

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

Application No : 11/01173/FULL1

Ward:
Darwin

Address : Cudham Primary School Jail Lane
Biggin Hill TN16 3AX

OS Grid Ref: E: 543284 N: 159317

Applicant : Cudham CE Primary School

Objections : NO

Description of Development:

Single storey detached building comprising replacement classroom and staff room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Locally Listed Building
Proposed World Heritage Site

Proposal

- Demolition of existing detached timber clad building comprising classroom/staffroom
- Replacement detached modular type building comprising classroom/staffroom/toilets/store rooms/lobby
- Building would measure approximately 21m x 9.7m x 4m in height with a dual-pitched roof.

The applicant has submitted information to support the application as follows:

- existing building is in poor condition and beyond economic repair
- reduce the maintenance liability of the existing building
- remove any potentially hazardous areas
- improve working conditions for staff and pupils
- maximise useable space
- provide additional pupil and staff toilets
- service improvements in teaching.

Location

- The application site is a Primary School located on the northern side of Jail Lane.
- The surrounding area is semi-rural in character with low density development surrounding the site.
- To the north and east of the site are fields and farmland; to the south and south east, on the opposite side of Jail Lane, are some residential dwellings, more farmland and a golf course; and to the west is Parkfield Farm.
- The proposed building will be located on the same footprint as the existing building, which is located centrally within the built-up area of the school.

Comments from Local Residents

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

Comments from Consultees

None have been received to date; any further comments received will be reported verbally at the meeting.

Planning Considerations

The site lies within the Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Furthermore, the openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

The main school building is locally listed and any development within the curtilage of the site will be expected to preserve the character and setting of the listed building.

The site is in the proposed World Heritage Site as defined on the proposals map and the impact on the Site's cultural and natural heritage will therefore need to be assessed.

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

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- C7 Educational and Pre-School Facilities
- G1 The Green Belt
- NE6 World Heritage Site
- NE7 Development and Trees

In strategic terms the most relevant London Plan policies are:

3A.24 Education facilities
3D.8 Realising the value of open space and green infrastructure
3D.9 Green Belt
4B.12 Heritage conservation
4B.14 World Heritage Sites

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

PPS1: Delivering Sustainable Development
PPG2: Green Belts
PPS7: Sustainable Development in Rural Areas

Planning History

Planning permission was granted under ref. 05/01496 for a replacement modular building located on the eastern boundary of the site, together with reconfiguration of existing driveway.

Planning permission was granted under ref. 05/02015 for replacement and re-siting of front boundary railings.

Planning permission was granted under ref.10/00942 for the erection of a Gazova.

Conclusions

The main issues relating to the application are the impact of the proposal on the Green Belt, including whether or not the development is appropriate, and the effect that it would have on the openness and visual amenity of the Green Belt. The impacts on the amenities of the occupiers of nearby residential dwellings, on the setting of the nearby listed building, on the cultural and natural value of the proposed World Heritage Site and on trees are also important considerations.

The proposed building would constitute inappropriate development within the Green Belt and special circumstances must therefore be demonstrated that clearly outweigh the harm. The building would replace an existing school building which is in need of extensive refurbishment. It would occupy roughly the same position, albeit wider, would be single storey and constructed in materials similar to those of the existing building. There would be no change in use. It is therefore not considered that the proposal would have a harmful impact on the Green Belt, nor would it detrimentally affect its openness or visual amenities. Members may also note that in respect of dwellings in the Green Belt, replacement dwellings are not considered inappropriate development, according to Policy G1, and, having regard to the above, may consider that very special circumstances exist to justify the development.

In terms of the impact on nearby residential dwellings, the nearest residential building is Parkfield Farm. There is considerable separation between the proposed building and Parkfield Farm, there is extensive tree planting along this boundary

and, as it is a replacement building, there is unlikely to be any significant impact on the amenities of the occupiers of this site.

With regard to the setting of the listed building, the proposed replacement building would have minimal impact on its character or setting. Similarly, the small scale of the proposal is unlikely to affect the cultural or natural heritage of the proposed World Heritage Site. There are also no significant trees which would be affected by the proposal.

Having regard to the above it was considered that the siting, size and design of the proposed building is acceptable in that it would not impact detrimentally on the openness or visual amenities of the Green Belt, would not appear harmful to the setting of the nearby locally listed building and would not adversely affect the amenities of occupiers of nearby buildings.

Background papers referred to during production of this report comprise all correspondence on file ref.11/01173, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

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
- BE3 Buildings in Rural Areas
- C7 Educational and Pre-School Facilities
- G1 The Green Belt
- NE6 World Heritage Site
- NE7 Development and Trees

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

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the setting of the nearby listed building
- (d) the relationship of the development to trees to be retained
- (e) sustainability issues

and having regard to all other matters raised.

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