

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 10/02732/FULL1

Ward:
Bromley Town

Address : Veolia Environmental Services Baths
Road Bromley BR2 9RB

OS Grid Ref: E: 541756 N: 168457

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Installation of two mobile huts

Key designations:

Flood Zone 2

Flood Zone 3

Proposal

- The application is for two mobile huts to be located within the Central Depot, Bromley.
- The huts measure approximately 48m² and 39m² with a height of approximately 3.4 metres from ground level.
- The proposed huts are to be used by staff at the depot as a mess area and contain toilet and washing facilities.

Location

- The application site is located to the north west of Baths Road and is the Council's central depot.
- The huts are to be located close to the Baths Road entrance to the site within a three sided concrete walled area.

Comments from Local Residents

The application was advertised by way of site notice and newspaper advertisement. There have been no comments received from surrounding residents.

Comments from Consultees

The Environment Agency have been consulted in relation to the application and requested that further information including a flood risk assessment be submitted. This has now been received and any further comments will be reported verbally.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development

Planning History

There are a number of previous applications at the site, the most recent of which was granted planning permission in 2010 under ref. 10/00884 for an additional entrance to offices and 2 external air conditioning units.

Conclusions

The main issues relating to this application are the impact of the proposed mobile units on the character and amenities of the surrounding area.

The proposed units are to provide existing members of staff with toilet and washing facilities and a general staff area. The units are sited within the central depot and are unlikely to be visible from the main entrance. They are of a modest height and whilst parts of them may be visible from the Baths Road entrance, they are unlikely to have a harmful visual impact on the streetscene.

The units are proposed to be sited a good distance from any residential properties, reducing any possible visual impact. The use of the units is such that they are unlikely to have a detrimental effect in terms of noise, smells or contamination and are therefore considered to have very little impact of the character or amenities of neighbouring properties.

The site does fall within a flood zone and a flood risk assessment has been submitted which concludes that the development will not have any adverse impact on flood risk.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00884 and 10/02732, excluding exempt information.

as amended by documents received on 15.10.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years

Reasons for granting permission:

In granting permission, the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

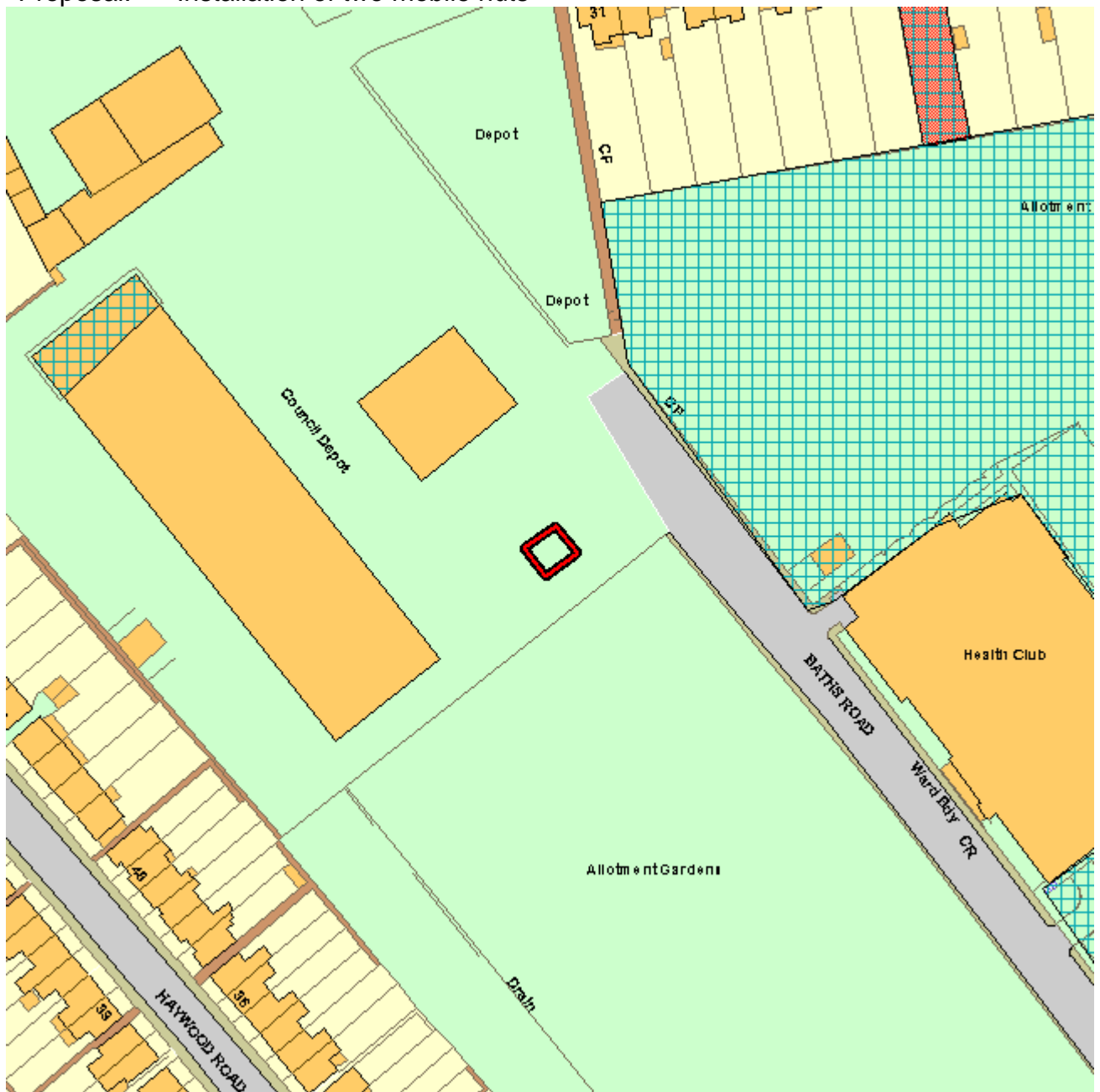
BE1 Design of New Development

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 10/02732/FULL1
Address: Veolia Environmental Services Baths Road Bromley BR2 9RB
Proposal: Installation of two mobile huts



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