

SECTION '2' – Applications meriting special consideration

Application No : 11/01989/FULL1

Ward:
Plaistow And Sundridge

Address : Sundridge Park Manor Willoughby Lane
Bromley BR1 3FZ

OS Grid Ref: E: 541788 N: 170628

Applicant : Cathedral (Sundridge) Ltd

Objections : NO

Description of Development:

Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Joint report with application ref. 11/01994/LBC

Proposal

Site and Surroundings

This 3ha site lies within the grounds of a local Golf Club in the suburban development to the north of the Town Centre and is designated Metropolitan Open Land. In the immediate area around the Mansion also lies The Cottage, the converted Coach House/Stables and the largely vacant site that was previously occupied by the Bitten Building. Surrounding these buildings is woodland to the north and lawns and terraces providing a parkland setting.

The site is located within a Grade II registered park/garden and is a Grade 1 listed building. There are features within the site that are remnants of the landscaping from when this area was contained in one estate and are designated as curtilage structures.

There is one access to the site through the historic southern entrance at the junction with Plaistow Lane.

Planning application

Planning permission is sought for the conversion of this Grade 1 listed mansion into 12 flats (11 two bedroom flats and 1 three bedroom flat) and The Cottage into 2 two bedroom flats. This will involve both internal and external alterations.

In addition 2 extensions are proposed to the rear of the building

The largest extension would be to the rear of the main listed building and would involve the demolition of the majority of the Victorian additions at the rear. These would be replaced by a 2 storey plus basement rear extension to provide 4 flats and car parking. The car parking would be at ground floor level and this floor would also accommodate some of the cycle parking (the remainder of the cycle stores are in the existing basement of the main building) , the refuse and recycling facilities and the proposed boiler. Access to the car parking would be via an existing access at the rear of the building. At first floor level 2 flats will be provided with a private terrace beyond supported by a 1.8m retaining wall. At second floor level 2 flats are provided with Juliette balconies on the north and east elevations.

The demolition of the various Victorian extensions also allows the provision of other features such as an internal courtyard and first floor level.

The extension to the rear of the existing ballroom will replace the current single storey boiler room with a 2 storey extension that will provide accommodation for flat 4.

The extensions will have a simplified design that will not replicate the design of the Mansion but reflect the subservient nature of the extensions. Materials will be predominantly brick to match the existing. The north elevation is largely glass to maximise light to the rooms facing this elevation with windows in the side elevations facing east and west.

The external appearance of The Cottage will be largely unchanged, except for a new front door in the south elevation.

The main internal and external alterations to the main building are as follows:

- creation of a new doorway in the ground floor entrance lobby
- minor alterations to partitioning to individual rooms
- extension of part of the existing flat roof to provide additional accommodation and access to proposed flats 10 and 11 on the second floor.

A total of 29 car parking spaces will be provided, 7 of which would be in the ground floor of the proposed extension with 22 spaces proposed for the front courtyard area on the western side of the Mansion (including 2 disabled spaces and visitor parking provision). No parking is proposed for the south or east sides of the Mansion. Cycle storage will be provided within the envelope of the building and will not involve external cycle stores.

Refuse and recycling facilities are provided within the internal car parking area and it is the intention for the bins to be wheeled out to a temporary storage point on collection days.

In terms of amenity space, private amenity space is available to flats 1, 2, 3, 7 and 8 with shared space for flats 4 and The Cottage. The remainder of the flats will have shared access to the grounds within the site.

The Mansion is currently used as a wedding venue and bed and breakfast accommodation with a small amount of office space.

It should be noted that planning permission was previously granted for the change of use of the Mansion to a single dwelling house in July 2006 (ref 05/3503). This also involved the demolition of many of the Victorian extensions to the rear of the building. This application has not been implemented. The current scheme differs from the approved scheme in that it is a change of use to 14 apartments and the Cottage will be retained.

The applicant has provided numerous statements to support the applications which are briefly summarised below.

Planning Statement

As the site lies within Metropolitan Open Land (MOL) UDP Policy G2 requires that permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness.

