

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00023/FULL1

**Ward:
Cray Valley East**

**Address : Oak View Crockenhill Road Orpington
BR5 4EP**

OS Grid Ref: E: 548154 N: 167569

Applicant : Danshell Ltd

Objections : NO

Description of Development:

Single storey link extensions within internal courtyard of hospital

Key designations:

Green Belt
Locally Listed Building

Proposal

- These existing hospital buildings are arranged around an open courtyard and recreational area, and it is proposed to add a single storey link extension through the middle of the courtyard to provide a lounge area, thus dividing the recreational space in two
- open corridors around the perimeter of the courtyard would also be enclosed, and an infill extension in the north-eastern corner of the buildings would serve to completely enclose the courtyard
- the applicants have stated that the purpose of these proposals is to provide improved circulation arrangements around the buildings, particularly during poor weather, and to break up the unrelieved courtyard area to better utilise the space.

Location

This building is locally listed and is long established as a specialist hospital. It lies within the Green Belt and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick

boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

Comments from Local Residents

No comments have been received from nearby residents.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
BE10 Locally Listed Buildings
G1 The Green Belt

Planning History

Permission and Listed Building consent were granted in 2000 for security fencing (refs.99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, as defined by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The proposed link extensions and enclosed corridors would be considered inappropriate development within the Green Belt as their use as part of a specialist hospital (Class C2) would not fall within the appropriate uses defined by Policy G1. However, the additional floorspace created by the proposals would amount to an increase of 286.6sq.m. or approximately 11% which would be mostly contained within the site, and would not (apart from the north-eastern infill extension) be visible externally, thereby protecting the open nature of the Green Belt.

The extensions are required to provide improved accommodation for the occupants, with better circulation between buildings and enhanced outdoor recreation areas, rather than for the intensification of the use of the site. Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals.

The extensions would be of a flat roofed design, constructed with grey fibreglass roofing, and would have brick walls to match the existing. They would blend with the existing buildings on the site, and would not appear obtrusive nor detract from the appearance of the locally listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208 and 11/00023, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

Reasons for permission:

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- G1 The Green Belt

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

- (a) the character of the development in the surrounding area
- (b) the relationship of the development to adjacent property
- (c) the impact of the development on the open nature of the Green Belt
- (d) the character and appearance of the locally listed building

and having regard to all other matters raised, including neighbours concerns.

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