PLANNING COMMITTEE

Agenda

Members are requested to attend

Date/Time: THURSDAY, 15 MAY 2014 - 7.30 PM

Venue: PUBLIC GALLERY - BEXLEY CIVIC OFFICES

Contact Officer: John Adams
john.adams@bexley.gov.uk

Direct Line: 020 3045 3591

Denotes planning applications where it is suggested that Members may particularly wish to view the site prior to the meeting.

NB: Detailed plans etc. relating to the major planning applications on the agenda will be available for inspection by Members from 6pm on the evening of the meeting.

With the exception of any confidential matters on the agenda, where the press and public are to be excluded, filming, audio recording or the taking of photographs at this meeting is permitted. The Chairman has absolute discretion to terminate or suspend any of these activities. A request by any member of the public not to be filmed, recorded or photographed must be respected.

Item Title Page Ward

1. Apologies for Absence

2. Substitute Members

3. Minutes of the meeting held on 24 April 2014 1 - 6

Membership:
Councillors Kerry Allon, Brian Beckwith, Brian Bishop, Val Clark (Vice-Chairman), Gill MacDonald, Margaret O'Neill, Peter Reader (Chairman), Michael Slaughter, Colin Tandy, John Waters and Simon Windle

Substitute Members:

<table>
<thead>
<tr>
<th>Conservative Group</th>
<th>Labour Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Councillor Eileen Pallen</td>
<td>Councillor Stefano Borella</td>
</tr>
<tr>
<td>2. Councillor James Hunt</td>
<td>Councillor Sean Newman</td>
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<td>3. Councillor John Wilkinson</td>
<td>Councillor Harry Persaud</td>
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<td>4. Councillor Eleanor Hurt</td>
<td>Councillor Brenda Langstead</td>
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<td>5. Councillor Alan Downing</td>
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</tr>
</tbody>
</table>

Fire Procedure: The fire alarm for Bexley Civic Offices is an intermittent klaxon which sounds like a motor horn. If this alarm sounds, please leave the building by the nearest fire exit and assemble on the lower deck car park at the rear of the building. The Committee Officer will take charge of the evacuation.

Any members of the public that have a disability and may need reasonable adjustments to be made are requested to contact the Contact Officer by 5pm on the day prior to the meeting.
4. Declarations of Interests and Dispensations 7 - 10

5. Standing Order 65(6) 11 - 12

6. Town Planning Applications 13 - 16
   a) 13/00918/FULM - Former Electricity Generating Station, Norman Road, Belvedere 17 - 42 Belvedere
   b) 13/01546/FUL - 22 and 24 Westwood Lane, Welling 43 - 52 Falconwood & Welling
   c) 13/01954/FUL - 13 The Close, Bexley 53 - 58 St. Mary's
   d) 14/00272/FUL - Sidcup Golf Club, Hurst Road, Sidcup 59 - 66 Sidcup
   e) 14/00306/FUL - Arcadia Bar, 247 Broadway, Bexleyheath 67 - 74 Christchurch
   f) 14/00317/FUL - 33 Sutherland Avenue, Welling 75 - 82 Falconwood & Welling
   g) 14/00369/FUL - 16 Edmund Road, Welling 83 - 92 Falconwood & Welling
   h) 14/00649/FUL - 3 Waterside, Crayford 93 - 104 Crayford

7. Delegated Planning Decisions 105 - 118 Various

8. Town Planning Appeals Decisions 119 - 124 Various

9. Quarterly Report to the Planning Committee - for the quarter ended 31st March 2014 - Mrs Susan Clark, Head of Development Control 125 - 156

10. Provisional date of next meeting - 19 June 2014
At a meeting of the PLANNING COMMITTEE held at COUNCIL CHAMBER -
BEXLEY CIVIC OFFICES on THURSDAY, 24 APRIL 2014 at 7.30 pm

Present: Councillor Peter Reader (Chairman);
Councillors Kerry Allon, Brian Beckwith, Val Clark (Vice-Chairman),
Gill MacDonald, Margaret O'Neill, Michael Slaughter, Colin Tandy,
John Waters and Simon Windle

115. APOLOGIES FOR ABSENCE
(Agenda Item No. 1)

It was reported that an apology for absence had been received from
Councillor Brian Bishop.

116. SUBSTITUTE MEMBERS
(Agenda Item No. 2)

There were none reported.

117. MINUTES OF THE MEETING HELD ON 27 MARCH 2014
(Agenda Item No. 3)

RESOLVED: That the minutes of the meeting held on 27th March 2014 were
signed as a correct record.

118. DECLARATIONS OF INTERESTS AND DISPENSATIONS
(Agenda Item No. 4)

Councillor John Waters declared a Prejudicial Interest in Item 6f, Application
No. 14/00347/FUL – No. 31 Somerhill Avenue, Sidcup, Minute 120 (1)(d), as
his wife runs a similar business and withdrew from the meeting during
consideration of this item.

119. STANDING ORDER 65(6)
(Agenda Item No. 5)

There was no urgent business reported.

120. TOWN PLANNING APPLICATIONS
(Agenda Item No. 6)

A report was submitted upon applications for development under the Town
and Country Planning Act 1990 and the Planning (Listed Buildings and
Conservation Areas) Act 1990, together with an Addendum containing further
information relating to various applications, including any late responses to
public consultations and additional recommendations of the Head of
Development Control, where appropriate, as to further conditions, reasons for
refusal, etc. The Committee noted that the matters of equal opportunities,
community safety, environmental impact and the Human Rights Act 1998
were relevant considerations in determining planning matters and that the
discretion to balance those planning issues in the public interest was vested in
the Council, as the Local Planning Authority. It was further noted that, provided the Council acted reasonably and consistently within planning legislation and guidance (as it was obliged to do), it was not anticipated that determination of planning matters would cause a breach of the Human Rights Act 1998 or the requirements of legislation relating to other matters mentioned.

1. PLANNING APPLICATIONS WITH PUBLIC ADDRESS

a) 13/01623/FUL - 27 LANGLEY ROAD, WELLING
   (Agenda Item No. 6a)

   The Committee was addressed by Mrs Shiels and Miss Lindstrom who spoke to oppose the application and by Mrs Hammond the applicant. Members' attention was also drawn to the contents of the Addendum.

   The Committee’s discussion included the measures that had been taken by the applicant to mitigate any intrusion of her neighbour’s privacy. Members also sought and received clarification from officers on both the planning considerations and other regulations relating to the installation and use of CCTV cameras.

   RESOLVED: That in respect of Application No. 13/01623/FUL, for the retention of CCTV system consisting of 3 cameras - one on the front, one on the side and one on the rear - at first floor level of No. 27 Langley Road, Welling, planning permission be granted subject to the conditions and informative contained in the agenda report.

b) 14/00051/FUL - LAND TO THE REAR OF THE FANNY ON THE HILL, WICKHAM STREET, WELLING
   (Agenda Item No. 6d)

   The Committee was addressed by Mr Nicholls and Ms Risby who spoke to oppose the application. Members then heard from Mr Russell of Russell Associates who, as agent for the developer, spoke in support of the application.

   At its meeting of 27th February the Committee agreed to defer this application for further information relating to the height of the proposed roof, particularly its central structure to house the lift core, and of the number of habitable rooms to be provided. A further report, which provided additional information on these issues, was considered by the Committee, together with the Addendum prepared for the meeting.

   In approving the application, the Committee agreed that two conditions be added for the provision of car parking (including provision for disabled persons) and electric vehicle recharging points.

   RESOLVED: That in respect of Application No. 14/00051/FUL, for the erection of a fourth storey within a hipped pitched roof to provide 2 flats comprising 1 x 2 bed and 1 x 1 bed with the provision of a disabled lift servicing all floors and alterations to the car parking arrangements at land to the rear of The Fanny.
on the Hill, Wickham Street, Welling, planning permission be granted subject to the conditions and informatics contained in the agenda report and the following additional conditions:

- Before work commences on site, details of the number, location and management of electric vehicle recharging points shall be submitted and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

- Notwithstanding the information provided detailed plans and drawings shall be submitted which show adequate space (including provision for disabled persons), to the satisfaction of the Local Planning Authority, reserved for the parking and garaging of cars and this space shall be used for or available for such use at all times.

c) 14/00154/FUL - 42 DANSON CRESCENT, WELLING
(Agenda Item No. 6e)

The Committee was addressed by Mrs Eggleden who objected to the application and by Mr Chapman the applicant.