The report sets out as detailed appraisal of the site in this respect and presents the following conclusions:

- The site is previously developed land with previous history of residential use
- The majority of the proposal is for a change of use
- The existing use as a bed and breakfast and wedding venue impact on the MOL much more than the proposed use, particularly vehicle movements
- The proposal will result in fewer vehicle movements, a high quality design for the scheme, landscape improvements and these make a significant contribution to the existing listed buildings, the historic park and the MOL
- The principle of residential development was established with the previous 2006 permission for a single dwelling, the Coach House conversion and the apartments on the Butten Building site.
- The existing use does not generate sufficient revenue to properly maintain the listed building – the current proposal would secure the future of the Mansion.
- The footprint of the Mansion remains unchanged and the extensions are discrete.
- The reduced car parking around the Mansion will improve the appearance and the openness of the MOL
- Consolidations of untidy extensions will improve the appearance of the building and the openness of the MOL

- There are no long distance views of the proposed extensions
- Landscaping works to the woodland, using native species will enhance the listed building and improve the openness of the MOL

The report concludes that, for the reasons summarised above, the 'very special circumstances' are met and the proposed change of use and extensions will enhance the listed building, its setting within the historic park.

Design and Access Statement

This statement sets out details relating to the pre application discussions, the planning context, design, use, layout, scale and appearance, amount of development, landscaping and landscape proposals, tree removal, amenity space, listed building assessment and access. Much of the information in the D&A Statement is covered in the summaries of the detailed reports below so it is not replicated in this section.

Conservation Statement and Gazetteer and Heritage Statement

The CA Statement provides an understanding of the historical development of Sundridge Park and examines and evaluates significance, and considers present and possible future vulnerabilities. The accompanying gazetteer documents all of the principle spaces by way of description and photographs.

The Heritage Statement details the research and thinking that went in to the development of a strategy for the conversion of the house and the matters of importance that were considered during the process.

Tree Report

A total of 91 individual trees and groups of trees were inspected. Many of the older trees are showing signs of decline and disease and many of the younger trees are suffering from grey squirrel damage. There is also rampant rhododendron and laurel in the woodland. The report recommends the felling of 9 trees due to poor condition. Two of these are on the bank immediately adjacent to the rear of the existing Mansion.

In total 20 trees will be removed to facilitate the scheme, 19 of which are Grade R and C trees and 1 is a Grade B tree. The highest grade tree for removal is the B grade sycamore which is currently encroaching on a rear wall of the Mansion and its removal has already been agreed under the previous scheme.

Landscape Report (submitted with the Listed Building application)

The report provides key historic information about the Repton landscape that surrounds the Mansion and the features that are likely to be affected by the scheme and to outline landscape proposals.

One of the advantages of the proposed scheme is the opportunity to manage and replant the woodland. As stated in the Tree Report numerous trees will be removed

to the north and east of the Mansion and adjacent to The Cottage. The removal of trees will make the woodland seem thinner but will allow new stock to establish in the future. In addition to tree works the report identifies opportunities to improve other landscape aspects such as the Pulhamite rock garden , the appearance of the west elevation forecourt, refurbishment of existing walls and steps and hard surfacing, all of which will greatly improve the setting of the listed building.

Draft Woodland Management Plan

A draft Woodland Management Plan has been submitted setting out objectives for maintaining the woodland backdrop to the Mansion by improving the health of the woodland, replanting appropriate species, enhancing the biodiversity interest of the site and opening up views of the Mansion from the driveway.

A 5 year implementation plan is proposed. The applicant has advised that £13,000 per annum payment will be secured by S016 legal agreement to the management company to ensure the implementation of the finally approved management plan.

Transport Statement

The report assesses the transport implications of the proposed scheme compared to the approved residential use. Using recognised predictive methods, the levels of traffic will be considerably lower than the previous Conference and Management Centre and current wedding venue use. Therefore the proposed conversion scheme would not have adverse impact on the local highway network.

The proposed car parking ratio is 2 spaces for each 2 bedroom flat and 3 spaces for the 3 bedroom flat. Given the poor access to public transport (PTAL rating 1), the 'luxury' nature of the flats and the advice relating to car parking in Planning Policy Statement 13 to consider local circumstances, the report concludes that the parking provision is appropriate.

