

SECTION '2' – Applications meriting special consideration

Application No : 10/03298/FULL1

Ward:
Bromley Town

Address : 219 High Street Bromley BR1 1PR

OS Grid Ref: E: 540105 N: 169442

Applicant : TG Baynes Ltd

Objections : NO

Description of Development:

Conversion of 1st and 2nd floors into 5 one bedroom flats and conversion of ground floor into 2 separate offices. Cycle and bin storage area with 4 car parking spaces for the offices at rear.

Key designations:

Conservation Area: Bromley Town Centre

Areas of Archeological Significance

Secondary Shopping Frontage

Proposal

Conversion of 1st and 2nd floors into 5 one bedroom flats and the conversion of ground floor into 2 separate offices. Cycle store for offices and bin storage area with 4 car parking spaces at rear.

Location

The application site is situated on the eastern side of Bromley High Street with a rear access from Walters Yard the building comprises of a three storey office building. The site also falls within the Bromley Town Centre Conservation Area.

Comments from Local Residents

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

Comments from Consultees

Highways drainage had no comments to make regarding this proposal.

From the waste advisors perspective waste and recycling is to be placed on the edge of the curb on the days of collection.

The Advisory Panel for Conservation Areas did not inspect the application.

Heritage and Urban Design have made no comments on the proposal.

Cleansing has stated that refuse and recycling is to be placed at the edge of the property curtilage on the day of collection.

From a Highways perspective; the property is within the town centre controlled parking zone where there is limited all day parking, future residents should not be eligible to apply for parking permits. Concerns regarding the lack of footway to the property from Walters Yard and suggested contact with Crime Prevention Advisor

The Councils Crime Advisor has stated that the pedestrian access is suitable and should be well lit.

Planning Considerations

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

BE1 Design of New Development, BE11 Conservation areas, H12 Conversion of non- residential buildings, EMP3 Conversion or redevelopment of offices
S2 Secondary Frontages, S11 Residential accommodation, T3 Parking

Planning History

87/02031/FUL Demolition of existing cinema and erection of 3 storey office building with class a2 use at ground floor level and associated car parking astor cinema. Permission

04/03880/FULL2 Change of use from retail (Class A1) to photographic studio. Permission

06/02145/ADV Continued display of high level externally illuminated advertisement sign RETROSPECTIVE APPLICATION Refused

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposal is to convert the 1st and 2nd floors from office use into 5 one bedroom flats and division of the second floor offices into 2 separate (Class A2) office units, the existing 4 parking spaces at the rear will be used for the offices on the ground floor.

Policy H12 states that the Council will normally permit the conversion of genuinely redundant office buildings to other uses (particularly above shops) subject to achieving a satisfactory quality of accommodation and amenity for future

occupiers. The plans received on 26th January 2011 show a revised internal layout providing 5 one bedroom flats. It is considered that the accommodation would appear to be acceptable, in terms of layout and impact generally.

The applicant has now confirmed that the upper floors have been marketed since January 2010 after the previous occupiers didn't renew the lease, and has stated that as the supply of office accommodation is at the present time is near an all time high in central Bromley, and during the current economy tenants are not entering into new lease commitments. Accordingly this could be considered to comply with Policy EMP3 states that the conversion of offices for other uses will be permitted only where it can be demonstrated that there is no local shortage of office floor space and there is long term vacancy despite marketing the premises and there is no likely loss of employment resulting from the proposal.

The councils Policy S11 will only permit change of ground floors in shopping areas where the use would not undermine the retail viability of the centre. The ground floor is to remain as (Class A2) offices, however changes of use of upper floors to residential would contribute to the stock of affordable accommodation and the presence of residents can help as a deterrent to crime.

It could be considered that the proposed flats at the first and second floors together with the sub division of the ground floor into two offices is acceptable, in so much that the residential accommodation would contribute to the diversity of uses within the town centre.