RESOLVED: That in respect of Application No. 14/00154/FUL, for a part one/part two storey side and rear extension to provide 1 x 2 bed dwelling and 1 x 3 bed dwelling with associated parking and amenity space at No. 42 Danson Crescent, Welling, planning permission was granted subject to the conditions and informatics contained in the agenda report.

d) 14/00347/FUL - 31 SOMERHILL AVENUE, SIDCUP
(Agenda Item No. 6f)

Mr Royden, the applicant, addressed the Committee. Members’ attention was drawn to the contents of the Addendum.

During their discussion, the Committee agreed that as condition 6 had been amended requiring the submission of a Management Plan condition 5 was, therefore, no longer appropriate and should be deleted. Members also considered that a temporary planning permission should be granted for a period of one year only, in order to monitor the impact of these changes on nearby neighbouring properties and that condition 1 be amended accordingly.

RESOLVED: That in respect of Application No. 14/00347/FUL, for the retention of use of part residential dwelling for childcare facilities at No. 31 Somerhill Avenue, Sidcup, temporary planning permission be granted subject to the conditions and informatics contained in the agenda report, the additional condition contained in the Addendum, that condition 5 be deleted and the following amended condition:

1. The use of the land/building hereby permitted shall cease permanently on or before one year from the date of this permission unless prior approval has been obtained in writing from the Local Planning Authority for an extension of the period now granted.
2. PLANNING APPLICATIONS WITHOUT PUBLIC ADDRESS

a) 13/01773/FUL - FORMER HARENC SCHOOL, 167 RECTORY LANE, SIDCUP
(Agenda Item No. 6b)

In discussing the proposals before them, The Committee considered a number of planning matters, including the materials proposed and the potential increase in traffic and on street parking in this area during pupil drop off and collection times.

In approving this application, the Committee agreed that an additional condition be added for the submission of materials and finishes and requested that these be reported to a future meeting.

RESOLVED: That in respect of Application No. 13/01773/FUL, for the refurbishment works to existing building including demolition of plant rooms and kitchen and infill of existing double doors. Addition of new single storey reception entrance and plant rooms, two storey teaching accommodation, single storey link canopy and associated gates and external covered canopy at rear. New wall mounted lighting to rear of existing building and around perimeter of proposed new two storey building and canopies. Conversion of community hall site into primary school. New lightweight metal walkway and platform lift to lower playground and low level lighting at the former Harenec School, No. 167 Rectory Lane, Sidcup, planning permission be granted subject to the conditions and informatives contained in the agenda report and the following additional condition and informative:

Additional Condition

14. Before development is commenced a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for the external walls and roofs of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

Having made their decision, Cllr Windle asked that the Head of Development Control ask that the applicant in some way commemorates the history of the site in the new development. The Committee concurred and the Head of Development Control agreed to do so.

Additional Informative:

The applicants are asked to consider the incorporation into the development of the site of the name "William Smith" to recognise the history of the site and in particular the Memorial Hall which it replaces.

b) 13/02136/FUL - 379 BLACKFEN ROAD, SIDCUP
(Agenda Item No. 6c)

The Chairman drew Members attention to the contents of the Addendum.
RESOLVED: That in respect of Application No. 13/02136/FUL, for the demolition of garage and car port and erection of 1 x 2 bedroom detached bungalow with a detached garage and associated parking and landscaping at No. 379 Blackfen Road, Sidcup, planning permission be granted subject to the conditions and informatives contained in the agenda report.

c) 14/00384/PRIOR - SIDCUP HOUSE, 12-18 STATION ROAD, SIDCUP
(Agenda Item No. 6g)

RESOLVED: That in respect of Application No. 14/00384/PRIOR, prior approval is not required for the change of use from offices to residential, comprising 40 x 1-bed and 5 x 2-bed flats at Sidcup House, Nos. 12-18 Station Road, Sidcup.

d) 14/00459/PRIOR - ROXBY HOUSE, 20-22 STATION ROAD, SIDCUP
(Agenda Item No. 6h)

RESOLVED: That in respect of Application No. 14/00459/PRIOR, prior approval is not required for the change of use from offices to residential, comprising 20 flats at Roxby House, Nos. 20-22 Station Road, Sidcup.

121. DELEGATED PLANNING DECISIONS
(Agenda Item No. 7)

A list of applications determined by the Head of Development Control under delegated powers and a list of householder and change of use prior approval applications, listed by Ward, were received and noted.

122. TOWN PLANNING APPEALS DECISIONS
(Agenda Item No. 8)

A report submitted on appeal decisions received from the Department of Communities and Local Government was noted. Cllr Waters drew particular attention to the decision dismissing the appeal for No. 55 Brunswick Road, Bexleyheath.

123. DATE OF NEXT MEETING - 15 MAY 2014
(Agenda Item No. 9)

The date of the next meeting was noted.

The committee rose at 9.59pm
DECLARATIONS OF INTERESTS AND DISPENSATIONS - Summary guide only – please seek advice from officers if required

ADVICE TO MEMBERS

This note is intended to provide general guidance for Members on declaring interests. However, Members may need to obtain specific advice on declarations of interest at particular meetings for particular items. Any Member seeking further advice on the declaration of interests should contact the Head of Legal Services or the Head of Committee Services and Scrutiny prior to the meeting.

Wherever possible Members are requested to identify any potential interest before the meeting to allow considered advice to be provided to Members.

WHAT IS A DISCLOSABLE PECUNIARY INTEREST?

Disclosable Pecuniary Interests are prescribed by The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Disclosable Pecuniary Interests include not only your interests but also the interests of your spouse or civil partner, a person with whom you are living as husband and wife or a person with whom you are living as if they were your civil partner, so far as you are aware of the interests of that person. The categories of Disclosable Pecuniary Interests, defined by the regulations are set out in the definitions section of this document.

IF YOU HAVE A DISCLOSABLE PECUNIARY INTEREST IN AN ITEM ON THE AGENDA YOU MUST:

1. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the arrangements regarding sensitive interests).

2. Leave the room when the item in which you have a pecuniary interest is being discussed. You cannot stay in the meeting room or public gallery whilst the discussion of the item takes place and you cannot vote on the matter. In addition you must not seek to improperly influence the decision.

3. If you have, however, obtained a dispensation from the Monitoring Officer you may remain in the room and participate in the meeting. If the dispensation has been granted it will stipulate the extent of your involvement, such as whether you are able to fully participate and vote on the matter in which you have a pecuniary interest.

Continued on next page
IF YOU HAVE AN OTHER SIGNIFICANT INTEREST IN AN ITEM ON THE AGENDA YOU MUST:

Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the arrangements regarding sensitive interests).

HOWEVER

If a member of the public with knowledge of the relevant facts would reasonably regard your other significant interest as being so significant that it is likely to prejudice your judgment of the public interest you must leave the room when the item in which you have an other significant interest is being discussed. You cannot stay in the meeting room or public gallery whilst the discussion of the item takes place and you cannot vote on the matter. In addition you must not seek to improperly influence the decision.

If you have, however, obtained a dispensation from the Monitoring Officer you may remain in the room and participate in the meeting. If the dispensation has been granted it will stipulate the extent of your involvement, such as whether you are able to fully participate and vote on the matter in which you have an other significant interest.

DEFINITIONS

DEFINITION OF DISCLOSABLE PECUNIARY INTEREST

<table>
<thead>
<tr>
<th>Employment</th>
<th>Any employment, office, trade, profession or vocation carried on for profit or gain.</th>
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<tr>
<td>Sponsorship</td>
<td>Any payment or provision of any other financial benefit (other than from the London Borough of Bexley) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a Member, or towards the election expenses of yourself. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.</td>
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| Contracts    | Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest*) and the London Borough of Bexley —  
 (a) under which goods or services are to be provided or works are to be executed; and  
 (b) which has not been fully discharged.  
*“body in which the relevant person has a beneficial interest” means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest. |
<table>
<thead>
<tr>
<th>Section</th>
<th>Definition and Notes</th>
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| Land             | Any beneficial interest in land* which is within the area of the London Borough of Bexley.  
*“land” excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income. |
| Licences         | Any licence (alone or jointly with others) to occupy land* in the area of the London Borough of Bexley for a month or longer.  
*“land” excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income. |
| Corporate Tenancies | Any tenancy where (to your knowledge) — (a) the landlord is the London Borough of Bexley; and  
(b) the tenant is a body in which the relevant person has a beneficial interest.  
*“body in which the relevant person has a beneficial interest” means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest.  
“director” includes a member of the committee of management of an industrial and provident society  
“securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society. |
| Securities       | Any beneficial interest in securities* of a body where —  
(a) that body (to your knowledge) has a place of business or land in the area of the London Borough of Bexley; and  
(b) either—  
(i) the total nominal value of the securities exceeds £25,000 (face value) or one hundredth (1/100) of the total issued share capital of that body; or  
(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.  
*“securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society. |
DEFINITION OF OTHER SIGNIFICANT INTERESTS

You will have an Other Significant Interest in a matter if it:

1. affects the financial position of an Associated Person; or
2. relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on behalf of you and/or an Associated Person.