Marketing and Commercial Information

The applicant sets out measures that have been undertaken to market the Mansion as a single dwelling and advises that a purchaser has not been found. The reasons cited are location, cost of renovation, lack of privacy and shortage of private amenity space. Although the mansion is not currently on the open market, due to the impact on the current use, it is available if a potential buyer comes forward. However there is very little interest due to current poor market condition, uncertainty of the future of the former Butter building site and the reasons above.

Financial Viability Report

The report comprises an economic appraisal with particular regard to the ability of the proposed development to make an affordable housing contribution.

Using recognised methods of assessment the report concludes that, due to high development costs and the instability of the current housing market, affecting the predicted income from the development, 'there is insufficient land value to the

proposed scheme that the provision of affordable units would reduce the viability of the development to such a degree that it would not proceed.'

Sustainability Appraisal and Energy Strategy Report

The report assesses the proposed scheme against UDP and London Plan requirements to reduce carbon emissions and utilise renewable energy measures.

The report concludes that the development can achieve Code for sustainable Development Level 3 and Ecohomes rating 'Very Good.' The primary measures proposed to reduce carbon emissions in the provision of a combined heat and power system and detailed design measures that meet both heritage and sustainability objectives. This is likely to result in an overall CO₂ reduction in carbon emissions by approx 12%.

With regard to renewable energy sources, there are limited opportunities to incorporate technologies on the site due to design constraints of the listed building. It may be possible to provide a limited number of photovoltaic panels on part of the roof. However the report concludes that it will not be possible to meet the London Plan requirement of 20% energy from renewable sources.

In addition a sustainable urban drainage scheme is proposed.

Ecological Impact Assessment

An Ecological Impact Assessment was carried out in 2005 and this report seeks to confirm whether the baseline information and recommendation remain valid in relation to the current scheme.

The site is surrounded by the Sundridge Park Golf Course, Elmstead Woods and Lower Marvels Wood Site of Importance for Nature Conservation Interest and a small part of the designated woodland (30 sqm) is within the development site boundary.

The report concludes that there are no major changes since 2005 and the original report remains valid. There are additional recommendations relating to the timing of demolition and tree works, bat surveys, badger surveys and mitigation measures in relation to construction noise and dust.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

One letter raising no objections but requesting consideration in conjunction with the other current applications for the Mansion and that under consideration for a driving range for the Golf Club in respect of the traffic implications for Willoughby Lane and the junction with Plaistow Lane and difficulties of passing traffic on the Lane itself.

One letter of support from the owners of the site of the former Butten Building, Millgate, drawing attention to the positive aspects of the development in terms of traffic reduction, reduced disturbance from current use, restoration of Grade 1 Mansion, high quality landscape proposed, removal of uncertainty over the future of the Mansion and the opportunity to co-ordinate closely to achieve the redevelopment of the Mansion and former Butten building to minimise disruption to the Golf Club and residents.

Comments from Consultees

The Council's Highways Officer raises no objections.

The Council's Drainage Consultant raises no objections.

Comments from the Council's Cleansing Officer are awaited and will be reported verbally.

The Environment Agency and Thames Water raise no objections.

English Heritage raises no objections to the principle of conversion or the detailed design of the submitted scheme subject to recommended conditions.

As part of the Listed Building Application the following societies have been consulted: The Georgian group, The Victorian Society, The 20th Century Society, the Ancient Monuments Society, the Society for the Protection of Ancient Buildings and the Council for British Archaeology. No comments have been received at the time of writing this report.

The London and Middlesex Archaeological Society (LAMAS) have objected to the application on the following grounds: poor layout of some of the apartments could affect viability of the scheme, the scale and design of the proposed extensions are not sympathetic to the older parts of the listed building, utilitarian private amenity space for most apartments, the retention of The Cottage detrimentally affects the setting of the listed Mansion.

