

SECTION '2' – Applications meriting special consideration

Application No : 10/02398/FULL1

Ward:
Petts Wood And Knoll

Address : 12 Station Square Petts Wood
Orpington BR5 1LT

OS Grid Ref: E: 544442 N: 167686

Applicant : Barclay Bank Plc

Objections : NO

Description of Development:

New shopfront

Key designations:

Conservation Area: Station Square Petts Wood
Primary Shopping Frontage

This application was deferred by Plans Sub Committee on 9th December to seek a more appropriate design for the shopfront in view of the Conservation Area designation. No amendments were made to the proposal but further details in the form of a revision to the Design and Access statement were submitted. The application was then deferred from Plans Sub Committee on 3rd February to seek a revised shopfront design. The agent has confirmed that they do not wish to alter the proposal and the report is therefore repeated below.

Proposal

- The proposal is to replace the existing shopfront with a similar shopfront with improved features.
- The new shopfront will include doors and windows to comply with current standards, an altered ATM with security lighting and camera and new opening times board.
- The new signage has been covered under separate advertisement consent.

Location

- The application site is located to the north west of Station Square and is a commercial premises with a double frontage.
- The site lies within the Station Square Conservation Area and is a primary shopping frontage.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No comments have been received from consultees.

Planning Considerations

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

BE1 Design of New Development
BE19 Shopfronts and Security Shutters

From a heritage and urban design point of view there are no objections to the proposal.

All other material considerations shall also be taken into account.

Planning History

There are a number of previous applications at the premises, the latest of which was for advertisement consent and was granted in 2010 under ref. 10/02260.

Conclusions

The main issue in this case is to judge the level of harm that the proposed shopfront would cause to the appearance of the host building and streetscene and whether or not it would preserve or enhance the character or appearance of the conservation area within which the premises lie.

The proposal represents very little change to the overall appearance of the shopfront with extra security and accessibility for the ATM. It is therefore considered that the proposal is unlikely to harm the visual amenities of nearby properties or the streetscene. Given the similarities between the existing and proposed shop fronts, Members may consider that the proposal preserves the character of the Petts Wood Conservation Area.

Members may consider the proposed shopfront to be of a sympathetic design which would complement the host building and not harm the appearance of the wider street scene significantly and would therefore preserve the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02260 and 10/2398, excluding exempt information.

as amended by documents received on 04.01.2011

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 granting permission:

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

BE1 Design of New Development
BE19 Shopfronts

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 conservation area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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Proposal: New shopfront



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