

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01124/FULL1

Ward:
Copers Cope

Address : Bishop Challoner School 228 Bromley
Road Bromley BR2 0BS

OS Grid Ref: E: 538945 N: 169431

Applicant : Mr D Rolls

Objections : YES

Description of Development:

Erection of fencing to enclose playground areas and ball court and insertion of double gates to a maximum height of 2.4m. Resurfacing of existing hardstanding areas and creation of additional hardstanding.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

This proposal is for the erection of metal mesh fencing described as 'rebound' fencing to enclose playground areas and ball court and insertion of double gates for entry and exit to a maximum height of 2.4m. The existing hardstanding areas are proposed to be resurfaced with tarmac of a light grey colour and additional hardstanding is also proposed to be created which would replace the existing cricket nets/practice grounds. The additional proposed hardstanding would be approximately 313.5 sq m.

Three other applications – refs. 11/01122, 11/01104 and 11/011051 are also on this agenda involving other works to the site.

Location

The proposal site is located to the south of the Grade II Listed Bishop Challoner School in close proximity to the boundary with the residential properties on Scotts Avenue. The site as a whole is allocated as Urban Open Space.

Comments from Local Residents

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

- unclear as to where fencing is proposed to be located and chain link fencing is quite inappropriate given the character of Scott's Avenue.
- proposal is wholly inappropriate in the context and setting of a Grade II Listed Building.
- unclear as to what documents have been submitted as part of the application.
- concern that the submitted drawings include other work unrelated to the application and are confusing with poor quality photographs.
- there are already extensive hardstanding/playground areas around the School grounds and there does not seem to be sufficient justification for the substantial increase in the proposed re-surfacing details with the resultant loss of grassed areas and increased water run off.
- high fencing that is to be introduced gives rise to a fear on the part of the local residents that large groups of children will be corralled at certain times in comparatively small areas with a consequent increase in noise levels.
- local residents have frequently complained about the noise made by children at play times and the provision of high fencing around play areas may increase noise levels.

Comments from Consultees

Thames Water raises no objections to the proposal. No comments are made by the Councils drainage section.

No objections are raised from a trees perspective as no significant trees would be affected by the proposal.

No objections are raised from a heritage and urban design perspective.

Planning Considerations

BE1 Design of New Development
BE8 Statutory Listed Buildings
C7 Educational and Pre-School Facilities
G8 Urban Open Space
PPS5 Planning for the Historic Environment

Planning History

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the statutorily Listed Building and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Bishop Challoner School site is designated Urban Open Space and as such Policy G8 is a key consideration when determining such an application. Section (i) of Policy G8 is most applicable in this instance as it states that “proposals for built development in areas defined on the Proposals Map as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use).

The proposal is considered to satisfy this criterion as the proposal for resurfacing of the existing playground areas and ball court and creation of additional hardstanding is related to the existing recreational use of the site. The proposed hardstanding would be increased in size to include the land now used for cricket practice grounds. There are existing structures on the site at present and as such the site does not appear significantly open in nature at this location. While the proposal would involve the erection of a 2.4m high fencing in the place of the existing approximately 2.2m high fencing on balance, this is not anticipated to impair the open nature of the site and as such is considered to be in accordance with Policy G8.

The proposal would be sited a minimum distance of approximately 7.7m from the boundary with the residential properties on Scotts Avenue. Given the approximately 1.8m high fencing and substantial planting on the boundary at present the proposal would not be significantly visible from these properties and as such is not anticipated to be detrimental to the residential amenities of the occupants of these properties.

The area is currently utilised for play by children at the school and the proposal although increasing the size of the hardstanding is not anticipated to result in a significant increase in levels of noise at the site particularly as the area where the additional hardstanding is proposed is also a designated play area at present.

Policy BE8 which relates to statutory listed buildings states that “applications for development involving a listed building or its setting...will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting”. The proposal would be located a minimum of 29m from the rear elevation of the historic Bishop Challoner Building and would be in closer proximity to a more recent two storey addition. Given this distance and the location of the development to the rear of the site the proposal is not anticipated to detract from the historic value or appearance of the Bishop Challoner Building and as such is considered to be in line with Policy BE8. The proposal would not be highly visible when viewed from Bromley Road or Scotts Avenue and as such is not anticipated to detract views into the site.

In these circumstances, Members may consider that permission can be granted.