Planning Considerations

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

- H1 Housing supply
- H2 Affordable Housing
- H7 Housing density and Design
- BE1 Design of New Development
- BE7 Listed Buildings
- BE11 Historic Parks and Gardens
- NE 7 Development and Trees
- NE8 Conservation and management of trees and woodland
- T1 Transport Demand
- T3 Parking

- T9 Pedestrians
- T10 Cyclists
- G2 Metropolitan Open Land
- G4 Re-use of buildings in the Green Belt and Metropolitan Open Land

In strategic terms the most relevant London Plan policies are:

- 2.6 Outer London: Vision and strategy
- 3.3 Increasing London's supply of housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing in individual private residential schemes and mixed use schemes
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 6.1. Strategic Approach
- 6.9 Cycling
- 6.13 Parking
- 7.8 Heritage Assets and archaeology
- 7.17 Metropolitan Open Land
- 7.19 Biodiversity and access to nature

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

- PPS1: Delivering Sustainable Development
- PPS5: Planning and the Historic Environment

From an ecological point of view there are no objections subject to the submission of a Biodiversity Plan.

From an arboricultural point of view there are no objections subject to relevant conditions to protect existing trees, the submission of a detailed Woodland Management Plan and Landscape Plan.

From a heritage and design point of view some concern is expressed regarding the marketing evidence for alternative uses.

In terms of sustainable development the applicant has advised that they cannot meet the Council's target of providing 20% of the energy from renewable sources (see summary above). In view of the circumstances set out in the report it is accepted, in policy terms, that there are unique and difficult circumstances relating to this application and the measures offered are considered acceptable.

Planning History

The site has been the subject of numerous previous relevant applications:

1. Change of use of existing Grade I listed Mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach House/Stable Block to seven residential dwellings

with associated internal and external alterations, all with associated landscaping and car parking. Permission granted on July 7th 2006 (ref. 05/03505).

2. Internal and external alterations to and partial demolition of existing Grade I listed Mansion and Coach House/Stable Block including demolition of the existing annexe in the curtilage of the Mansion and landscape restoration LISTED BUILDING CONSENT. Consent granted on July 7th 2006 (05/03505/LBC).
3. External alterations and change of use of Coach House/Stable Block to 5 dwellings with changes of level and retaining walls to provide rear gardens/landscaping/6 car parking spaces and garage block for 3 cars (revision to scheme permitted under ref. 05/03503 for 7 dwellings). Permission granted on November 8th 2007 (ref.07/03361).
4. Variation of Condition 33 of application ref. 07/02250 (approved as a variation to permission ref. 05/03503 for change of use of mansion to single dwelling and change of use of coach house/stable block to seven dwellings) to enable retention of the Cottage. Permission granted on August 4th 2008 (ref. 08/01583).
5. Demolition of existing cottage and erection of two storey building to provide five syndicate rooms and a Bursar's house. Permission granted in July 1970 (ref. 19/69/2467)
6. Change of use from tied Bursar's cottage to office, pitched roof alterations to fenestration and three storey rear staircase extension. Permission granted on December 17th 1990 (ref 90/02709).

It should be noted that there are current pending applications for the Mansion and Cottage as follows:

7. Extension of time limit for implementation of permission ref. 05/03503 granted for change of use of mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach House/ Stable Block to 7 dwellings with associated internal and external alterations, all with associated landscaping and car parking (ref. 11/01181)
8. Demolition of The Cottage LISTED BUILDING CONSENT (re.f 11/01523/LBC)

Conclusions

The main issues to be considered are

- Environmental Impact Assessment (EIA) Screening
- the principle of conversion to 14 dwellings
- the acceptability of the physical alterations

- car parking provision and layout
- impact on trees and woodland and the historic landscape
- other technical issues such as renewable energy, ecology

The application site is located within an area of both national and local importance in terms of both built environment and as such represents a unique site with a stringent set of constraints imposed at a central and local level.

EIA screening

In view of the size of the site the Council is required to make a Screening Opinion under the provisions of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011. The gross site area amounts to 3 hectares and therefore by virtue of the size of the site and type of development proposed falls within the description of paragraph 10b of Schedule 2 to the Regulations and exceeds the threshold in column 2 of the table in Schedule 2 to the Regulations. Therefore taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it is the opinion of the Local Planning Authority that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Accordingly it is determined that the proposal is not “EIA development” within the meaning of the Regulations.

The principle of conversion to 14 dwellings

Policy G2 of the Unitary Development Plan states that “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’. In addition ‘other operations within the MOL will be inappropriate unless they maintain the openness and do not conflict with the purposes of including land in MOL.”