DEFINITION OF “ASSOCIATED PERSON”

An “Associated Person” means (either in the singular or plural):

1. a family member or any other person with whom you have a close association, including your spouse, civil partner, or someone with whom you are living as husband and wife, or as if you are civil partners; or
2. any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
3. any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
4. any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
5. any body in respect of which you are in a position of general control or management:
   - exercising functions of a public nature; or
   - directed to charitable purposes; or
   - one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union).
STANDING ORDER 65 (6) - ITEMS OF LATE BUSINESS

1. INTRODUCTION

Standing Order 65 (6) provides an opportunity for Members of the committee to consider items of late business.

Items of late business will only be dealt with if the Chairman is satisfied that by reason of special circumstances the item should be considered as a matter of urgency.

The issue should be reported in advance of the meeting to the Committee Officer to enable the Chairman to take a view on whether the item is to be added to the agenda and, if so, for relevant information to be circulated in advance of the meeting.

2. SUMMARY OF FINANCIAL, LEGAL OR OTHER IMPLICATIONS

There are no financial, legal or other implications arising from this report.

Local Government Act 1972 – section 100d
List of background documents
None

<table>
<thead>
<tr>
<th>Contact Officer:</th>
<th>John Adams, Committee Officer</th>
<th>Tel.</th>
<th>020 3045 3591</th>
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<tbody>
<tr>
<td>Reporting to:</td>
<td>Head of Committee Services and Scrutiny</td>
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Members of the Planning Committee are asked to consider the planning applications that follow. Each application report includes a map(s) giving further detail of the location of the application. Details converting the measurements from metric to imperial are attached in the appendix. The Ordnance Survey extracts are taken from the last published sheets and therefore do not in all cases show new development or recent demolition. They should, therefore, be used as location maps only and not as definitive of the site surroundings.

The applications will be considered firstly in order of those that have members of the public registered to speak either in support or objecting to the application and then by their category (listed below). Members of the public wishing to speak on an application will need to register in advance of the meeting and further details on how to do this are available on the website (http://www.bexley.gov.uk/index.aspx?articleid=2654) or by contacting Committee Services (020 3045 3747).

Planning Application categories

A - Major Applications Recommended for Permission
B - Major Applications Recommended for Refusal
C - Other Applications Recommended for Permission
D - Other Applications Recommended for Refusal
E - Advertisement Applications Recommended for Consent
F - Advertisement Applications Recommended for Refusal

The Committee is asked to note that the matters of equal opportunities, community safety, environmental impact and the Human Rights Act, are all relevant considerations in determining planning matters. The discretion to balance those planning issues in the public interest is vested in the Council as Local Planning Authority. Provided the Council acts reasonably and consistently within planning legislation and guidance (as it is obliged to do), it is not anticipated that determination of the planning matters raised within this report will breach the Human Rights Act 1998 or the requirements of legislation relating to other matters mentioned.
LOCAL GOVERNMENT ACT 1972 – SECTION 100D

List of Background Documents

Full details of each planning application including the planning applications, plans submitted, information from applicants/agents, letters/memos inviting comments on applications, responses to consultations, observations of from relevant departments, previous committee reports (where applicable) and planning history are available at Bexley Civic Offices, Broadway, Bexleyheath, Kent DA6 7LB (Tel: 020 8303 7777).

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<tr>
<th>Delegated Town Planning Applications Decisions - Contact Officers</th>
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<tr>
<td><strong>NORTH WARDS:</strong></td>
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<tr>
<td>Barnehurst, Belvedere, Brampton, Christchurch, Colyers, Crayford, Erith, Lesnes Abbey, North End, Northumberland Heath and Thamesmead East.</td>
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<td><strong>Contact Officer:</strong></td>
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<tr>
<td>Mr Mark Watling (Direct Dial 020 3045 5771)</td>
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<td><strong>SOUTH WARDS:</strong></td>
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<tr>
<td>Blackfen and Lamorbey, Blendon &amp; Penhill, Cray Meadows, Danson Park, East Wickham, Falconwood &amp; Welling, Longlands, St. Mary’s, Sidcup and St. Michael’s.</td>
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<td><strong>Contact Officer:</strong></td>
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<tr>
<td>Mr Chris Westwood (Direct Dial 020 3045 5763)</td>
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<td><strong>Reporting to:</strong></td>
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<td>Head Of Development Control</td>
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### Metric to Imperial Conversions

<table>
<thead>
<tr>
<th>Metric</th>
<th>Measurements often used in Agenda reports</th>
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<td>10m²</td>
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<td>108 sq.ft.</td>
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<td>50m²</td>
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<td>1,080 sq.ft.</td>
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<td>0.1 ha (1,000 sq.m.)</td>
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<td>10,760 sq.ft.</td>
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<td>1 ha</td>
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<td>2.47 acres</td>
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13/00918/FULM - Former Electricity Generation Station, Norman Road, Belvedere, Kent
Erection of building comprising 3 industrial units for mixed-use within Class B1 (business), Class B2 (general industrial) and B8 (storage/distribution), with associated ancillary works

APPLICANTS – Landsul Ltd

SUMMARY
The key issues to consider in the determination of this application are (1) the acceptability of the proposed use in this location; (2) the visual impact on the character and appearance of the site and the wider locality; (3) parking and highway safety issues; (4) the impact of the proposal on the surrounding occupiers and the wider locality, and (5) flooding, drainage and environmental issues.

REASONS FOR RECOMMENDATION
The proposed development is considered to result in no significant adverse impact on the visual amenities of the locality, on the amenities of the adjoining Metropolitan open land and Metropolitan importance for nature conservation area, on the amenities of adjoining occupiers or to the highway network. It is not considered that the proposal would result in any flooding issues either.

The proposal is considered to comply with relevant local, regional and nation planning policy.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
The former electricity sub station site is sited within the Belvedere Industrial Area and is located along the western side of Norman Road. The entire former electricity substation site has a site area of approximately 2.54 hectares, and is currently empty, with the former electricity sub station and small associated buildings having been demolished and the site levelled. This particular application relates to a middle section of this site only (shown as ‘Site 3’ on the applicant’s site location map) and has an area of approximately 0.917 hectares.

The entire former electricity substation site currently only has a single access, which is located in the south eastern corner of the site and is accessed off Norman Road. However, application reference 11/00778/FUL approved the enlargement of the existing access and the creation of 3 new accesses off Norman Road onto the former site.
electricity substation site. One of these new approved accesses would serve this
application site.

The entire former electricity substation site is completely surrounded by ditches, which
help drain the site and the immediate surroundings.

Immediately to the south and north of the application site, is the remainder of the
vacant former electricity substation site. It should be noted that another application
(reference 12/01930/FUL) seeks to develop a further 0.8 hectares of the former
electricity substation site to the north of this application (shown as ‘Site 4’ on the
applicant’s site location map). It is seeking permission for the re-development of part of
the site to provide a two storey office block, workshop and associated works for use in
connection with highways resurfacing and repairs (Class B1). Unlike this application,
the site in application reference 12/01930/FUL does not extend out to the dyke which
runs parallel with the western boundary of the former electricity substation site. This
application is also currently in the process of being determined.

To the north of ‘Site 4’ there is a small area of marsh land, and to the north of that a
vacant former industrial aggregates site (Borax Works), some more marshland and at
the end of Norman Road is the R.R.R.L. energy farm waste plan. To the west of the
application site is a large area of seasonal wetland and grassland, which were created
under application reference 07/08166/FULM. To the west of that there is the
Crossness Nature Reserve and then the Crossness Sewage treatment works. It is
important to note that the marshland is designated as Metropolitan Open Land which is
of equal status with Metropolitan Green Belt and as a site of Metropolitan Importance
for Nature Conservation. To the east of the site on the opposite side of Norman Road
are some large commercial warehouse sites which include an ASDA distribution centre
and Viking Direct.

PROPOSAL

Planning permission is sought for the erection of a building comprising 3 industrial units
for mixed-use within Class B1 (business), Class B2 (general industrial) and B8
(storage/distribution), with associated ancillary works.

The proposed two storey office block would be sited in the western section of the site,
approximately 10m – 17m to the east of the western boundary of the site and the dyke,
and 3m to the south of the northern boundary of the site.

The proposed warehouse style building would be 77.69m wide, 46m deep, have an
eaves level height of 8.84m and a pitched roof height of 11.41m. It would consist of a
terrace of three commercial units, each of which could be used for uses within Classes
B1, B2 and B8. The three units would have varying internal floor areas, but all three
would include mezzanine levels to provide some ancillary office accommodation for
each unit.
The eastern section of the site would be hard surfaced and would accommodate the car parking and HGV parking and turning areas for the proposed units. The eastern section of the site would also contain a refuse enclosure and a cycle storage area.

The applicant has applied for 24 hours a day operating hours, and envisages that unit 1 within the proposal would employ around 15 full time staff. The staff numbers for units 2 and 3 are unknown at this point.

CONSULTATIONS

**Highway Authority**: The application site is located on the west side of Norman Road approximately 250m to the north of the junction with Picardy Manorway. Norman Road is an unclassified industrial road.

The site forms part of a former electricity power station which has subsequently been demolished. Planning permission relating to the whole of the former electricity generating station was granted under reference: 11/00778/FUL for the provision of a 3m high security fence and 3 vehicular accesses with gates in addition to the existing vehicle access point at the southern end of the site.

The proposals include buildings with a combined floor area of approximately 3,880m². There would be 36 off street car parking spaces, 11 lorry parking spaces and 12 bicycle spaces. This level of provision accords with UDP standards and is therefore acceptable. The Transport Assessment (TA) that supports this application includes a car parking accumulation assessment based on agreed trip rates. This has also demonstrated that the level of car parking provision is adequate.

At the request of the Highway Authority the TA has considered the impact of these development proposals, together with the other 3 development sites, on the operation of the Picardy Manorway/Norman Road signalised junction. The assessment, which has been undertaken using OSCADY computer software, has concluded that this junction will continue to operate within capacity with only a very minor increase in delay during peak periods.

In conclusion the Highway Authority raises no objections to these proposals subject to the imposition of conditions which are included in the recommendation.

**Environmental Health**: No objections.

**Land Contamination Team**: The submitted report (Report Ref: 1118/SO/06-12/087) satisfies the initial requirements of the planning application and indicates that the site is suitable for the proposed development. However, a potential for ground gas generation has been identified and therefore ground gas protection measures are required.

In view of this, if permission is granted the following conditions are required.

Condition 1
If any unforeseen contamination is encountered at the development site a risk assessment of the potential contamination should be carried out by a suitably qualified person. The risk assessment will enable a scheme to deal with the contamination to be submitted to and approved in writing by the Local Planning Authority. The remediation scheme will be implemented to the satisfaction of the Local Planning Authority and a completion report provided. Where no contamination is identified during construction then a signed verification report to confirm this should be submitted to and approved by the Local Planning Authority.

Informative: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council’s Environmental Protection Team (Tel: 020 3045 5629) as soon as is practicable should unexpected contamination be encountered during the development of the site.

Condition 2
Gas protection measures designed for a Characteristic Situation 2 classification, as described within both CIRIA Report 665 and the submitted report (Ref: 1118/SO/06-12/087) shall be incorporated during the construction of the building. This condition should not be discharged until a final validation statement is received at the end of the works certifying that the works have been carried out in full.

Environment Agency: Based on the additional information from Malachy Walsh and Partners (email dated 11 March 2014) we are now in the position to remove our objection, subject to the imposition of the conditions.

Section one: Flood risk and surface water management
The submitted information indicates that surface water runoff will be discharged to the surrounding ditches at a restricted rate of 5 litres/sec per outfall. It is understood that three surface water outfalls will be provided resulting in total discharge rate of 15 litres/sec from the site post development.

Policy 5.13 of the London Plan (July 2011) states that development should aim to achieve Greenfield runoff rates. The submitted Flood Risk Assessment, Drainage Strategy and Contamination Assessment report (dated June 2013, ref: 14720-6002-A) does not include an assessment of existing runoff rates from the site or Greenfield rates. It is therefore unclear as to whether the discharge of surface water from the proposed development would mimic discharges from the existing site, provide some betterment or if compliance with the London Plan may be achieved.

Recognising the above the proposed development will only be acceptable if the following planning conditions set out in the sections below are imposed.

Condition 1
The development hereby permitted shall not be commenced until such time as a
scheme demonstrating that a first floor is to be provided within each unit, set at a minimum of 4.60 m AOD, has been submitted to and approved in writing by the local planning authority.

Reason: To provide safe refuge for occupants in the event of flooding.

Condition 2

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the site will manage the risk of flooding from overland flow of surface water. The site layout is to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure the satisfactory storage / disposal of surface water from the site.

Advice to local authority/applicant - surface water drainage

In accordance with Policy 5.13 of the London Plan (July 2011), the development should aim to achieve Greenfield runoff rates. Where this is not shown to be possible for practical reasons the discharge of surface water from the proposed development should mimic that which discharges from the existing site, with betterment provided where possible. The latter should include an assessment of the existing surface water drainage arrangements at the site including confirmation of the existing outfall location(s) and the rate of runoff that the system is capable of discharging. This should in turn be utilised to inform the post development surface water drainage strategy, including allowable runoff rates.

For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event, including allowances for climate change.

The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the discharge rate.

Safe Refuge and evacuation

The applicant proposes to provide safe refuge at first floor level in the event of a breach of the Thames Tidal Flood defences. You may also wish to consider whether a Flood Warning and Evacuation Plan would assist in reducing the impact of flooding on the future occupants of the development.
We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Paragraph 9 of the Technical Guidance to the NPPF states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment. In all circumstances where warning and emergency response are fundamental to managing flood risk.

Section two: Biodiversity

Condition 3

No development shall take place until a scheme for the provision and management of a 5 metre wide buffer zone alongside the ditches shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. No storage or movement of materials, vehicles or plant should occur in the buffer zone. The buffer zone scheme shall be free from built development including lighting and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone.
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside ditches is particularly valuable for wildlife and it is essential this is protected. To minimize the risk of impact to protected species water voles and their burrows the 5 metre buffer zone is required.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which
stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Advice to applicant/local authority - Watervoles

The ditches in the area are known to be home to water voles. The proposal involves the installation of new surface water outfalls. With this in mind you may wish to request a condition requiring a water vole survey and method statement to ensure that they are not disturbed, injured, killed or their burrows destroyed during the construction. Water voles and their burrows are protected under the Wildlife and Countryside Act 1981 (as amended). A water vole survey should be undertaken by a suitably qualified ecologist and any measures recommended for the protection of water voles followed before works commence.

Section three: Protection of groundwater and prevention of land contamination

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

Condition 5

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

Structures & Drainage: The Mayor's London Plan 2011 requires the SuDS hierarchy to be followed as do the Building Regulations, PPS25, Bexley's SFRA, the SuDS Manual and 'Sewers for Adoption'.
If SuDS schemes are not practical then attenuation and long term storage must be provided to ensure greenfield run off rates are met. This is taken from the SuDS Manual and the Preliminary Rainfall Run off Management for Developments (2011) which requires long term storage to be provided for (M100 6 hours) for the developed site ' (M100 6 hours) greenfield.

Greenfield run off rates and volumes for the site are required to be met by the Mayor’s London Plan (2.4.4), Bexley’s Strategic Flood Risk Assessment (7.1.2) and Bexley’s Sustainable Design and Development Construction Guide SPD (Guidance Note 12) and the Preliminary Rainfall Run off Management for Developments (2011).

The development must not make the flooding worse either on or off site (PPS25).

Exceedance routes for the 100 year design storm plus climate change, to be plotted and protected under planning (PPS25 & CIRIA C635).

A maintenance system should be put in place for the surface water oil separators/silt traps.

**Ecology & Sustainability Officer:** Core Strategy policies CS01, CS08, CS12, CS13 and CS18 apply.

It is also very relevant that application 11/00778/FUL was approved on the larger former electricity generating station site.

PPS25 is complied with as is Local Bexley Strategic Flood Risk Assessment Level 1. Application could be conditioned to ensure that there is no impact on water voles or nature conservation value of Erith Marshes. The nature conservation value of Erith Marshes (which is a Site of Metropolitan Importance for Nature Conservation) should be protected in the following ways:

- lighting needs to be controlled by condition so that it does not spill out beyond this site. Barn owls breed nearby and bats use this area. Impact needs to be completely minimised.
- A barn owl box or loft could be incorporated into the proposal.
- Brown roofs would be ideal for this development.
- Bat boxes could also be used.

Therefore no objection to this application.