Having had regard to the above it was considered that the proposed development is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03298, excluding exempt information.

as amended by documents received on 12.01.2011 24.01.2011 04.02.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|----------------------------------------------------------------|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACH03
ACH03R | Satisfactory parking - full application
Reason H03 |
| 3 | ACH18
ACH18R | Refuse storage - no details submitted
Reason H18 |
| 4 | ACH22
ACH22R | Bicycle Parking
Reason H22 |
| 5 | ACH23
ACH23R | Lighting scheme for access/parking
Reason H23 |
| 6 | ACH33
ACH33R | Car Free Housing
Reason H33 |

7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE11 Conservation areas

H12 Conversion of non- residential buildings

EMP3 Conversion or redevelopment of offices

S2 Secondary Frontages

S11 Residential accommodation

T3 Parking

INFORMATIVE(S)

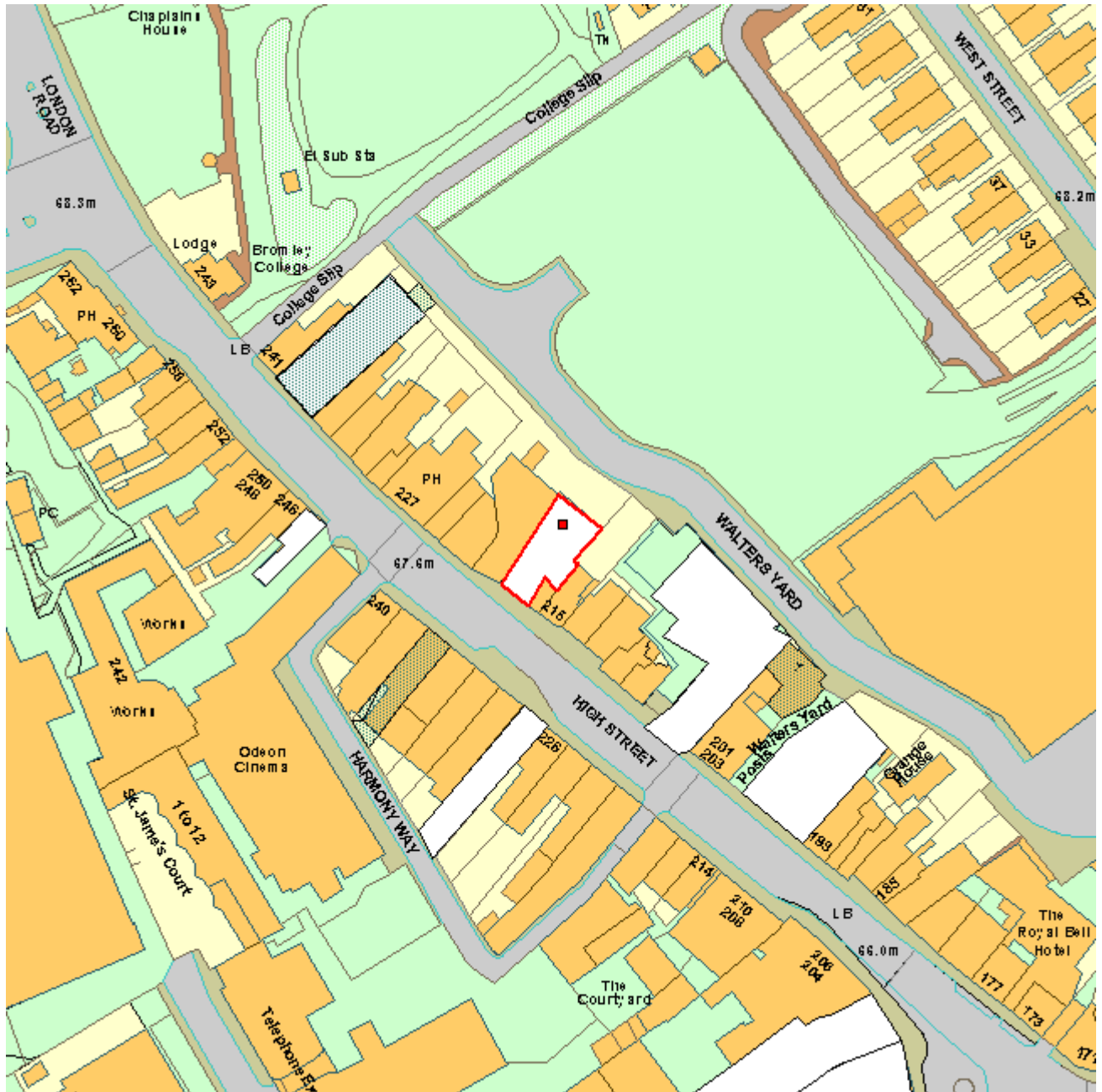
1 RDI10 Consult Land Charges/Street Numbering

2 Any refuse and recycling shall be placed at the edge of the property curtilage on the day of collection.

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