Background papers referred to during production of this report comprise all correspondence on file ref(s). 11/01124, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 3 Details of the proposed slab levels of the hardstanding and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 4 Details of the materials to be used for the hardstanding area, fencing and gates shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 5 Details of the external colouring of the gates and fencing hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE8 Statutory Listed Buildings
G8 Urban Open Space
C7 Educational and Pre-School Facilities
PPS5 Planning for the Historic Environment

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

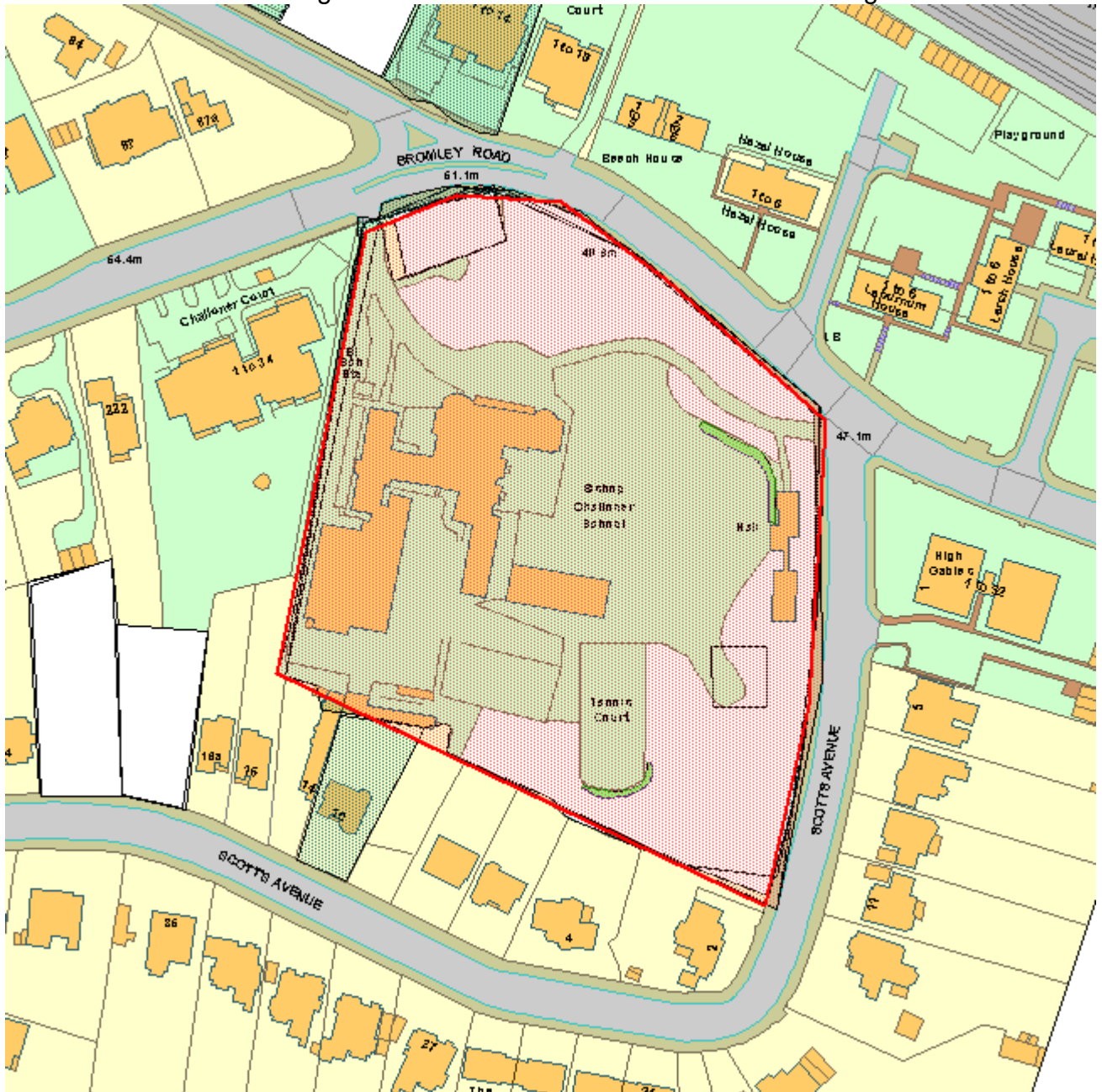
- (a) the appearance of the development within the curtilage of a listed building;
- (b) the relationship of the development to adjacent properties;
- (c) the impact on the open nature of the site which is designated Urban Open Space
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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