

S4

Agenda Section: 2

Application No: 09/03545 **Ward:** Farnborough and Crofton

Address: 13 The Glen, Orpington, Kent, BR6 8LP

OS Grid Ref: **E:** 543138 **N:** 165409

Applicant: Mr H Atkinson

Objections: No

Conservation Area:Yes

Description of Development:

Demolition of existing two storey dwelling.
CONSERVATION AREA CONSENT

Joint report with application ref. 09/03544

Proposal

Conservation Area Consent is sought to demolish No. 13 The Glen which is located within the Farnborough Part Conservation Area. A replacement dwelling is proposed under ref. 09/03544.

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. These 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.

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, BE12 and 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.

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

From a heritage and urban design point of view no objection has been raised.

Planning History

There is no significant planning history concerning this property.

Members will be aware that planning applications to demolish and replace the neighbouring dwelling at No 11 are being considered in this same agenda (refs. 09/03362 and 09/03535).

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Having had regard to the above it was considered that the building has no particular architectural merit and in light of the permission granted for development under ref. 09/03544, the loss of the building would not have a significantly harmful impact on the character of the conservation area.

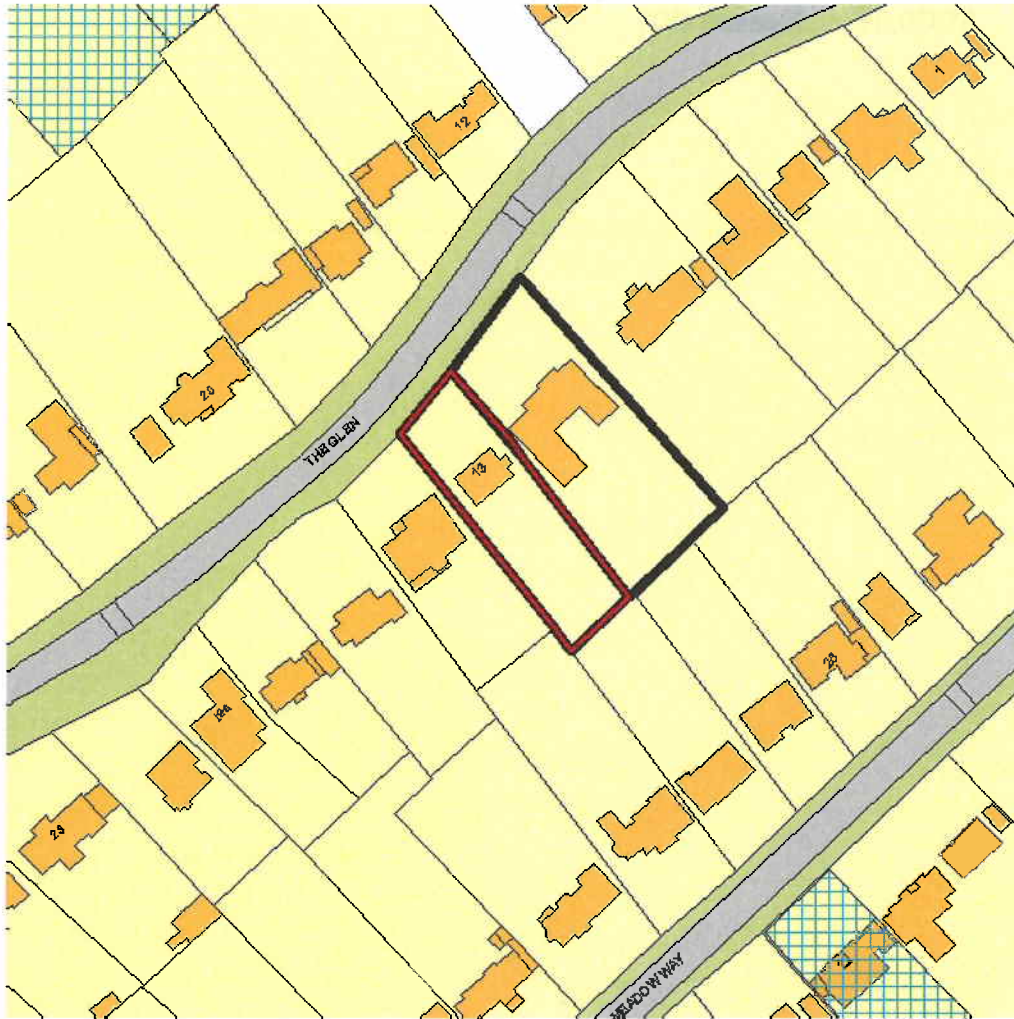
Background papers referred to during production of this report comprise all correspondence on files refs. 09/03544 and 09/03545, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

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

Reference: 09/03545/CAC
Address: 13 The Glen Orpington BR6 8LP
Proposal: Demolition of existing two storey dwelling.
CONSERVATION AREA CONSENT



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