The Planning Statement, summarised above, puts the applicant’s case for ‘very special circumstances’ in respect of this application. In summary the site is already an inappropriate use which generates significant activity in the MOL and historic park. The proposed use will restore the listed building, improve the setting for the Coach House and the proposed development on the former Butten Building site, provide much needed improvements to the woodland and historic park, reduce traffic movements, is a very high quality standard of design and the proposed extensions will not amount to a significant increase in floorspace above the permitted scheme

In addition the applicants have provided a comparison of footprint and floorspace for the proposed extensions and the previously permitted scheme. In summary the proposed scheme, excluding the car parking basement area, represents an increase in floorspace of approx 7% above the current floorspace (from 2,870 sqm to 3,063 sqm) and approx 13% above the approved scheme for a single dwelling (from 2,683 sqm to 3,063sqm). The footprint of the building remains the same as existing.

The current use in itself is not an appropriate use within the MOL but there have long been inappropriate uses on this site. The 7% increase in floorspace for the extensions, above the current floorspace, is considered to be modest and the design and positioning ensures that it is discrete and sympathetic to the setting and appearance of the listed building. The extension will not be visible in long views of the Mansion.

There is copious, unrestricted parking in the western and eastern forecourts which detracts significantly from the setting and appearance of the listed building. The proposed level of parking on the western side of the Mansion will be reduced by the provision of some spaces in the new extension and a more structured layout.

In view of the above it is considered that there are sufficient 'very special circumstances' to justify the proposed conversion of The Cottage and The Mansion.

The Acceptability of the Physical Alterations

With regard to the physical changes to the Mansion there are both external and internal changes proposed.

The proposed alterations to the buildings have been the subject of lengthy negotiations at pre application stage and the applicant has made significant changes during this process. In particular the size of the larger extension has been substantially reduced.

The existing structures at the rear of the Mansion are mostly 19th and 20th century service buildings and are of less historic and architectural significance. Their removal was agreed as part of the previous permission and their demolition for this scheme is also considered acceptable.

The proposed extensions are set to the rear and are on the north side of the building. The larger extension extends almost the full width of the Mansion. The footprint extension will not extend any further into the woodland than the existing extensions, using an existing retaining wall to demarcate its northernmost extent. A terrace to the rear of the extension will extend into the adjoining bank but there will be minimal impact on the woodland. This aspect is discussed in more detail below.

The design of the extension does not replicate the detailed Nash design of the Mansion but is a much simpler design and it is considered that it will be a subservient structure that complements the existing building. This extension will be visible from the east but the views are limited due to the position of the woodland. On the western side the extension will be visible from the driveway up to the Mansion, over the top of the existing ballroom, and from the driveway to the Coach House but it is sufficiently set back to have a limited impact on the overall appearance of the Mansion.

The smaller extension is to the rear of the existing ballroom and replaces an existing boiler room. The extension is again a simple design and will be subservient to the host structure. It will be largely obscured from view by The

Cottage and will only be partly visible from the east from the driveway to the Coach House.

The other external alteration relates to the flat roof area over the southernmost part of the Mansion. The applicant proposes to modestly extend a flat roof area to provide extra internal floorspace for the 2 flats proposed on the second floor. The extension will not be visible from any point and will be compatible with both the internal and external appearance of this part of the building and as such is considered acceptable.

Turning to the internal alterations to the historic fabric of the Mansion the main changes is the formation of a new opening in the entrance hall to provide access to one of the flats. It is considered that the new doorway would not detract from the appearance of this grand entrance. In addition the new extension will provide an opportunity to create a new internal 'courtyard' which will demarcate the new and older elements of the Mansion and provide light to the centre of the building and create a unique feature within the building. Other alterations include new openings in existing partition walls and the creation of new partition walls.

There are limited external alterations to The Cottage, primarily to provide a new front entrance door for one of the flats. This is considered acceptable and would not detract from the appearance and setting of the Mansion.

In summary it is considered that the principle of residential use as flats is acceptable, especially given the extant permission for the use as a single family dwelling. In addition it is considered that the proposed extensions and alterations have been carefully designed to be sympathetic to the appearance and setting of both the listed building and the woodland immediately to the rear of the Mansion.

