

SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/01461/CAC

**Ward:
Farnborough And Crofton**

Address : 3 Meadow Way Orpington BR6 8LN

OS Grid Ref: E: 543058 N: 165242

Applicant : Mrs LESLEY LAY

Objections : YES

Description of Development:

Demolition of existing dwelling
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Stat Routes

Proposal

The proposal is to demolish the existing property with the intention to build a replacement 4 bedroom, detached dwelling.

Location

- The application site is located to the north west of Meadow Way and is a relatively large, chalet style detached dwelling with attached garage.
- The site falls within the Farnborough Park Conservation Area. Meadow Way is comprised of a number of different sized properties, some of which are original 1930's dwellings and others are more modern.
- The majority of properties are set back in the plot allowing open frontages, giving the road a park feel.

Comments from Local Residents

- current house is unsightly
- in favour of replacement dwelling
- current house is attractive and could be brought to a reasonable condition
- current house will attract squatters

Comments from Consultees

The Advisory Panel for Conservation Areas has objected on the basis that the demolition is premature in the absence of a satisfactory replacement.

English Heritage have made no comment on the application.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE11 Conservation Areas
BE12 Demolition in Conservation Areas
SPG for Farnborough Park

PPG15 'Planning and the Historic Environment.'

All other material considerations shall also be taken into account.

From a heritage and urban design point of view there are concerns raised as there is no suitable replacement proposed for the site.

Planning History

Conservation Area Consent was refused in March 2011 for the demolition of the existing property under ref. 11/00026.

Planning permission was refused for the erection of a four bedroom detached dwelling with integral garage under ref. 11/00027.

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.

The previous application for Conservation Area Consent was refused on the following ground:

'In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.'

The application property is a 1930's, large detached chalet style dwelling. The property is not considered to be of particular architectural merit and makes a neutral contribution to the conservation area. The proposed replacement dwelling

remains an unacceptable replacement and therefore the demolition is considered to be premature.

Members may consider that in light of the lack of a proposal for a suitable replacement dwelling, the demolition of the existing building would leave an unsightly gap which would detract from the character of the Farnborough Park Conservation Area.

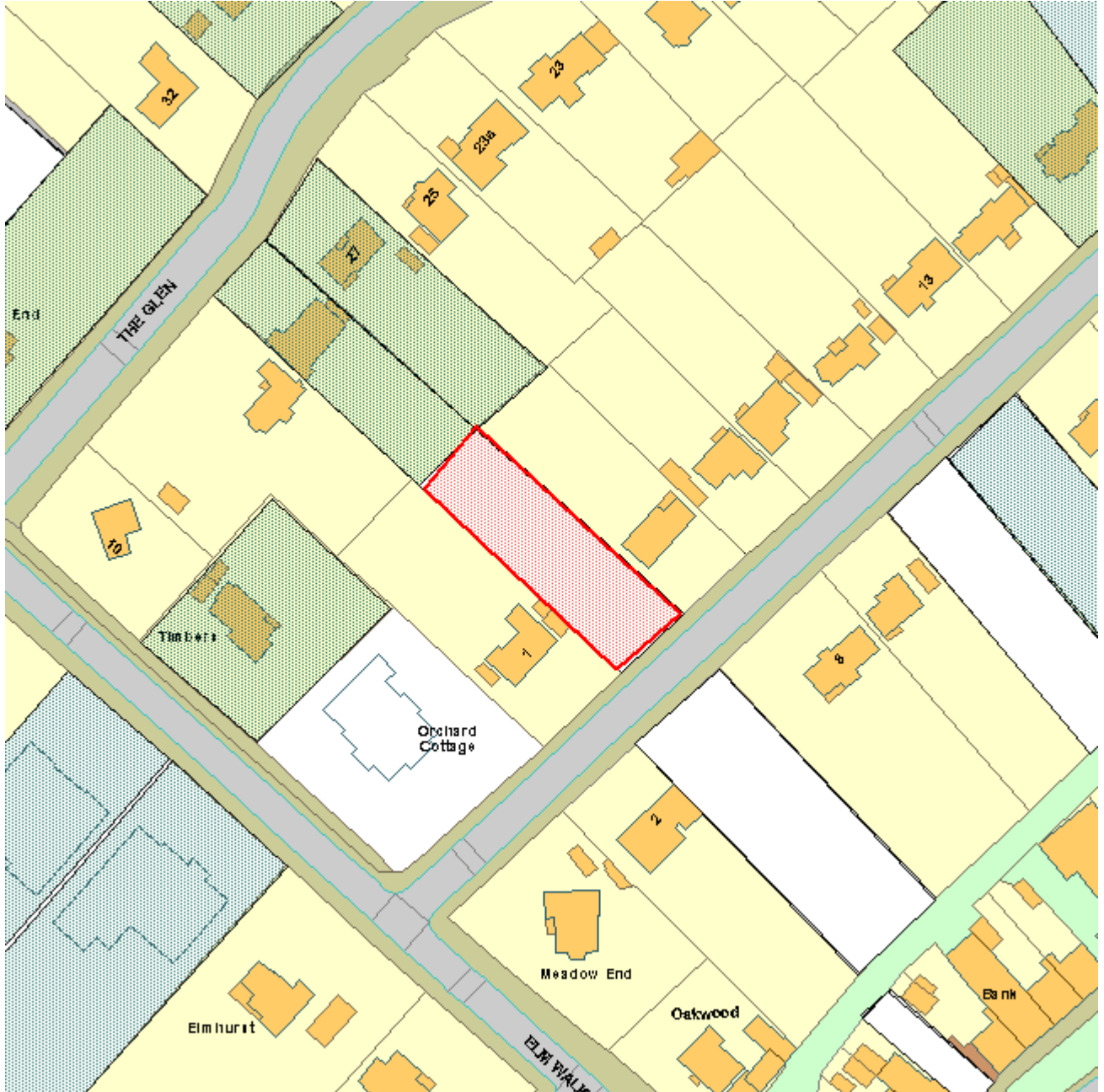
Background papers referred to during production of this report comprise all correspondence on files refs. 11/00027 and 11/00026, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement building, it would be premature to grant consent for the demolition of the existing building, thereby contrary to Policy BE12 of the Unitary Development Plan.

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Proposal: Demolition of existing dwelling
CONSERVATION AREA CONSENT



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