

## LONDON BOROUGH OF BROMLEY

Report No. DRR11/075

PART 1 - PUBLIC

Title:	12 Kemerton Road, Beckenham. Details of Materials to comply with Condition 4 of planning permission reference 09/01141.		
Decision Maker:	Plans Sub Committee No. 2	Decision Date: 18 August 2011	
Decision Type:	Non-Urgent	Non-Executive	Key
Budget/Policy Framework:	Within policy and budget		
Chief Officer:	CHIEF PLANNER		
Contact Officer:	Simon Greenwood Tel: 020 8461 7696 Email: simon.greenwood@bromley.gov.uk		
Ward:	Kelsey and Eden Park		

### 1. SUMMARY

- 1.1 Retrospective approval of details of materials is sought in relation to condition 4 of planning permission ref. 09/01141 granted for a three storey block with accommodation in roof comprising 12 two bedroom and 2 three bedroom flats and including basement for 16 car parking spaces. Local residents have expressed concern regarding the appearance of the light red concrete roof tiles.

### 2. RECOMMENDATION

- 2.1 Approval of details of materials to comply with condition 4 of planning permission ref. 09/01141.

### 3. COMMENTARY

- 3.1 The site is located on the southern side of Kemerton Road, Beckenham, which is a residential cul-de-sac linking to Wickham Road. The site is irregular in shape with a frontage to Kemerton Road .
- 3.2 There is an extensive planning history relating to the site. Outline planning permission was granted in September 2009 for a three storey block with accommodation in roof comprising 12 two bedroom and 2 three bedroom flats and including basement for 16 car parking spaces (ref. 09/01141). Detailed approval of landscaping and appearance was granted in January 2010 (ref. 09/02956). The approved elevation plans indicated that the roof would feature artificial slate, however Members will note that such information is indicative only. Condition 4 of the outline permission required that:

Details of the materials to be used for the external surfaces of the building 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 Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3.3 Retrospective approval of the following materials is sought:
- Ibstock London Yellow Multi Stock bricks
  - light red concrete roof tiles
  - Portland Stone colour string courses, cills and window
  - white glass reinforced plastic cornice below mansard roof.
- 3.4 Local residents have not been formally consulted, however a number of representations have been received which can be summarised as follows:
- roof tiles out of keeping with area
  - striking visual impact of roof tiles
  - tiles are very bright / garish
  - roof tiles are not as indicated on approved plans.
- 3.5 The surrounding area features a mixture of building materials although the predominant roof material is slate.
- 3.6 Whilst the roof appears quite bright in colour the tiles will weather and the colour will fade over time. The applicant has submitted a picture of a 10 year old block in Compass Lane, Bromley featuring the same materials to demonstrate the effect of weathering on the colour. The roof materials are not considered to result in harm to the character and appearance of the area and are considered acceptable. Furthermore, it is not considered expedient to pursue the replacement of the roof tiles if the materials were disapproved.
- 3.7 Members are recommended to approve details of materials to comply with condition 4 of planning permission ref. 09/01141.

<b>Non-Applicable Sections:</b>	Financial, Legal and Personnal implications
<b>Background Documents: (Access via Contact Officer)</b>	Details of planning conditions file containing exempt information as defined by Schedule 12a of the Local Government (Access to Information) Act 1985 are not available for public inspection.