

Committee Date	11.07.2024	
Address	11 Forest Ridge Keston BR2 6EG	
Application Number	24/01235/FULL1	Officer - Susanna Stevenson
Ward	Bromley Common And Holwood	
Proposal	Demolition of existing dwelling and erection of replacement part one/two storey dwelling with accommodation at roof level, with associated landscaping including resurfacing of existing tennis court in rear garden.	
Applicant	Agent	
Mr & Mrs C Longley	Mr Joe Alderman	
11 Forest Ridge Keston Bromley BR2 6EG	Downe House 303 High Street Orpington BR6 0NN	
Reason for referral to committee	Call-In	Councillor call in Yes – Councillor Gupta “The proposal has been heavily informed by several examples of replacement houses which have been approved in the immediate area and in recent years.”

RECOMMENDATION	REFUSE PLANNING PERMISSION
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Keston Park, Farnborough Article 4 Direction Biggin Hill Safeguarding Area Flood Zone 2 Flood Zone 3 London City Airport Safeguarding Open Space Deficiency</p>
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Smoke Control SCA 14

Land use Details		
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	Use Class or Use description	Floor space (GIA SQM)
Existing	Residential dwelling (C3)	423.3 sqm
Proposed	Residential dwelling (C3)	797.7 sqm

Residential Use					
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	Number of bedrooms per unit				
	1	2	3	4 Plus	Total
Market				1	1
Total				1	1

Vehicle parking	Existing number of spaces	Total proposed including retained spaces	Difference in spaces (+ or -)
Standard car spaces	4	4 (inc. 2 in garage)	0
Cycle	None specified	None specified	N/A

Electric car charging points	None
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Representation summary	The application was advertised by way of a site notice and press advertisement (conservation area) and neighbouring residents were notified by letter dated 8 th April 2024 of the submission.
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Total number of responses	7 (from 6 individuals)
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Number in support	7
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Number of objections	0
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1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- It is not considered that the design of the proposal successfully responds to the characteristics of the site and its setting within the conservation area.
- The proposed development would provide a good standard of accommodation for prospective occupiers and not give rise to any significant loss of residential amenity to neighbouring occupiers.
- No technical highways or drainage objections are raised and subject to conditions, detailed tree protection measures and landscaping proposals would be capable of being secured.
- However, it is not considered that these matters would outweigh the harm that the proposed replacement dwelling would cause to the designated heritage asset (the Keston Park Conservation Area). Whilst it is considered that the harm would be less than substantial, as stated within the NPPF, this harm should be weighed against the public benefits of the proposal, of which there are considered to be none.

2. LOCATION

- 2.1 The application site lies on the western side of Forest Ridge, within the Keston Park Conservation Area.



Figure 1: Site location

- 2.2 The site area is approx. 2832.00 sqm. The site hosts a detached two storey dwelling with existing extensions. The first floor accommodation within the host

dwelling is visible by the front feature gable and dormer projections within the generously pitched roofslope.

- 2.3 As well as lying within the Keston Park Conservation Area, a section of the rear of the site lies within Flood Zone 3 and a 20m river buffer.