Car Parking Provision and Layout

In terms of the setting of the listed building the existing use generates a significant amount of vehicular traffic all of which parks in the forecourt area on the western side of the Mansion. This can amount to between 50 - 80 cars. The applicants considered the possibility of removing all of the car parking from this area and providing basement parking in the proposed extension. This was discussed at pre application stage but discounted due to the size of the structure needed to accommodate this number of vehicles.

The current proposal is to provide 7 car parking spaces in the basement of the extension with 22 parking spaces in the western forecourt area, including 2 disabled spaces. As previously stated this exceeds the Council's standards as set out in the UDP.

Access to the basement parking will be via an existing access to the rear of The Cottage and is considered to be acceptable. The external parking will be located on either side of the existing courtyard area with 2 spaces in the central area and will be set back from the main entrance. There will no longer be vehicle access to the south and east terraces which is considered to be a significant benefit.

Overall it is considered that given the 'luxury' nature of the proposed flats, the considerable distance from public transport links and lack of opportunity for informal on-street parking, the proposed level of car parking is acceptable. In addition the proposed parking layout is considered acceptable and would be a considerable improvement on the current parking situation.

Impact on trees and woodland, landscaping and the historic landscape

The impact of the development on the adjacent woodland has also been the subject of detailed pre application discussions. As previously stated the current proposal results in the overall loss of 20 trees.

The only significant tree that would be removed as part of the extension of the Mansion is T47 and it has been agreed for removal as part of the previous scheme. The remaining trees to be removed are either in poor condition or not of significant size and their loss would not have an adverse impact on the important woodland backdrop of the Mansion. The application also presents the opportunity to improve both the woodland and the Pulhamite rookery feature within the site and this is welcomed. Conditions are recommended requiring details of the woodland management and landscaping to be provided to ensure that the final scheme enhances this important feature of the site.

It is also considered that this is an important opportunity to enhance the biodiversity of the woodland and landscaped areas of the site and a condition is recommended that a Biodiversity Plan should be submitted to this end.

Other technical issues such as S106, renewable energy

In terms of renewable energy and reduction of carbon emissions the applicant has advised that it will not be possible to meet the London Plan targets in this respect. They have submitted a detailed report to demonstrate the difficulties in this respect and, in these exceptional circumstances, the limitations of the site in this respect are accepted. A condition requiring details of energy measures has been recommended to enable the applicant and the Council to continue discussions on this matter as the full details of the proposed scheme are worked up.

With regard to planning obligations the applicant is required to meet the requirements of the Planning Obligations Supplementary Planning Document. In this case the contributions would primarily relate to affordable housing as the scheme exceeds the threshold of 10 units as set out in Policy H2 of the UDP.

The applicant has submitted a financial viability appraisal (FVA) that concludes that due to the cost of development to deliver a high quality scheme for this listed building and the current housing market conditions a S106 payment in lieu contribution cannot be paid in this instance.

The Council has appointed independent advisors to assess the FVA and they advise that

“Therefore, we conclude that the applicant, at today’s date, given the guidance available, cannot support the inclusion of a commuted payment in respect of their current proposals.”

In view of this advice officers accept the applicants assertions in respect of S106 contributions for affordable housing. It should be noted that the applicants are prepared to sign a S106 agreement to secure payments of £13,000 per annum for the maintenance of the woodland for a period of 5 years.

Overall Conclusion

Grade I listed Mansion and Grade II registered park are one of the most important heritage assets of the Borough and careful consideration needs to be given to proposals that will affect their setting and appearance. Members will recall that planning permission has recently been granted for a revised scheme for the redevelopment of the former Butten Building site. Together with this and the recently converted Coach House it may be considered that the revised scheme for the Mansion will form part of an overall development that will secure the future of this important asset. In view of the above Members may agree that the scheme for conversion and extension of the Mansion and The Cottage is acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 11/01989 and 11/01994, excluding exempt information.

as amended by documents received on 15.07.2011 19.08.2011 26.08.2011

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT relating to the payment of funds for maintenance of the woodland to the proposed management company, following the implementation of the Woodland Management

and the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB18 Trees-Arboricultural Method Statement
ACB18R Reason B18
- 5 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 6 ACB20 Woodland Management Plan
ACB20R Reason B20
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 8 Sample panels of all external materials showing the proposed colour, texture, facebond and pointing (where appropriate) shall be provided on site

and approved in writing by the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until work is completed. All facing materials shall be constructed in accordance with the approved details.

