

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

Application No : 11/00203/FULL1

Ward:
Chislehurst

Address : Babington House School Grange Drive
Chislehurst BR7 5ES

OS Grid Ref: E: 542607 N: 170812

Applicant : The Governors Of Babington House School
Objections : NO

Description of Development:

Replacement 2.3m tall gates and railings to Grange Drive frontage.

Proposal

- The proposal seeks to replace the existing chain link fencing along the Grange Drive frontage of the school.
- The railing will have a length of approximately 31m and a maximum height of 2.3m.
- The fencing will comprise of metal railings and brick pillars. A low wall will be provided at the base of the railings.
- A replacement gate will provide vehicular access to the site and will be set back 1.6m from the back edge of the footway.

Location

Babington House School occupies a site of 0.6 ha within the western section of Chislehurst and is surrounded by a mixture of predominantly detached two storey residential dwellings.

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised.

Technical highways concerns were raised with respect to the access gates, which were originally proposed to open outwards onto the pavement. It was considered that these would obscure the sightlines from the access and impair visibility, therefore harming pedestrian and vehicular safety. Amended plans have been received proposing gates to open inwards and the pillars to be in a more prominent position to allow for this. No further concerns are raised.

No technical drainage comments have been made.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE7 (Railings, Boundary Walls And Other Means Of Enclosure), BE10 (Locally Listed Buildings), C1 (Community Facilities), C7 (Education And Pre-School Facilities), NE7 (Development And Trees) and T18 (Road Safety) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

PPS1: Delivering Sustainable Development

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities

4B.1 Design principles for a compact city

4B.8 Respect local context and communities.

Planning History

Planning permission was granted under ref. 08/03940 for demolition of existing assembly hall and drama studio and erection of part one/two/three storey extension to the north of the site to provide new dining area, assembly hall, changing room and music room (amendment to phase 3 of permission granted under refs. 00/002853 and 04/04633).

A planning application was permitted under ref. 10/00943 for a temporary classroom. This classroom was smaller at 10m x 6.5m. The classroom was orientated differently on the site and in the same location. The height of the classroom will also be identical with a flat roof.

Planning permission was granted under ref. 10/01985 for a temporary classroom of larger dimensions. Permission was also granted under ref. 10/01038 for a temporary car park with access onto Clifford Drive for the duration of the construction period for the redevelopment of the school. Both the temporary classroom and car park must be removed by condition by no later than the 31st July 2011.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that the development would have on the amenities of the occupants of the surrounding residential properties, the impact on the character of the nearby locally listed building and the impact on vehicular and pedestrian safety.

No significant trees are considered to be affected by the proposal and the works are not considered to seriously harm the character and setting of the locally listed building. The railings and gate will be largely open in their appearance and will include a number of pillars. As a result, it is not considered that the railings would have a solid appearance that might impact harmfully on the character of the school or on the open nature of the wider area. In respect to the wider character of the area, the boundary of the school currently comprises a tall chain link fence of approximately 3m in height to both the Grange Drive and Clifford Avenue frontages. The proposed gate and railings will not therefore exceed the height of this established fencing and is considered to be appropriate for a school site. Although the submitted plans indicate the existing fencing to be only 1.8m in height (less than the height of the actual fencing existing on site), the maximum proposed height of 2.3m can be secured by way of a condition to avoid confusion.

In respect to highway safety, it is considered that the proposed gates and railings would not result in any additional impact on highway safety. The position of the access to the site will remain the same as the existing access and the fencing will be positioned in the same position as the existing fencing. It is not considered that visibility would be restricted by the proposal as the gates are to open inwards into the site, as amended by plans received 02/03/11, which also repositioned the pillars in a more advanced position to allow for this.

On balance the proposal is considered to be acceptable in that it would not result in a seriously detrimental impact on highway safety and will not impact harmfully on the character and setting of the locally listed building. The proposal is not considered to impact adversely on the amenities of neighbouring properties and will not impact on trees on the site. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00943, 10/01985 and 11/00203, excluding exempt information.

as amended by documents received on 02.03.2011

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 |

3 The gates and railings hereby permitted shall have a maximum height of 2.3m.

Reason: In order to comply with Policies BE1 and BE7 of the Unitary Development Plan and in the interest of the visual amenities of the area.

Reasons for granting permission:

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- NE7 Development and Trees
- T18 Road Safety

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

- (a) the relationship of the development to adjacent locally listed building
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the development plan
- (e) the impact on trees within the site
- (f) the transport and highway safety policies of the development plan.

and having regard to all other matters raised.

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