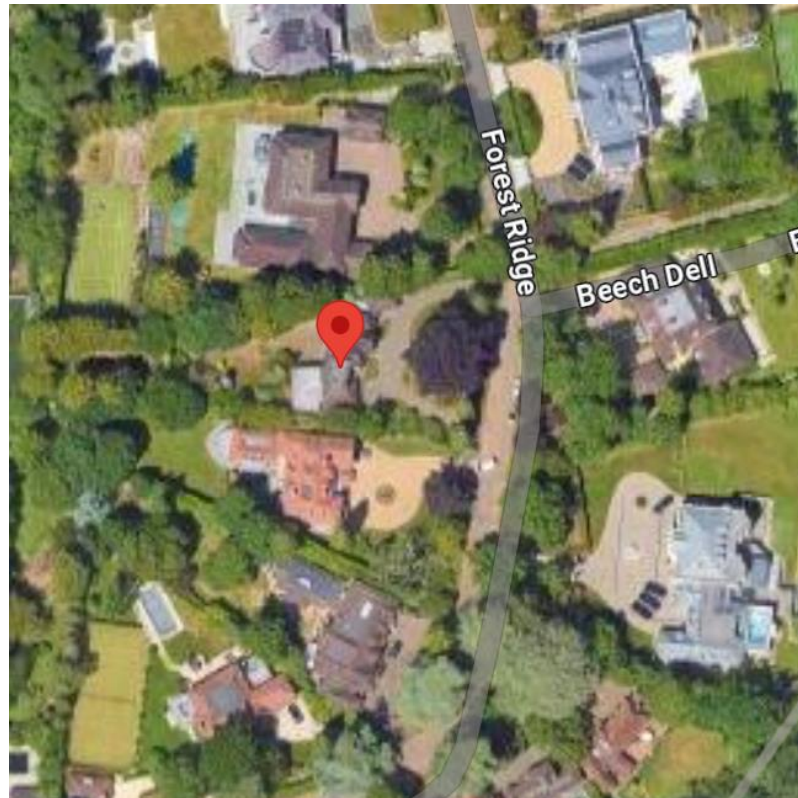


Figure 2: Aerial view



Figure 3: Front of existing dwelling



Figure 4: Front of existing dwelling including single storey element



Figure 5: Partial rear elevation



Figure 6: Rear garden



Figure 7: Front elevation from street

3. PROPOSAL

- 3.1 Planning permission is sought for the demolition of the existing dwelling on the site and the erection of a replacement dwelling with associated landscaping.



Street Scene - Scale 1:200

Figure 8: Existing street scene



Street Scene - Scale 1:100

Figure 9: Proposed street scene

- 3.2 The proposed dwelling would comprise a two storey (with attic accommodation and front/rear dormers) central section, with part one/two storey wings to each side of the main house, the southern of which would be single storey and would incorporate a flat (green) roof, and would project to the rear of the main dwelling. The northern “wing” would project to the front of the main dwelling and would incorporate garaging at ground floor level, with first floor attic accommodation above, including side and rear rooflights and side dormers facing towards the front hardstanding.



East Elevation

Figure 10: Existing front elevation



Figure 11: Proposed front elevation



Figure 12: Existing rear elevation



Figure 13: Proposed rear elevation

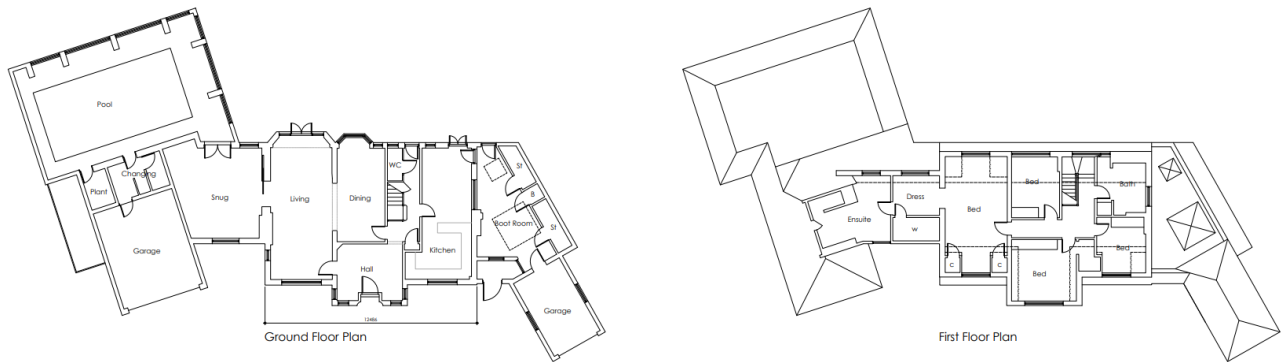


Figure 14: Existing ground and first floor plans

- 3.3 At first floor level the proposed dwelling would comprise 4 double bedrooms within the main dwelling, with first floor accommodation above the garage wing providing annex accommodation. The loft floor would be arranged with three large rooms, comprising a bedroom, hobby room and cinema.
- 3.4 The proposed roof would incorporate a large flat roofed section which would accommodate solar photovoltaic panels.