Reason: In order to comply with Policies BE1 and BE7 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 9 ACC03 Details of windows
ACC03R Reason C03
- 10 ACC04 Matching materials
ACC04R Reason C04
- 11 ACC05 Brickwork patterning
ACC05R Reason C05
- 12 ACC06 Mortar details
ACC06R Reason C06
- 13 ACC08 Satisfactory materials (all surfaces)
ACC08R Reason C08
- 14 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 15 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 16 ACD06 Sustainable drainage system (SuDS)
ADD06R Reason D06
- 17 ACH02 Satisfactory parking - no details submit
ACH02R Reason H02
- 18 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 19 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 20 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 21 ACH22 Bicycle Parking
ACH22R Reason H22
- 22 ACH27 Arrangements for construction period
ACH27R Reason H27
- 23 ACH29 Construction Management Plan
ACH29R Reason H29
- 24 Details of a scheme for all external lighting relating to The Mansion and The Cottage and the car park and surrounding areas shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved scheme shall be certified to accord with BS 5489-1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter.
ACH23R Reason H23

25 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

26 No structure, plant, equipment, machinery or domestic furniture or associated outdoor paraphernalia shall be placed, erected or installed on or above the roof or on external walls without the prior permission in writing of the Local Planning Authority .

- ACK03R K03 reason
27 ACK05 Slab levels - no details submitted
ACK05R K05 reason
28 ACN10 Bat survey
ACN10R Reason N10

29 Demolition and construction works associated with the approved scheme shall not take place before 0800 or after 1800 on any weekday nor before 0800 or after 1300 on any Saturday. No works shall take place on any Sunday, Bank Holiday, Christmas Day or Good Friday unless approved in writing by or on behalf of the Local Planning Authority.

Reason: In order to protect the amenities of local residents and of the area generally and to comply with Policy BE1 of the Unitary Development Plan.

30 Before any works on site are commenced, an updated site-wide anergy strategy assessment shall be submitted to and approved by the Local Planning Authority, following consultation with English Heritage to further investigate opportunities to provide renewable energy on the site.

The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction in carbon dioxide emissions from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

31 There shall be no car parking beyond the on the south and east elevations at any time. Details of measures to ensure this shall be submitted to and approved and implemented.

Reason: In order to comply with Policies G2 and BE1 of the Unitary Development Plan and to protect MOL and improve appearance.

32 Prior to any work commencing on site details of the design and appearance of the 'juliette' balconies shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the design and appearance of the balconies is sympathetic to the appearance and setting of the listed building in accordance with Policy BE8 of the Unitary Development Plan.

33 Prior to the commencement of any work on site, including demolition, a Biodiversity Plan shall be submitted and approved in writing by the Local Planning Authority detailing measures to enhance the current biodiversity of the site and to protect existing wildlife from noise and disturbance during the construction process. The measures approved shall be implemented in accordance with the details and timetable set out in the approved Plan.

Reason: To protect existing wildlife on the site and enhance the existing wildlife on the site and to comply with Policy NE2 of the Unitary Development Plan.

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

- H1 Housing supply
- H2 Affordable Housing
- H7 Housing density and Design
- BE1 Design of New Development
- BE7 Listed Buildings
- BE11 Historic Parks and Gardens
- NE 7 Development and Trees
- NE8 Conservation and management of trees and woodland
- T1 Transport Demand
- T3 Parking
- T9 Pedestrians
- T10 Cyclists
- G2 Metropolitan Open Land
- G4 Re-use of buildings in the Green Belt and Metropolitan Open Land

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the housing policies of the development plan
- (g) sustainability issues
- (h) the green belt and open space policies of the development plan
- (i) the conservation policies of the development plan
- (j) the setting, character and appearance of the listed building
- (k) the relationship of the development to trees to be retained

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

Application:11/01989/FULL1

Address: Sundridge Park Manor Willoughby Lane Bromley BR1 3FZ

Proposal: Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats

