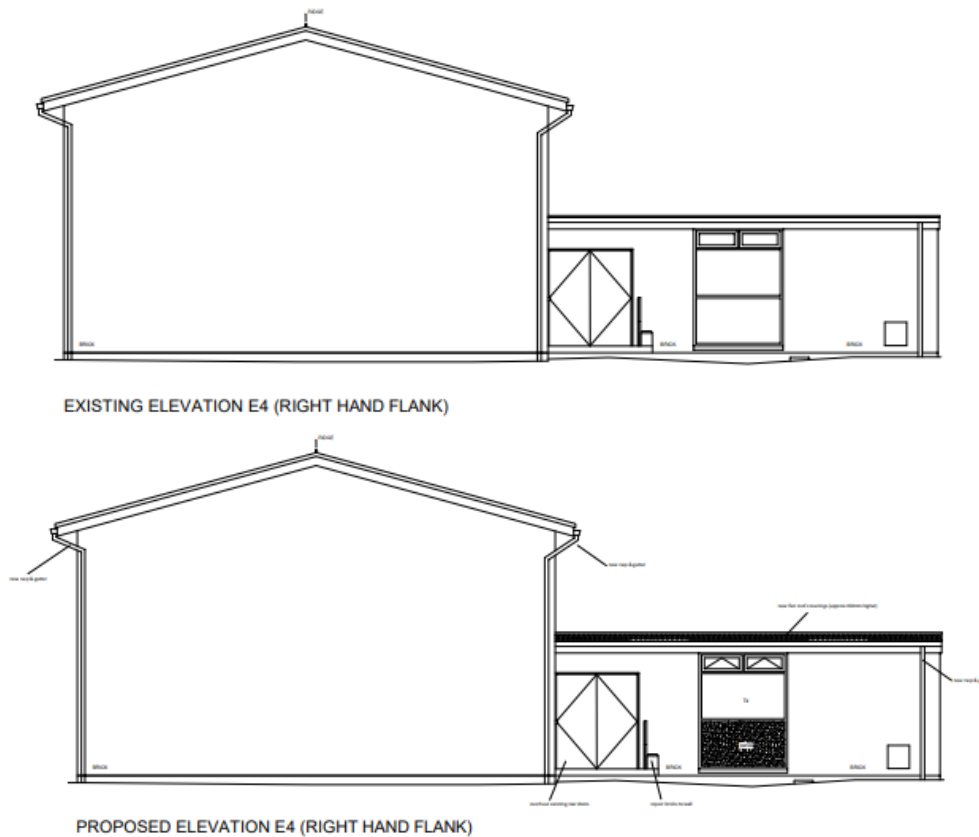


EXISTING ELEVATION E3 (REAR)



PROPOSED ELEVATION E3 (REAR)

Figure 4 - Right Flank



4 RELEVANT PLANNING HISTORY

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

- 01/03260/DEEM3 - Replacement entrance doors to provide disabled persons access - Permitted 22.11.2001

5 CONSULTATION SUMMARY

A) Statutory

- N/A

B) Local Groups

- N/A

C) Adjoining Occupiers

- No comments received

6 POLICIES AND GUIDANCE

6.1 National Planning Policy Framework 2023

6.2 NPPG

6.3 The London Plan

D1 London's form and characteristics
D4 Delivering good design
D5 Inclusive design

6.4 Bromley Local Plan 2019

20 Community Facilities
37 General Design of Development

6.5 Bromley Supplementary Guidance

Urban Design Supplementary Planning Document (Bromley, 2023)

7 ASSESSMENT

7.1 Design – Layout, scale – Acceptable

7.1.1 The proposal is for elevational alterations including replacement aluminium double glazed windows/doors, cladding, guttering, access ramp, handrail and steps. The application form states that the cladding will be replaced with shiplap fibre cement cladding, colour anthracite. The proposal also includes an additional rear door and a replacement flat roof that increases the height by approximately 150mm.

7.1.1 Having regard to the form, scale, siting and proposed materials it is considered that the proposal would complement the host building and would not appear out of character with surrounding development or the area generally.

7.2 Residential Amenity – Acceptable

7.2.1 The site is bordered by St Augustine's Avenue to the west and Southborough Lane to the south. It is also noted that the building directly north is currently in use as a dance studio. Given the separation to neighbouring properties and modest scale of the proposal, it is not considered to impact significantly on the amenities of neighbouring properties with regards to loss of light, outlook, or visual amenity, over and above that already existing.

7.2.2 Having regard to the scale, siting and separation distance 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 regard to the above, the development in the manner proposed is acceptable in that it would not result in a significant impact on the character and appearance of the surrounding area or not harm the amenities of neighbouring residential properties.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Materials in accordance with plans**

And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary.