

SECTION '2' – Applications meriting special consideration

**Application No :** 11/01994/LBC

**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, internal and external alterations and rear extension to Mansion  
LISTED BUILDING CONSENT

Key designations:

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

**Joint report with application ref. 11/01989**

as amended by documents received on 15.07.2011 19.08.2011 26.08.2011

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

subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACG03  | Stability during partial demolition    |
|   | ACG03R | Reason G03                             |
| 2 | ACG04  | Submission of structural eng. drawings |
|   | ACG04R | Reason G04                             |
| 3 | ACG05  | Timing of demolition work              |
|   | ACG05R | Reason G05                             |
| 4 | ACG06  | Demolition by hand                     |
|   | ACG06R | Reason G06                             |
| 5 | ACG07  | Repointing by hand                     |
|   | ACG07R | Reason G07                             |

6 The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

**Reason:** To ensure that premature demolition does not take place.

7 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council. Particular regard should be given to the following item(s):

- The principal rooms and circulation spaces, including the principal and secondary staircases, on the ground and first floors.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

8 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building:

- The principal rooms and circulation spaces on the ground and first floors.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

9 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

10 All new external materials and finishes shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to works commencing on site. This shall take the form of a detailed methodology and samples which must be approved and retained on site for the duration of the works.

ACG08R Reason G08

11 All new internal materials and finishes shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to works commencing on site. This shall take the form of a detailed methodology and samples which must be approved and retained on site for the duration of the works.

ACG08R Reason G08

- 12 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and the material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

- 13 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- A detailed landscaping plan at 1:50 scale showing the re-landscaping of the forecourt area - including the site currently occupied by The Cottage building immediately to the west of the principal building - including details of car parking arrangements and all new lighting and signage.
- Detailed drawings at 1:20 scale - with details at 1:5 scale - of all new windows and doors including their architraves and surrounds to the east, north and west elevations.
- Detailed drawings of proposed rooflights, windows (including blind windows) and french doors.
- Detailed drawings/sections and method of installing partitions and acoustic partitions,
- Method for blocking existing openings including stairs
- Details and method for enlarging the existing flat roof,
- Detailed drawings of kitchen and bathroom layouts for all apartments within the mansion

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

- 14 New windows to the east and west elevations of the existing building shall be timber, double-hung, vertical sliding sashes.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

- 15 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

- 16 Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

**Reason:** In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

- 17 Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved in writing by or on behalf of

the Local Planning Authority before the relevant part of the work is begun:  
all works required to achieve Building Regulations Approval for the change  
of use and conversion.

**Reason:** In order to comply with Policy BE8 of the Unitary Development Plan and  
in the interest of the architectural and historic interest of the Listed Building.

**Reasons for permission:**

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 relationship of the development to adjacent property
- (b) the character of the development in the surrounding areas
- (c) the setting, character and appearance of the listed building

and having regard to all other matters raised.

**INFORMATIVE(S)**

- 1 The works hereby approved are only those specifically indicated on the  
drawing(s) and/or other documentation referred to above.

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**Proposal:** Partial demolition, internal and external alterations and rear extension to Mansion LISTED BUILDING CONSENT