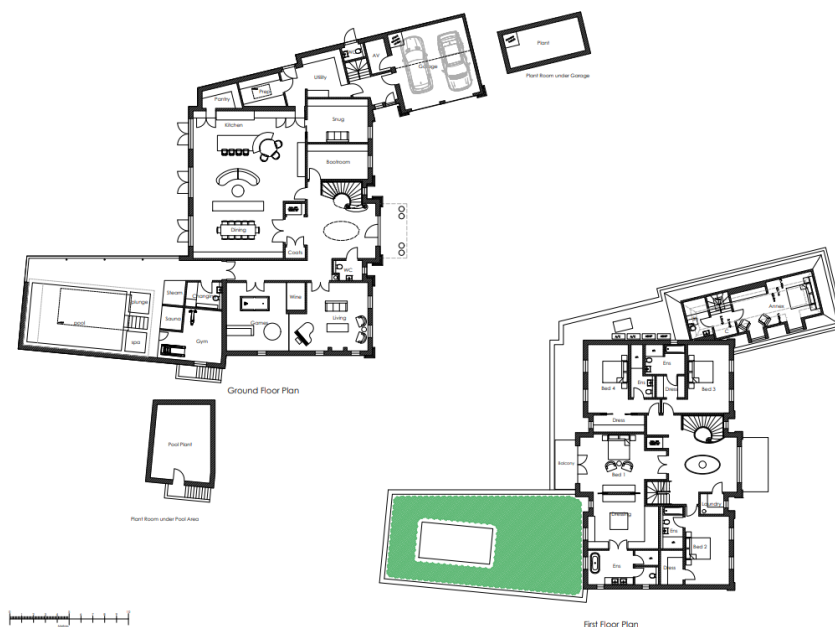


Figure 15: Proposed ground and first floor plans

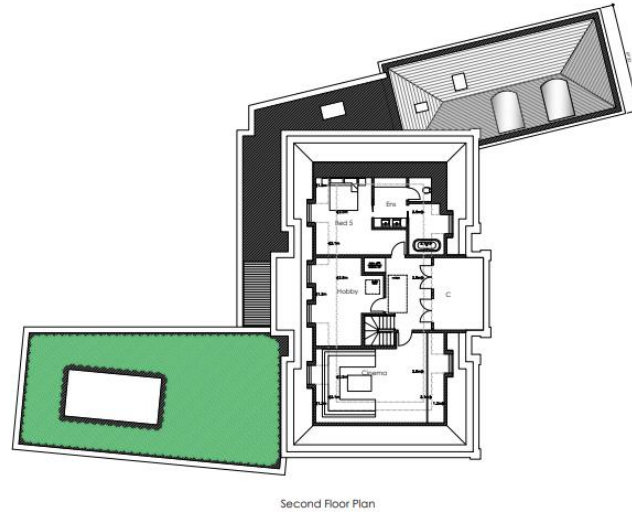


Figure 16: Proposed second floor plans

3.5 At the rear of the site the submitted site/block plan indicates that the existing tennis court will be resurfaced. The layout of the front of the site, which includes a carriage drive with large area of landscaping in association with a retained feature tree, along with soft landscaping along the front boundary, will be largely retained as existing. At the rear, between the main bulk of the proposed two storey dwelling and the single storey swimming pool projection, it is proposed to provide a large patio area.



Figure 17: Existing block plan

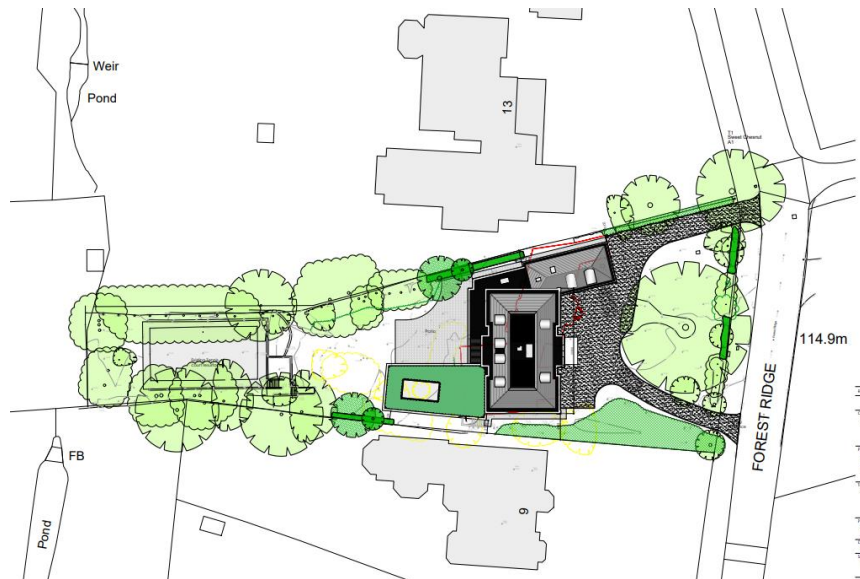


Figure 18: Proposed block plan

- 3.6 In terms of the setting of the dwelling relative to that of the existing dwelling, the existing two storey part of the dwelling is largely positioned to the northern half of the site, and has single storey elements to each side which extend close to the northern and southern boundaries. The footprint is irregular and the minimum side space between the dwelling and the boundary is approx. 0.72m to the northern boundary and 2.27m to the southern boundary. The first floor space to the northern boundary is approx. 2.25m at the rear and 5.9m at the front of the first floor part of the dwelling. The first floor space to the southern boundary is approx. 8.5m.
- 3.7 The proposed dwelling would be set approx. 4.48m from the northern boundary at the rear, and 7.78m at the front (in relation to two storey development within the main house) although the two storey flank elevation of the annexe wing would be positioned 2m from the boundary. With regards to the southern elevation, 3.17m side space would be provided from the main two storey dwelling measured at the rear corner, with 4.14m side space provided at the front. The single storey pool house extension would be positioned parallel with and 2.15m from the southern boundary.
- 3.8 With regards to the relationship between the existing dwelling and the front boundary, the main dwelling is located approx. 30m from the front boundary of the site. The proposed dwelling would maintain a similar separation distance, with the setting of the dwelling being more “square” relative to the front boundary than the existing more angled relationship.
- 3.9 The existing dwelling is faced in a mix of tile hanging and render. The proposed dwelling would be faced with brickwork and would incorporate feature plinth and stone band courses and copings. The roof would be finished in slate.
- 3.10 The application has been submitted with the following supporting documents:
- Planning Statement (and appendices)
 - Heritage Impact Assessment
 - Arboricultural Impact Assessment

- Design and Access Statement

4. RELEVANT PLANNING HISTORY

- 83/00076/FUL – Planning permission granted for the construction of a single storey side extension.
- The planning history also indicates applications relating to trees works at the site, in 1999 (99/02301/TREE), 2008 (08/01148/TREE) and 2017 (17/01844/TREE) – all of which were consented.

5. CONSULTATION SUMMARY

A) Statutory

Environment Agency: No objection

Highways (LBB): No objection

B) Local Groups

None

C) Adjoining Occupiers

Neighbouring residents were notified of the application. No objections were raised to the proposals. Letters of support were received, the content of which is summarised as follows:

- Proposal will make a positive contribution providing a modern home with traditional values, similar to 30 Forest Ridge and 17 Forest Drive
- Will be more in keeping with the modern street scene of Forest Ridge
- The host dwelling has slowly deteriorated over the past two decades
- Will add value to the development
- Applicant has liaised with neighbours
- Improved separation to the boundary and ridgeline consistent with the surroundings
- Maintenance and removal of trees welcomes

6. POLICIES AND GUIDANCE

National Planning Policy Framework 2023

NPPG

The London Plan

D1 London's form and characteristics
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design
D6 Housing quality and standards
D7 Accessible housing
D12 Fire safety
HC1 Heritage conservation and growth
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI1 Improving air quality
SI4 Managing heat risk
SI5 Water infrastructure
SI13 Sustainable drainage
T5 Cycling
T6 Car parking
T6.1 Residential Parking

London Supplementary Guidance

London Plan Housing Design Standards LPG

Bromley Local Plan 2019

4 Housing Design
30 Parking
32 Road Safety
33 Access for All
37 General Design of Development
41 Conservation Areas
43 Trees in Conservation Areas
73 Development and Trees
77 Landscape Quality and Character
113 Waste Management in New Development

Bromley Supplementary Guidance

SPG for the Keston Park Conservation Area
Urban Design SPD (2023)

Other Supplementary Guidance

Planning Practice Guidance (Historic Environment) updated on 23rd July 2019
National Design Guide 2021

7. ASSESSMENT

7.1 Design of development, demolition of existing house and impact on Conservation Area – Unacceptable

- 7.1.1 Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their setting should be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 7.1.2 Policy 41 of the Bromley Local Plan states that proposals for development in Conservation Areas should preserve and enhance its characteristics and appearance by respecting or complementing the layout, scale, form and materials of existing buildings and spaces; respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and using high quality materials.
- 7.1.3 Government guidance refers to the matter of cumulative harm to a designated heritage asset. In this case, the heritage asset is the Conservation Area. The guidance states: "When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."
- 7.1.4 Policy 37 relates to the general design of development and Policy 4 to Housing Design. Policy 37 states that all development proposals will be expected to be of a high standard of design and layout, and to meet a number of criteria, including that development should complement the scale, proportion and layout of adjacent buildings and areas, and should positively contribute to the existing street scene and/or landscape. Development should respect non-designated heritage assets.
- 7.1.5 Policy 4 relates to housing design and states that the layout, buildings and space about buildings should be designed to a high quality, recognising and complementing the qualities of the surrounding areas.
- 7.1.6 The Keston Park Conservation Area SPG includes the following guidance of relevance to this proposal: Para 2.3: - *"Although the Arcadian estate that resulted is similar to estates that were produced by developers within the Arts & Crafts or Garden City movements, it appears that it also paid reference to early 20th century suburban developments in the United States. Frederick Rogers had observed such estates whilst on a world tour in 1911. The development density is low, even by the standards of the most generous of British developers, mirroring the approach taken on the fringes of American cities where land was more plentiful and lower in price. The landscape dominance and the individualistic lack of a common architectural theme within the estate are also far more characteristic of America than Britain."*

Para 3.19 – *“There are a number of buildings that make a positive contribution towards the character or appearance of the estate. Every effort should be made to retain these buildings and to ensure that characteristic details are not lost. The Council will advise in any given case whether it feels a building makes a positive contribution. Where a building is not identified in this way, there is no obstacle in principle to its demolition and replacement, subject to the satisfactory design of a replacement and the submission of a detailed landscape proposal, demonstrating that any replacement dwelling would sit well within the established “strong landscape framework.” It is stated: “Particular attention should be given to the maximising of front and side space and reducing the visibility of the proposed dwelling from neighbouring properties.”*

7.1.7 The application has been submitted with a Heritage Impact Assessment which states that “the landscape (with its rather American feel) is the dominant characteristic within the conservation area.” It continues to state “house types are diverse, with no dominant architectural themes, and each plot is individual and yet part of a more dominant parkland setting.”

7.1.8 The Assessment makes reference to a recent Appeal Inspector’s appraisal of the Keston Park Conservation Area, directly quoting the assessment as follows:

“The KPCA is characterised by large individually designed detached houses among mature trees on spacious plots. Its significance lies in its historical connection with the Holwood House Estate, and the way the landscape from Holwood Park was incorporated into a high-quality residential development, allowing scope for the construction of large and individualistic private homes in a manner typical of American suburban development. The SPG states that the character of the Park is maintained by two components: a strong landscape framework (a common approach to tree and shrub planting, the design and layout of paths and driveways and other equivalent elements) and a very low development density. And as a result, the houses sit within a dominant landscape setting.”

7.1.9 With regards to the specific proposal at the site of Beechcroft, 11 Forest Ridge, the Assessment considers that the dwelling was not a particularly distinguished example of the broad “Stockbroker Tudor type” development that was a feature of suburban development between the world wars, and that the subsequent extension and alteration of the building has led to the dwelling not making a sufficiently positive contribution to the character and appearance of the Conservation Area such as to lead to the automatic presumption in favour of its preservation/retention.

7.1.10 The Assessment concludes that the demolition of the host building will not harm the character and appearance of the Conservation Area and that “the architect-designed replacement building will improve the net quality of the conservation area.”

7.1.11 It is acknowledged that there are a number of examples of replacement dwellings within the Conservation Area. Indeed in support of the proposal, the applicant’s Planning Statement (Appendix 1) refers to other examples of substantial and individually-designed new homes within the Keston Park Conservation Area, with the analysis running from 2000 to the present-day. The main text of the Planning

Statement particularly refers to examples at 1 Beech Dell, Glendale, Holwood Park Avenue and 6 Longdon Wood. Notwithstanding the principle that each application must be assessed on its individual planning merits having regard to the specific details of the site and proposals in question, the specific cases have been set out below.

1 Beech Dell



Figure 19: 1 Beech Dell (excerpt from Planning Statement)

Under reference 21/00491/FULL1 planning permission was refused for the demolition of the existing dwelling and the erection of a contemporary replacement dwelling. Subsequently, the appeal against the refusal of planning permission was allowed.

6 Longdon Wood



Figure 20: 6 Longdon Wood

Under reference 21/05533/FULL1 planning permission was granted for the demolition of the existing dwelling and the erection of a replacement dwelling.

Glendale, Holwood Park Avenue



Figures 20 and 21: Glendale, Holwood Park Avenue

Under reference 22/01141/FULL1 planning permission was granted for the demolition of the host dwelling and detached triple garage and the erection of a

replacement two storey detached 8 bedroom dwelling with accommodation in roof space, basement accommodation including car parking, single storey rear pool projection, and garden shed and BBQ/dining shelter in rear garden.

It had been recommended that planning permission be refused on the ground that in the absence of an acceptable scheme for a replacement dwelling, the demolition of the host dwelling/buildings would have been contrary to Policy 41 of the Bromley Local Plan, with it being considered that the design, scale, bulk and massing of the proposed replacement building would have neither preserved nor enhanced the character and appearance of the Conservation Area. Following debate at the Plans Sub-Committee meeting held on 29th September 2022, Members overturned the recommendation with the minutes from the meeting stating “The proposed development, by reason of its design, size and siting on the plot, relates well to the dwellings in the surrounding area and as such would make a greater contribution to the character of the Conservation Area than the existing dwelling which it looks to replace.”

Analysis

- 7.1.12 The Council’s Conservation Officer has reviewed the application and carried out a site visit. Comments were also provided from the perspective of Design. Objections are raised to the proposal not on the basis of the loss of the existing dwelling, but on the basis that the proposed development would fail to preserve or enhance the character and appearance of the Conservation Area, and does not represent a well-considered and high quality design of development.
- 7.1.13 The Conservation Officer has not raised in-principle objections to the loss of the host dwelling, subject to the replacement of it by a suitable scheme. This approach is consistent with Policy 41 of the Bromley Local Plan which states that in the case of a development scheme involving the total or substantial demolition of an unlisted building within a Conservation Area, the merit of the proposed replacement will be weighed against any loss or harm associated with the demolition of a building which makes a neutral or negative contribution to the area. It is considered that the existing building displays an asymmetrical character with traditional pitched roofs and an off-set and attractively quirky appearance/setting. The Conservation Area was mainly developed in the 1930s when the overwhelming character and architectural language of the area was of asymmetric Arts and Crafts dwellings. It is considered that the existing dwelling makes a neutral contribution to the character and appearance of the conservation area and includes elements consistent with the vernacular/with the original design ethos of the area.
- 7.1.14 The SPG for the conservation area specifies that all development works should “take account of the character of original buildings.” It is not considered that the current proposal takes sufficient account of the character of the existing/original building. Concern is also raised regarding the overall increase in bulk and height of development on the specific site, including the construction of the significant front-projecting two storey garage/coach house in place of the existing more modest element. The current building is more vernacular in its character than the proposed development. It is also noted that in recent times an abundance of overly-large symmetrical buildings with limited character or unified architectural language may be

considered to have harmed the attractive conservation area. The Appeal Inspector analysis of the Conservation Area referred to at paragraph 7.1.8 and cited within the submitted Planning Statement refers to there being scope for the construction of replacement dwellings which are large and of “individualistic” design, implying the need for new development to respond to the characteristics of individual sites, not necessarily replicating similarly designed development within the area.

- 7.1.15 With regards to the design of the proposed replacement dwelling, the application has been submitted with a Design and Access Statement which states that the “overall design concept is to introduce a Georgian styled house that relates to the architectural style of the surrounding area and will incorporate numerous carefully detailed features.” The submitted Planning Statement refers to the key consideration in the design approach as having been “to ensure that generous separation distances are retained to both flank boundaries.”
- 7.1.16 The National Design Guide provides “Planning practice guidance for beautiful, enduring and successful places.” It refers to the need for development to “respond to existing local character and identity” with well-designed development being influenced by a range of factors including an appreciation and understanding of vernacular, existing built form, landscape and local architectural precedents. Such a response will include consideration of the height, scale and massing and relationships between buildings, the composition of street scenes and individual buildings (and their elements), roofscapes and the scale and proportions of buildings, façade design and soft landscaping.
- 7.1.17 While the Design and Access Statement refers to there having been “a rigorous detailed design process” limited detail is provided regarding this process and how the submitted development proposal has been devised. The Design and Access Statement places particular emphasis upon developments at neighbouring or nearby sites rather than expanding on the design process of the application proposal. It does not set out how the characteristics of the site and/or the surrounding area (which includes the conservation area designation) have been used to inform the specific design.
- 7.1.18 The Bromley Urban Design Supplementary Planning Document (SPD) (2023) provides detailed guidance on design of development, including at paragraph 4.29 the principle that “All new development should seek to reference local context to inform detail, materials, and landscape; incorporating and/or interpreting those elements that are attractive, valued and which contribute to the quality of the surrounding area. Architectural design and materiality should be sympathetic to the local vernacular and responsive to the surroundings so as not to undermine or compromise local character, identity and distinctiveness.”
- 7.1.19 While the more general approach of enhancing the appearance of the site and improving the living accommodation of the dwelling is supported in design terms, it is considered that the proposed building and design ethos has not been adequately justified in terms of why the particular approach has been taken and in demonstrating the site strategy and architectural design. It is considered that the design has resorted to a poor pastiche of a ‘Georgian style’ where what is required is a more informed

and sympathetic architectural approach to design, reflecting just one of the many 'styles' from this architectural period.

7.1.20 From a design-perspective, it is considered that the composition of the main facades (the geometry, symmetry, proportions of openings and features) are inconsistent with the design principles of the period which were predominantly classical, and the proposal does not achieve the aim of a contemporary interpretation of them either. The design and location of the proposed covered garage and its habitable roof space would introduce another incongruous element into the scheme and the street scene. It is not considered that the proposed layout and building design is the result of good architecture, and nor does it represent high-quality design.

7.1.21 The submitted design of the proposed dwelling is not considered to represent a development of a high-quality design which in and of itself makes a positive contribution to the appearance of the site. The design of the development does not respond to that of the original building and the architectural approach has not been justified in the context of the specific site.

7.1.22 Taking into account the above, the design (including bulk and massing) of the proposed replacement dwelling is not in this instance considered to be of sufficient merit to justify the loss of the existing dwelling. As such the proposal is considered to be contrary to Policy 41 of the Bromley Local Plan and would neither preserve nor enhance the character and appearance of the Keston Park Conservation Area.

7.2 Neighbourhood amenity – Acceptable

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 Given the degree of separation to each side and to the front and rear it is not considered that the proposal would have a significant impact on the enjoyment and amenities of neighbouring dwellings. While the proposed development would project to the rear of the existing position of the host dwelling, it is considered taking into account the internal layout of the building and the use of obscure glazing to flank windows at first floor level, the proposal will not result in unacceptable overlooking or loss of privacy. Taking into account the orientation of the dwelling relative to neighbouring sites it is not considered that the proposal would result in unacceptable impact with regards to daylight and sunlight.

7.3 Standard of outlook and amenity for future occupiers – Acceptable

7.3.1 The London Plan Housing Design Standards LPG sets out qualities and standards that residential development will be expected to achieve, and relates to Policy D6 requirements (Housing Quality and Standards).

- 7.3.2 Policy 4 of the Bromley Local Plan sets out the requirements for new residential development to ensure a good standard of amenity and refers to the London Plan Housing Supplementary Planning Guidance. Part C of the Housing Design Standards LPG deals with the quality of residential accommodation setting out standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including refuse and cycle storage facilities).
- 7.3.3 The proposed new dwelling would provide residential accommodation of a high standard of amenity for prospective occupiers.
- 7.3.4 The shape, room size and layout of the rooms are considered satisfactory and all habitable rooms would contain at least one window that would ensure it would achieve a good outlook and light.
- 7.3.5 Amenity space is provided by way of the existing substantial garden space to the rear which would provide a generous amount of private amenity space.
- 7.3.6 Having regard to all the above, the proposal would meet the minimum standards as outlined within Policy D6 of the London Plan, Policy 4 of the Bromley Local Plan and the London Plan Housing Design Standards.

7.4 Highways - Acceptable

- 7.4.1 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.
- 7.4.2 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.
- 7.4.3 The proposal is for the demolition of the existing single dwellinghouse and construction of a new single dwellinghouse. The application site is located on Forest Ridge which is shown in the Council's records as a private road. The site would retain adequate off-street parking. The Council's Highways Officer has raised no objections to the proposal and it is considered that in terms of highways matters the proposal would be acceptable.

7.5 Trees – Acceptable

- 7.5.1 Policy 73 (Development and Trees) states that proposals for new development will be required to take particular account of existing trees on the site and adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained.

- 7.5.2 Policy 43 of the Bromley Local Plan refers specifically to Trees in Conservation Areas and states that development will not be permitted if it will damage or lead to the loss of one or more significant and/or important trees in a Conservation Area, unless a) the removal of the tree is necessary in the interest of good arboriculture practice, or b) the benefit of the development outweighs the amenity value of the tree.
- 7.5.3 Policy 77 refers more generally to landscape quality and character and seeks to safeguard the quality and character of the local landscape.
- 7.5.4 Comments have been received from the Council's Trees Officer advising that the property is located in the local Conservation Area, applying broad tree protection. The trees proposed for removal do not appear to be of significant public amenity value. There are some valuable trees being retained that would require protection during demolition and construction, which would be capable of being achieved through the use of a suitably worded planning condition.

7.6 Other Matters - Acceptable

Drainage and flooding

- 7.6.1 The application has been reviewed by the Council's Drainage Officer and referred to Thames Water and the Environment Agency for comment. Subject to a standard condition and informative being included in any grant of planning permission no objections are raised.

Community Infrastructure Levy (CIL)

- 7.6.2 The Mayor of London's CIL and Bromley's Local CIL are both a material consideration. CIL is payable on this application and the applicant has submitted the relevant form.

8. CONCLUSION

- 8.1 Having regard to this specific plot, it is considered that the design of the proposed development does not successfully respond to the characteristics of the existing host dwelling and its setting within the Conservation Area.
- 8.2 The proposed development would provide a good standard of accommodation for prospective occupiers and not give rise to any significant loss of residential amenity to neighbouring occupiers. No technical highways or drainage objections are raised and subject to conditions, detailed tree protection measures and landscaping proposals would be capable of being secured.
- 8.3 However, it is not considered that these matters would outweigh the harm that the proposed replacement dwelling would cause to the designated heritage asset (the Keston Park Conservation Area). Whilst it is considered that the harm would be less than substantial, as stated within the NPPF, this harm should be weighed against the public benefits of the proposal, of which there are considered to be none. It is not

considered that the proposed replacement dwelling is design-led or of a particularly high quality of design such that would be merited by the site's location within the Conservation Area, and the proposed replacement dwelling (including its height and bulk, along with the large two storey projecting annexe/garage) pays insufficient attention to the characteristics of the development at the site as existing.

- 8.4 The proposal is therefore contrary to the aims and objectives of Section 16 of the National Planning Policy Framework (2023), Policies HC1, D3 and D4 of the London Plan and Policies 4, 37 and 41 of the Bromley Local Plan, as well as the Keston Park Conservation Area SPG. The demolition of the existing host dwelling would be premature in the absence of an acceptable scheme for the construction of a replacement dwelling.
- 8.5 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: APPLICATION BE REFUSED

Reasons for refusal:

- 1. The demolition of the existing building, which lies within the Keston Park Conservation Area, in the absence of an acceptable scheme for the construction of a replacement dwelling would have a detrimental impact on the character and appearance of the Conservation Area generally, thereby contrary to the aims and objectives of Section 16 of the National Planning Policy Framework, Policy HC1 of the London Plan and Policy 41 of the Bromley Local Plan.**
- 2. The proposed replacement building by reason of its design and overall increased bulk would neither preserve nor enhance the character and appearance of the Keston Park Conservation Area, thereby contrary to the aims and objectives of Section 16 of the National Planning Policy Framework, Policies HC1, D3 and D4 of the London Plan, Policies 4, 37 and 41 of the Bromley Local Plan, and the Keston Park Conservation Area Supplementary Planning Guidance.**