

SECTION '2' – Applications meriting special consideration

Application No : 11/00910/CAC

Ward:
Chislehurst

Address : Beaverwood Lodge Sports And Leisure
Club Beaverwood Road Chislehurst
BR7 6HF

OS Grid Ref: E: 545467 N: 170958

Applicant : Ms S. Humphreys

Objections : NO

Description of Development:

Demolition of two storey sports/ leisure and functions/ pavilion building
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building near

Joint report with application ref. 11/00904

Proposal

Consent is sought to demolish the existing building within a conservation area. A replacement building is proposed as submitted under ref. 11/00904.

Location

The application site is on Beaverwood Road, Chislehurst and comprises a sports ground with football pitches, tennis courts and a two storey sports pavilion building. It falls within the Green Belt and Chislehurst Conservation Area. Nearby is Beaverwood Girls School, and adjacent is the Council Depot and there is a car dealership and petrol garage to the south.

Comments from Local Residents

No objections were received from nearby owners/occupiers that were notified of the application.

Comments from Consultees

From a Heritage and Design point, no objections are raised to the demolition of this building.

The Advisory Panel for Conservation Areas (APCA) objects to the proposal because of its bulk, materials and design, which is considered inappropriate to its conservation area and green belt location.

English Heritage has not raised any concerns and commented that the application should be determined in accordance with national and local policy guidance.

Planning Considerations

The application should be determined in accordance with the following policies of the Unitary Development Plan:

BE1 New Development
BE11 Conservation Areas
BE12 Demolition in Conservation Areas
G1 Green Belt

PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS5 Planning for the historical environment

Conclusions

The existing building is not considered to be of any particular merit, is in a poor state of repair, and makes a neutral contribution to the Conservation Area. Architecturally, the replacement building is considered well articulated and attractively designed, with a pitched tiled roof, and would use high quality materials. A balcony is proposed at first floor level to take advantage of the attractive views at the site. The proposed replacement design is considered to represent an improvement over the existing building in terms of its design and form.

Overall, it is considered it would enhance the character and appearance of the Chislehurst Conservation Area, and would not harm the openness of the Green Belt. Acceptable and detailed plans for a replacement scheme have been submitted. Accordingly it is therefore recommended that Conservation Area Consent be granted.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00910, excluding exempt information.

Should Members be minded to grant permission, the following conditions are suggested.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |
| 2 | AJ05B | Justification CONSERV AREA CONSENT |

Reasons for granting consent:

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

BE1 New Development
BE11 Conservation Areas
BE12 Demolition in Conservation Areas
G1 Green Belt

PPS1 Delivering Sustainable Development
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PPS5 Planning for the historical environment

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