

S2

Agenda Section: 2

Application No: 09/03535 **Ward:** Farnborough and Crofton

Address: 11 The Glen, Orpington, Kent, BR6 8LP

OS Grid Ref: **E:** 543153 **N:** 165425

Applicant: Mr and Mrs Hill

Objections: Yes

Conservation Area: Yes

Description of Development:

Demolition of existing dwelling.
CONSERVATION AREA CONSENT.

Joint report with application ref. 09/03362

Proposal

- Conservation Area Consent is sought to demolish no 11 The Glen which is located within the Farnborough Part Conservation Area. A replacement dwelling is proposed under ref. 09/03362.

Location

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. They are generally of individual designs and are constructed from a range of materials. A number of dwelling along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. No representations were received from adjoining residents. However, objections have been raised by Farnborough Estate Ltd which may be summarised as follows:

- this is a modern building of very good appearance;

- although built originally in the 1930s it was considerably redesigned and modernised some fifteen years ago;
- the present house makes a very positive contribution to the road scene, fitting in with the other, similar houses in The Glen;
- the constant demolition of very desirable properties causes disturbance to the park scene;
- various redevelopments have taken place or are proposed along The Glen
- few changes internally a possible extensions would provide all of the features offered by the proposed new house whilst preserving the appearance of the existing property

Any further representations will be reported verbally at the meeting.

Comments from Consultees

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the existing property is such that it makes a positive contribution to the character or appearance of the Conservation Area by reason of its age, design and its place in the protected landscape setting. As such, the demolition would be contrary to Policies BE1, BE11 and Paragraphs 3.21 and 3.22 of the Farnborough Park Supplementary Planning Guidance, and Paragraph 4.27 of Planning Policy Guidance 15.

Planning Considerations

Unitary Development Plan Policy BE12 (Demolition in Conservation Areas) is relevant to this application and should be afforded due consideration. The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

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No objection has been raised from a conservation perspective.

Planning History

An extension was allowed at appeal under ref. 89/01907. Further detail is in the Planning History Section for the joint report.

Conclusions

The main issue relating to the application is the effect that it would have on the character and appearance of the Farnborough Park Conservation Area, in particular whether this proposal would serve to preserve or enhance the Conservation Area.

Whilst the application dwelling has been extended relatively recently, with its appearance having been significantly altered, Members should consider whether this lack of originality in itself justifies its demolition and replacement with a more modern property. The existing house incorporates a significant pitched roof and prominent gable along the front elevation and it is considered that it sits comfortably within The Glen street scene.

Thus, Members are asked to consider whether the existing property makes a positive enough contribution to warrant its retention, or whether its replacement would preserve or enhance the visual amenities of the Conservation Area.

On balance, the replacement building is considered to be of suitable quality to warrant demolition.

Background papers referred to during production of this report comprise all correspondence on file refs: 89/01907, 09/03535 and 09/03362, excluding exempt information.

RECOMMENDATION: CONSERVATION AREA CONSENT

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| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |

Reference: 09/03535/CAC
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Proposal: Demolition of existing dwelling.
CONSERVATION AREA CONSENT.



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