

SECTION '1' – Applications submitted by the London Borough Bromley

**Application No :** 11/00427/FULL3

**Ward:**  
**Bickley**

**Address :** St Georges School Tylney Road  
Bromley BR1 2RL

**OS Grid Ref:** E: 541613 N: 169084

**Applicant :** Mrs Carrier

**Objections : NO**

**Description of Development:**

Replacement fence panels and gates

Key designations:

Local Distributor Roads

**Proposal**

- The proposal is to replace the existing fencing with metal fence panels and gates around the boundary of the school.
- The fence and gates measure a maximum of 1.82 metres in height and the proposal includes vehicular gates and pedestrian gates.
- The fence and gates will mainly front Tylney Road with a small frontage along Pembroke Road and Nightingale Lane.

**Location**

- The application site is located to the west of Tylney Road and on the corner of Tylney Road and Pembroke Road.
- The site is a primary school and is mainly surrounded by residential properties.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- No objections but hope consideration is given to retaining existing hedging.

**Comments from Consultees**

No comments have been received from external consultees.

## **Planning Considerations**

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- C7 Educational & Pre-School Facilities

## **Planning History**

86/00712/LBB (Granted 6th May 1986) – one three bay mobile classroom unit

89/02620/LBB (Granted 2nd October 1989) – provision of 5 replacement classroom and other associated accommodation.

89/03234/LBB (Granted 11th December 1989) – reposition existing 3 bay mobile classroom and provide 5 bay mobile classroom.

90/03177/LBB (Granted 19th February 1991) – continued use of 3 bay mobile classroom and 5 bay mobile classroom renewal of 89/03224.

91/02482/LBB (Granted 9th December 1991) – single storey building.

03/01105/FULL1 (Granted 8/5/2003) – single storey rear extension.

07/01864/FULL1 (Granted 25/07/2007) – single storey side extension.

07/04592/FULL1 (Granted 06/2/2008) – detached cycle parking shelter.

10/01733/FULL1 (Granted 17/8/2011) – free standing pergola to front.

## **Conclusions**

The main issues relating to the application are the impact of the fencing and gates on the character and appearance of the area and streetscene and the impact on the amenities of neighbouring residential properties.

The proposed gates/railings are to replace the existing metal fence around the boundary of the site. The replacement metal fence and gates are considered to have little impact on the character and appearance of the area and are likely to improve security at the site. Members may however consider it appropriate to attach a condition to the permission requiring a scheme of landscaping to be submitted to and approved as the site currently benefits from a large amount of planting around the boundary which softens the impact of the fencing on the character of the area.

Whilst the school lies within a mainly residential area, it is considered that the proposal is unlikely to result in harm to the visual amenities of nearby residents as the railings and gates are of an appropriate design and scale.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01733 and 11/00427, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01          Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      Details of a landscaping scheme to be planted adjacent to the railings hereby permitted shall be submitted to and approved in writing by the local planning authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the completion of the development. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.  
ACA04R      Reason A04

### **Reasons for granting permission:**

In granting 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
- C7     Educational and Pre-School Facilities

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

- (a)    the appearance of the development in the streetscene
- (b)    the character of the development in the surrounding area
- (c)    the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 11/00427/FULL3  
Address: St Georges School Tylney Road Bromley BR1 2RL  
Proposal: Replacement fence panels and gates



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