**Waste Management:** Acceptable.

**Crossrail Limited:** The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.
Bexley Natural Environment Forum: The BNEF notes the huge importance of the marshes within the Borough and London hence their designation as a site of Metropolitan Importance for Nature Conservation, and their inclusion within various ‘action zones’ for work on biodiversity. The Erith marshes are however, ever shrinking due to developments continually ‘chipping away’ at its boundaries. There should be no further development on open space on the wider Erith marshes including on brownfield land.

With the continuing demise of manufacturing, there is less demand for industrial land within the borough and both the Mayor of London and the Council have set out a 43 – 50 hectare reduction in industrial capacity of Bexley Borough by 2026. Therefore, the BNEF believe that the site should be returned back to grazing marshland.

Given the sensitive location of the site the BNEF considers the lack of green infrastructure and light pollution prevention measures within the development are not acceptable. If the Council approves the application then they should require a considerable improvement in regard to environmental impact and marginal potential benefits for biodiversity, in line with best practice advocated in the ‘London Mayor’s Sustainable Design and Construction Draft Supplementary Planning Guidance (London Plan 2011 implementation framework) July 2013’. The BNEF do not want more light pollution of the marshes, and consider that the proposal should include a brown roof (an extensive green roof). The BNEF also states that the proposal includes too much hard surfacing, and this should be reduced to the minimum needed for necessary hard standing, roads and paths. In its place should be more natural planting.

The BNEF also suggests that S106 money from the development should be used to help the new Marsh Dykes Catchment project area within which the site is situated.

REPRESENTATIONS
Twenty letters of objection have been received in relation to this application, which raise the following objections to this application:

- The proposal would result in the loss of part of Erith Marsh, which would harm the local biodiversity (including protected animals such as Water Voles and rare birds such as Barn Owls and Skylarks). This would be contrary to the Council’s own ‘Biodiversity Action Plan’ and ‘Open Spaces Strategy’.
- The proposal would detrimentally impact on the adjacent Crossness Nature Reserve, which attracts many visitors (including school children). The reserve fulfils an important educational role.
- The proposed external lighting would lead to light pollution of the adjacent Erith marsh, to the detriment of the local biodiversity.
- The proposed hard surfacing will adversely affect the adjacent dykes and ditches and the drainage of the marsh.
- The reserve will feel enclosed by the development.
PART A (cont'd)
MAJOR APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/00918/FULM (cont'd)

• No more development should be allowed on land that was clearly part of the Erith Marshes.
• Too much development has been allowed in marshes in Belvedere, which has reduced the amount of open space, and impacted on wildlife and affected this important flood plain. Thereby increasing flooding in the area and in London.
• There are more suitable industrial / commercial sites which the applicant could develop instead of this one next to the Nature Reserve.
• Bexley Council should enlarge the marshes and wildlife areas rather than reduce them.
• The Council should reduce and consolidate the industrial land within the Borough.
• The proposal would harm the natural character of the landscape.
• Building on the marshes seriously affects the Reserve’s ability to attract visitors, and allow people to enjoy local wildlife.
• If approved the proposed roof should be an extensive green roof (otherwise known as a brown roof), and lighting should be designed so as not to create any light pollution. Lighting should not be on 24 hours a day as it would affect bats and other species dramatically.
• The site should not be covered in asphalt, but should include some natural planting.
• The site already hosts rare wildlife, and therefore a full and proper ecological assessment of the site should be made.
• The previous demolition of the sub station caused a landslip and resulted in the adjacent ditch being blocked and the adjacent land flooded. Therefore, the ecology, drainage and stability of the land of the ditch system needs to considered prior to any construction works taking place.

RELEVANT PLANNING HISTORY
11/00778/FUL - Provision of 3m high boundary fencing with new vehicular access points and alterations to existing vehicular access.

PLANNING POLICIES

Core Planning principles
17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should: [only the relevant principles shown]

• Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account
of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;

- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

**London Plan (2011)**

- Policy 5.3 – Sustainable design and construction
- Policy 5.7 – Renewable energy
- Policy 5.13 – Sustainable drainage
- Policy 7.4 – Local Character

**Core Strategy (2012)**

- Policy CS01 – Achieving sustainable development
- Policy CS03 – Belvedere geographic region
- Policy CS08 – Climate Change
- Policy CS12 – Bexley’s future economic contribution
- Policy CS13 – Access to jobs
- Policy CS18 – Biodiversity and Geology


- Policy E1 – Criteria for proposed industrial and commercial development
- Policy E3 – Primary employment areas
- Policy ENV39 - Built environment - criteria for development, including strategic views
- Policy ENV42 - Provision for the needs of people with disabilities
- Retained (in part)
- Policy T14 - Cycle networks, routes and cycle parking facilities
  Retained (in part)
MAJOR APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/00918/FULM (cont’d)

**Policy T17** - Parking - off-street parking spaces

**Policy TS6** – Belvedere industrial area

Design and Development Control Guideline 4 – Considerate design for the less agile.


**ASSESSMENT**

The key issues to consider in the determination of this application are (1) the acceptability of the proposed use in this location; (2) the visual impact on the character and appearance of the site and the wider locality; (3) parking and highway safety issues; (4) the impact of the proposal on the surrounding occupiers and the wider locality, and (5) flooding, drainage and environmental issues.

**The acceptability of the proposed use in this location**

Primary Employment Areas are designated to protect commercial and industrial uses in the locality. Policy E3 states that ‘The Council will encourage industrial and commercial uses to locate in the Primary Employment Areas...’ and further that ‘Land and buildings in the Primary Employment Areas will be safeguarded for industrial and commercial uses as appropriate to each area’. Paragraph 7.5 of the UDP defines industrial and commercial uses as Business (B1), General Industry (Class B2, excluding those uses set out in UDP Appendix J), and Storage and distribution (B8).

The proposed use would comply with this policy as the proposal would be a B1, B2 and B8 use, and its commercial operations would be considered to be acceptable in an area designated as a Primary Employment Area on the UDP map.

Although a small area of the western section of the site would be located within the Metropolitan Open Land and a Metropolitan Importance for Nature Conservation site, this area of the site will not be built upon and only land sited within the Primary Employment Area boundaries will be built upon. It shall be conditioned that the applicant shall appropriately landscape the area of land to the west of the proposed building with appropriate natural flora.

**Visual impact on the character and appearance of the site and the wider locality**

It is considered that the proposed warehouse building would be of a scale and design typical of such an industrial setting and would thus not appear awkward or incongruous in this location.
The proposed warehouse building would be sited a significant distance away from the road and given its limited scale and traditional warehouse appearance, it would not have a detrimental impact on the Norman Road street scene and on the wider industrial area. The building would be visible from the adjacent Erith marshes (north) nature conservation area, and in order to protect the character and appearance of the adjacent marshes, the applicant has confirmed that the flank gable elevations, the rear western elevation and the roof of the building would all be finished in a dark green colour, which would be sympathetic to the adjacent marshes. The exact finishing of the building would be addressed by way of a materials and finishes condition.

The applicant has confirmed that it would not be financially viable to put a green or brown roof on this large roof, as the additional structural support that would be needed to support such a roof on this scale would be too expensive. However, given its location, it is considered that the proposal should where at all possible create some wildlife habitat areas. This should not only include the area to the west of the building, but also the areas either side of the building and some areas dotted around the front curtilage. The details of these areas should be agreed by way of a hard and soft landscaping condition.

The eastern half of the site would remain primarily open in nature, and the proposed day to day operational aspects of the site would not appear out of character with the industrial character and appearance of the locality. No details have been provided with regard to the proposed refuse storage enclosure and the cycle shelter and these details should be agreed by way of a condition.

The proposed northern, western and eastern boundary treatments have already been agreed in application reference 11/00778/FUL. However, the proposed southern and northern boundary fencing of the application site has not been agreed and details of the said fencing should be secured by way of a condition. Also, although the applicant has provided some information about dividing block and concrete walls dividing up some of the parking areas, no exact details have been provided with regard to their finishing. This could be addressed in the same fencing / wall condition.

With regard to the proposed combined totem advertisement shown on the submitted plans, this would be subject to a separate advertisement consent application.

The applicant has requested 24 hour operation seven days a week for all three units, which given the industrial location of the site would not appear unduly onerous on the amenities of the adjoining occupiers. The applicant has mentioned that there would be building mounted external lighting, but has not provided any further details. As the site abuts a site of Metropolitan Importance for Nature Conservation, it is considered imperative that the proposal does not lead to any light pollution of the adjacent marshes, in order not to harm the local biodiversity. Therefore, it is considered necessary that exact details of external lighting (including the hours of use, the level of luminance and the orientation of the lighting) shall be agreed by way of condition.
PART A (cont'd)
MAJOR APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/00918/FULM (cont'd)

The impact of the proposal on parking and highway safety
The Highway Authority have confirmed that the proposal would provide sufficient parking for the proposed three units. The proposed 36 off street car parking spaces, 11 lorry parking spaces and 12 bicycle spaces accords with UDP standards and is therefore acceptable.

The applicant has worked with the Highway Authority in ensuring that the submitted Transport Assessment for this proposal assesses the impact of not only the traffic that would be generated from this proposal, but also what traffic could potentially be generated by the 3 other development sites on the former electricity substation site as well. Based on the results of the Transport Assessment the Highway Authority do not consider that the proposal will create any conditions prejudicial to highway safety and Norman Road and the adjacent highways will not be adversely affected by the proposal.

Given the number of staff that will be potentially travelling to the site, it is considered appropriate to require a Travel Plan to be submitted to the Local Planning Authority for approval, which would detail how the staff would use alternate means of transport to the site and how this would be monitored. This information would be required by way of a condition and the approved details would help improve the sustainability of the proposal.

The impact of the proposal on the amenities of the surrounding properties and wider locality
As has been mentioned elsewhere in the report, the site is located within the Belvedere Industrial Park and within a primary employment area, and as a result is surrounded to the north, south and east by other industrial uses / land, and this use is acceptable in this location. Given this fact, the proposal would not have any detrimental impacts on the amenities of the adjoining business occupiers.

The site had until recently been developed as a former electricity generating station, and the proposal would not therefore be encroaching onto the marshes or areas of nature conservation. The use is not considered to be a particularly intensive use and would unlikely cause any detrimental impact on visitors to the adjacent nature conservation area. It is important that the proposal does not affect the character and appearance and the subsequent enjoyment of the marshes by its visitors. This highlights the importance of using the correct coloured / finished materials on the proposed buildings.

The proposal would not be located near any residential properties, and subject to conditions would not appear visually intrusive when viewed from the adjacent marshes and would not lead to any light pollution of the adjacent marshes. Therefore, it is considered that the proposal would not detrimentally affect any neighbouring amenity.

Flooding, drainage and environmental issues
The EA have considered the submitted flood risk assessment in conjunction with the drainage attenuation information and the proposed drainage layout drawing supplied by
the applicant on the 11th March 2014, and consider that, subject to various mitigation measures (including providing detailed measures on how the site will manage the risk of flooding from the overland flow of surface water and ensuring that the proposed safe refuge areas within each of the units are acceptable), the proposal would not create any new flooding issues. Therefore, the Environment Agency does not raise any objections to the proposal.

The applicant has provided some information on proposed discharge surface water discharge rates. However the applicant needs to demonstrate that the discharge of surface water from the application site (including from floodwater) would not only maintain the existing surface water discharges from the site, but would actually improve the existing situation and reduce the amount of surface water run off from the site. The applicant has shown in his proposed drainage layout drawing a surface water flooding retention pond to the rear of the proposed building, which would catch some surface water flooding, but the Environment Agency require more detailed information to ensure that the proposal does not lead to any flooding issues.

Within their Flood Risk Assessment the applicant makes mention of the Environment Agency’s flood warning service, and that each unit would have to have its own detailed evacuation plan. However, it should be conditioned that the applicant provide exact details on the flood evacuation proposals for the units and this would include confirming that all the units would sign up to the Environment Agency’s flood warning system. This would reduce the risk to human health and would reduce the potential impact on the surrounding locality were the tidal defences to be breached.

In order to ensure that the proposal would not actually affect the stability of the adjacent dykes and water courses, the EA have requested that no development take place until a scheme for the provision and management of a 5 metre wide buffer zone alongside the watercourses surrounding the site has been submitted to and agreed in writing by the local planning authority. This can be dealt with by way of a condition. One objector states that some of the demolition works on the former electricity sub station site had caused structural problems for the adjacent dykes to the east of the larger site. However, from the information provided these problems appear to have occurred much further to the south of the application site and in any event it is considered that the proposed buffer zone will protect the stability of the adjacent dyke.

It is unclear from the application how all the foul and surface water drainage will be dealt with. Therefore, it should be conditioned that additional drainage details be supplied to the LPA. The EA have also stated that any plans to discharge surface water from parking areas, must ensure that oil/petrol interceptors are attached to the system to reduce potential contamination to the receiving watercourse. This could be addressed in the same condition.

In relation to biodiversity, although not objecting to the proposal, both the Council’s Sustainability Officer the Environment Agency have requested that an additional condition be placed on the approval, detailing exactly what measures will be taken to
protect the water voles and their habitats, in order to ensure that the proposal would not affect any water voles.

The applicant has stated that neither a green or brown roof would be viable options on this warehouse building. However, it is considered that there is scope within the proposal to provide some wildlife planting areas within the site and also to provide some bird and bat boxes on the building which would help to improve the ecological effect the site currently has on the adjacent marshes.

Regarding sustainability the proposal would need to achieve the BREEAM very good standard. This could be dealt with by condition.

With regard to land contamination, the submitted report (Ref: 1118/SO/06-12/087) satisfies the initial requirements of the planning application and indicates that the site is suitable for the proposed development. However, a potential for ground gas generation has been identified and therefore satisfactory ground gas protection measures need to be included within the construction of the building.

The proposed development will result in increased demand for services and infrastructure in the vicinity of the site and the contributions for the service areas identified below are required to offset the additional impact that will be created by the proposed development. The proposed contributions are therefore justified as they are necessary to make this development acceptable in planning terms, directly related to the Development and fairly and reasonably related to the Development in scale and kind in accordance with the requirements of Regulation 122 of Community Infrastructure Levy Regulations 2010.

The application triggers the need for Planning Obligations as set out in Council adopted SPD on Planning Obligations. On submission, the applicant agreed in principle to the payment of contributions and discussions with the applicant have continued. The applicant has now agreed to contributions towards the following service areas:

- Employment Training
- Public Realm
- Open Space
- Sports & Leisure
- Community Facilities
- Transport

This is in addition to a Monitoring Fee and it is anticipated that these contributions will be dealt with via a s106 agreement. The level of contributions sought have been calculated in accordance with the SPD and are calculated on the basis of the size of the commercial / industrial unit.
PART A (cont'd)
MAJOR APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/00918/FULM (cont'd)

RECOMMENDATION – GRANT SUBJECT TO:

1. Power be delegated to the Head of Development Control following the completion of a satisfactory planning obligation under S106 of the Town and Country Planning Act 1990, to grant planning permission subject to the conditions set out below;

2. The Head of Legal Services, in consultation with the Head of Development Control, be authorised to enter into a planning obligation with the applicant under S106 of the Town and Country Planning Act 1990 to deal with financial contributions in accordance with the adopted SPD Document; and

3. The Head of Development Control be authorised to issue the planning permission upon satisfactory completion of the S106 Planning Obligation.

CONDITIONS

1. 5004 – (Statutory Condition)
2. 1503 – (Approved Plans)
3. 4501 – (Details of Materials)
4. 5504A – (Parking Space Reserved)

5. The use of the land for car and lorry parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for such use thereafter to the Authority's satisfaction.

   Reason: In the interests of highway safety.

6. No part of the development hereby approved shall be occupied until a Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. Such a plan is to include strategies for the provision/encouragement of alternative modes of transport to the car for all users of the site, together with details of the phasing of measures, monitoring and review as appropriate. The approved Travel Plan shall be implemented on the commencement/occupation of the development.

   Reason: In the interests of highway safety and the amenities of the locality.

7. Before any part of the development hereby permitted is commenced details of a foul water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.
8. The development hereby permitted shall not be commenced until such time as a scheme demonstrating that a first floor is to be provided within each unit, set at a minimum of 4.60 m AOD, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe refuge for occupants in the event of flooding.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the site will manage the risk of flooding from overland flow of surface water. The site layout is to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure the satisfactory storage / disposal of surface water from the site.

10. No development shall take place until a scheme for the provision and management of a 5 metre wide buffer zone alongside the ditches shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. No storage or movement of materials, vehicles or plant should occur in the buffer zone. The buffer zone scheme shall be free from built development including lighting and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone.
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside ditches is particularly valuable for wildlife and it is essential this is protected. To minimize the risk of impact to protected species water voles and their burrows the 5 metre buffer zone is required.
11. No development shall take place until a plan detailing the protection and mitigation of damage to populations of water vole, a protected species under The Wildlife and Countryside Act 1981 as amended, and its associated habitat during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The water vole protection plan shall be carried out in accordance with a timetable for implementation as approved.

The scheme shall include the following elements:

- The timing of the works within 5m of the ditches
- The measures to be used during the development to minimise the impact of the works on the water vole population
- The ecological enhancements as mitigation for any loss of water vole habitat resulting from the development
- A map or plan showing habitat areas to be specifically protected during the works.
- Tool box talks about the protection of water voles to all staff on site.
- Any necessary pollution protection methods
- Information on the persons/bodies responsible for particular activities associated with the water vole protection plan that demonstrate they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved protection plan.

Reason: This condition is necessary to protect water vole and its habitat within and adjacent to the development site. Without it, avoidable damage could be caused to the nature conservation value of the site.

12. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

13. If any unforeseen contamination is encountered at the development site a risk assessment of the potential contamination should be carried out by a suitably qualified person. The risk assessment will enable a scheme to deal with the contamination to be submitted to and approved in writing by the Local Planning Authority. The remediation scheme will be implemented to the satisfaction of the Local Planning Authority and a completion report provided. Where no
contamination is identified during construction then a signed verification report to confirm this should be submitted to and approved by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

14. Gas protection measures designed for a Characteristic Situation 2 classification, as described within both CIRIA Report 665 and the submitted report (Ref: 1118/SO/06-12/087) shall be incorporated during the construction of the building. This condition should not be discharged until a final validation statement is received at the end of the works certifying that the works have been carried out in full.

Reason: To prevent harm to human health and pollution of the environment.

15. The development shall be built to enable the proposal to make a significant contribution to national, regional and local imperatives for the reduction of carbon dioxide emissions, adaption to climate change and sustainable design and construction practices. As such, the following steps must be taken:

a) Prior to the commencement of the development a Pre-Construction Assessment related to achieving a standard of BREEAM very good shall be submitted to and approved in writing by the Local Planning Authority.

b) Following completion of the development, the applicant shall submit a Post Construction Review Certificate showing that at least BREEAM very good has been achieved. This Post Construction Review Certificate shall be submitted no later than 6 months after the completion of the development. Any features that are installed in the building to meet this standard must remain for as long as the development is in existence.

Reason: To ensure the development incorporates current best practice in energy efficiency and conservation and to ensure compliance with the Unitary Development Plan (2004) and the London Plan as amended.

16. Notwithstanding the approved plans, details of the proposed refuse storage area and cycle shelter, shall be supplied to and approved in writing before the proposed use first operates.

Reason: In the interests of the visual amenities of the locality.

17. Before development is commenced details of the boundary walls / fences and any other walls / fences within the application site shall be submitted to, and approved in writing by, the Local Planning Authority and such walls and fences shall be erected before the buildings with which they are associated are first occupied and shall thereafter be maintained.
18. Notwithstanding the approved plans, details of any floodlights and external wall mounted lighting proposed (including the technical details of the power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority before development commences and shall be maintained in accordance with the approved details at all times. No external lighting shall be installed anywhere on the site unless agreed.

Reason: In the interests of the visual amenities of the area.

19. Notwithstanding the approved plans, details of the measures to avoid and/or mitigate impacts on bats and birds shall be supplied to and agreed in writing by the Local Planning Authority before the development first becomes operational, and maintained thereafter in accordance with the approved details.

Reason: In order to protect the conservation status of bats and other vulnerable wildlife in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and Policy CS18 of the Bexley Core Strategy.

20. Notwithstanding the approved plans, details of the proposed hard and soft landscaping for the site, shall be provided to and approved in writing by the Local Planning Authority before development commences. As so agreed, this shall be implemented before occupation of the buildings.

Reason: In the interests of the local amenity.

INFORMATIVES

1. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst the applicant did not use this facility, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant. This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

2. The applicant should be aware that this development is liable for the Mayoral Community Infrastructure (CIL).
3. The implementation of this planning permission will require the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information.

An application must be submitted to the Council at the earliest opportunity, to ensure that any new number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council’s web site for details or telephone 0203 045 5751).

Please note: - the use of an address without the sanction of the Council is unlawful and may be subject to legal proceedings.

4. The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council's Environmental Protection Team (Tel: 020 3045 5629) as soon as is practicable should unexpected contamination be encountered during the development of the site.

5. This application is granted subject to a Section 106 Legal Agreement.

--------------------------- END -----------------------------
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/01546/FUL
22 AND 24 WESTWOOD LANE, WELLING.

Change of use of 22 Westwood Lane from residential (Class C3) to doctor's surgery expansion at ground floor level (Class D1) and one x 2 bedroom self-contained flat at first floor level (Class C3) ancillary to the use of the doctor's surgery including parking provision and landscaping. Single storey rear extension to 22 Westwood Lane.

APPLICANT – Dr Fish

SUMMARY
The key issues to consider in the determination of this application relate to the appropriateness of the change of use of part of the dwelling house at No.22 Westwood Lane to non-residential use, impact upon the character of the area/street scene, amenities of neighbours and highway/car parking issues.

REASONS FOR RECOMMENDATION
The proposals represent an enhancement of the health provision of the existing surgery at No.24 Westwood Lane. The conversion of the existing family unit at No.22 Westwood Lane to provide expanded doctors facilities is considered to be an acceptable use having regard to the provisions of UDP Policy COM5 which allows for this change subject to it not having an adverse impact upon car parking/highways in the area and amenities of neighbours. The Highway Authority have commented stating that the proposals are acceptable having regard to the proximity of Westwood Lane car park which is not currently used to capacity. Subject to appropriate conditions limiting hours of use and controls on the accessibility of the car park outside surgery hours the proposals are not considered to adversely affect the amenities of neighbours.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
No 24 Westwood Lane is a semi-detached property, in use as a doctors’ surgery, on the corner of Westwood Lane and Northumberland Avenue. The property has been extended in the form of a part 1/part 2 storey side/rear extension. The rear garden has been converted into a parking area for the surgery.

No 22 Westwood Lane is the adjoining semi-detached property to the north. The front garden is mainly hard surfaced and is used for parking. To the side is a lean-to type car port and a garage.
To the north of No 22 is no 20 Westwood Lane a semi-detached property. To the west of Nos 22 and 24 is No 2 Northumberland Avenue. No 24 and the car park at the rear back onto the side of No 2 Northumberland Avenue. No 22 backs onto the side boundary of the rear garden immediately to the rear of No 2.

PROPOSAL

Permission is sought for the change of use of No 22 Westwood Lane from residential (Class A3) to doctor’s surgery at ground floor level and one x two bedroom self-contained flat at first floor level (Class A3) ancillary to the doctors surgery including parking provision and landscaping and a single storey rear extension to 22 Westwood Lane.

The proposal involves the conversion of the ground floor of No 22 to additional surgery space in relation to the surgery at No 24. The proposal would involve a single storey rear extension to the southern side of the existing part 1/part 2 storey side/rear extension. This extension would be 2.1m deep, 3.1m wide and incorporating a flat roof some 3m high. The only other alteration would be internal involving the formation of a hallway and a doorway between Nos. 24 and 22.

At first floor the proposal would involve the extension of the surgery into the bedroom at the front of No 22. The remainder of the first floor of No 22 would be converted into a two-bed flat.

At the front of the two properties it is intended to provide a cycle storage facility in front of No 24 and two parking spaces (including one disabled person bay) in front of No 22. To the side of No 22 it is intended to provide one parking space for the proposed flat. To the rear of Nos. 24 and 22 it is intended to extend the existing car park area to provide 9 parking spaces. Five spaces are shown to back onto the side boundary of No 2 Northumberland Avenue, one would be formed to the rear of No 22.

A Design and Access Statement submitted with the application is summarised as follows: -

- As with most doctors surgeries they are always short of space – this is due to an increase in the services carried out, an increase in the number of patient visits and new development with its increase in patient numbers. At present there are four Doctors and two practice nurses using four consulting rooms. The surgery is two rooms short and there is no space for outside consultants – these are necessary as services are devolved from the acute services.
- The aim is to extend into No 22 to create four additional clinical rooms and additional waiting space at ground floor level. At first floor only a small area is required to extend the administration area. The remaining first floor (61 sq mts) is to be used as a two bed flat three person flat that could be used by staff at the surgery.
- The most significant change is the extension of the car park. The existing parking has proved difficult for the doctors and nurses who often have to leave the surgery in a hurry to visit a patient. This is due to the shortfall of spaces on
site and the fact that the surrounding roads all have double yellow lines. It is intended to reinforce the planting to the boundaries and re-organise the front garden to provide a disability space adjacent to the front door.

- There are two main issues – loss of house and extension to car park. It is believed that the improvement of the surgery and medical services justifies the loss of the family house and the replacement with a two bed flat. The extension to the car park is operationally sensible and with the right level of screening should not cause problems to the neighbours. We can develop the notion of gating the car park and putting a curfew on it if the neighbours feel it appropriate. By careful management of the car park and the proposed screening we can minimize the impact of the car park.

CONSULTATIONS

Highway Authority: The site is located on the corner of Westwood Lane and Northumberland Avenue where Westwood Lane is designated a Borough Distributor Road under the Borough’s UDP Road Hierarchy. The site has a PTAL rating of 3 (Moderate) with a number of bus services and Welling rail station available within a convenient walking distance.

The surgery has an existing car park accessed off Northumberland Avenue, which is laid out to provide approximately 8 parking spaces. This area will be revised and extended to provide a parking area for 9 cars. A further 3 car parking spaces will be provided to the front and side of 22 Westwood Lane off the existing access arrangement. These include a disabled parking bay and a space for the proposed flat.

Cycle parking for the surgery is to be provided at the front of 24 Westwood Lane.

Given the proximity of Westwood Lane car park which is not currently used to capacity, the proposed car parking facilities are considered acceptable.

The Highway Authority therefore raises no objections subject to the imposition of appropriate conditions.

Environmental Health: No objections.

REPRESENTATIONS

One letter (from the occupier of No.20 Westwood Lane) indicates no objection in general but asks for some assurance that the following points are taken into consideration:-

- The existing brick wall to the front and rear between no 22 and 20 are owned by No 20.
- The new boundary wall should be contiguous with and architecturally compatible with the existing. It should be high enough to deter intruders but not too high to exclude sunlight.
Garden screening should be discrete, avoiding fast growing or tall trees such as Leylandii.

Car parking at the front and Northumberland Avenue needs to be gated and closed at closure of surgery.

The other two letters (from No. 2 Northumberland Avenue) raise the following objections and concerns:

- Understand that surgeries have expanded and more working areas are needed, this is not a problem. The main issues are the flat that would result in overlooking and the extension to the car park.
- The existing car park is meant to be private but this is not enforced. It is used by patients/drivers, sales people, delivery lorries and chemist staff, as a reversing area by people using and not using the surgery and as a drop off and collection point for the station and local school.
- When the surgery is closed the car park is used by children playing, youths congregating, car racing, car cleaning, an entrance point for burglaries, a toilet and for drug dealing.
- The statement states that the car park is operationally sensible and with the right level of screening it should not cause problems to neighbours. It indicates that the notion of gating the car park and putting a time curfew can be developed if neighbours feel it is appropriate.
- For the previous application at No 24 the council considered that the proposed fence and planting arrangements were sufficient to alleviate any noise and disturbance from traffic movements. The car park was to be chained off when the surgery was not in use and therefore neighbours should not be affected by indiscriminate parking. The current car park is noisy due to its constant use and inconsiderate drivers, extending it into No 22 will exacerbate problems. The car park is directed for the convenience of the staff at the surgery to the detriment of the neighbours.
- There is a perfectly adequate public car park 60 m away and parking bays in Northumberland Avenue except between 13 – 1500 hours
- It is indicated that walls and boundary treatment will match existing – these are different. Which will match?
- It is indicated lighting will match existing – where, the car park is extremely dark
- It is indicated that there are 10 existing parking spaces and that it is proposed to provide 11, adding one disabled bay. There are eight at 24, three at 22 which gives a total of 11. The diagram shows 14.
- There has been problems with drainage in the past
- No 22 is not vacant. Three people are living in the property and three cars are parked. The use did not end 31/10/2012.
- There are numerous plants and bushes in the back garden of No 22. The front gardens of 22/24 have shrubs.
- According to the table there will be less employees – why need an extension to car park?
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/01546/FUL (cont’d)

• Opening hours are stated to be 8 – 18.30 Monday to Friday. This is incorrect there are late nights Mondays and Tuesdays and clinics on Saturday afternoons. Some staff are in on Sundays.
• In the original application it was stated that a 2m high fence would be provided and that as much shrubbery as possible would be provided to make the area like a domestic garden and less like a commercial car park. This was never implemented.
• Crime increased due to the easy access from the car park. This could easily happen again if No 22 were used a car park. To prevent this the boundary requires a brick wall with anti-climb paint, razor wire or similar protection. Trees and shrubs must be higher than the walls and gates. Barriers at the entrance must be used to deter casual use and retain private status.
• The existing car park is noisy because of its usage and inconsiderate people who slam doors, boots and rev engines. Extending the car park will result in cars parked close to front garden, side of house and rear garden.
• It is indicated that the existing parking has proved difficult for doctors and nurses who often have to leave in a hurry to visit a patient. This is however due to inconsiderate parking by their colleagues as they don’t park in the allotted spaces. How many emergencies do they have – doctors and nurses normally have pre-booked appointments.
• Other surgeries have parking for doctors only. Other staff have to use car parks, parking bays and surrounding roads.
• The disabled space in the front of No 22 could be a normal space as blue badge holders normally park by the entrance, in the allocated bays or the double yellow lines in Northumberland Avenue and Westwood Lane.

Following the receipt of a revised plan the following additional comments were received:-

• The amended plan for the car park is better than the previous option.
• It is not clear if the amenity space for the flat is grass and this area is walled or fenced. If it is this is more acceptable as long as the plans are adhered to and the trees and planting are actually done as this was not complied with previously. But, the trees in parking bays 1 – 5 are too close to the fence.
• The problem with the lack of security remains, though only some of my original concerns have been addressed. The Design and Access Statement refers to developing the notion of gating the car park and putting a time curfew on it if the neighbours feel it appropriate. I requested this.
• There is a distinct lack of mention for the provision of gating/24 hour barrier which will mean the car park is open to misuse during the day by deliveries and patients and during the evening, overnight and weekends by the general public so the disturbance level will not be reduced due to 24hour access – this needs to be a priority as security is paramount.

RELEVANT PLANNING HISTORY

22 Westwood Lane –
• In May 1985 planning permission was granted for a part one and two storey rear and first floor side extension (ref 85/00360/FUL).

24 Westwood Lane –

• In February 1988 planning permission was refused for alterations and extensions to existing Doctors surgery (ref 87/02010/FUL).
• In June 1988 planning permission was granted for alterations and extensions to existing Doctors surgery (ref 88/00582/FUL).
• In November 1996 planning permission was granted for first floor extension to side and rear to existing Doctors surgery (96/01616/FUL).

PLANNING POLICIES

Core Strategy (2012)
Policy CS01 – Achieving sustainable development
Policy CS07 – Welling geographic region
Policy CS15 – Achieving an integrated and sustainable transport system
Policy CS21 – Supporting community infrastructure and services

Unitary Development Plan (2004) (saved policies)
Policy ENV39 – Built environment
Policy H3 – Residential development and other development in primarily residential areas
Policy T17 – Parking provision
Policy COM5 – Doctors and dentists surgeries

ASSESSMENT

The main issues in the consideration of this application relate to the appropriateness of the change of use of part of the dwelling house at No.22 Westwood Lane to non-residential use, impact upon the character of the area/street scene, amenities of neighbours and highway/car parking issues.

The change of use of residential to a non-residential use is ordinarily not considered favourably. However, a change to a doctors surgery is one of the exceptions allowed under the provisions of Unitary Development Plan Policy COM5. This policy states that the Council will normally support proposals for doctors’ and dentist’ surgeries in residential areas subject to certain criteria. In this instance these proposals are for the extension of existing facilities but consideration should still be given to the two criteria; possible adverse parking effects/traffic impact and effect on the amenities of neighbours. These are issues that are discussed later in the report.

The proposals do not involve any external changes to No.22 Westwood Lane and are solely internal alterations. The external appearance of the existing building or character of the area in this respect would therefore remain unaffected. The proposals do however show two car spaces at 90degrees to the front of Nos 22 and 24
Westwood Lane as well as one space set alongside the flank of No.22 Westwood Lane. The arrangements of these car parking spaces are not unusual and are typical in this suburban scene. The alterations/extension to the car parking area at the rear does involve extending further to the north. This would not however impact on the street scene.

A potential impact of these proposals is the possibility for additional noise and disturbance that may be caused by the use of the facility with enhanced numbers of clinical accommodation. The practice is however already a prominent and busy facility. Visitors, if coming by car have the ability to use the nearby public car park. The alterations to the car park in this application provide enhancements and following revisions have been moved away from the boundary with No. 20 and also enable provision for amenity space for the flat to be provided as part of this scheme. Reference has however been made to the use of the car park outside hours of operation causing nuisance to neighbours and requesting that the potential for the introduction of gating this car park be investigated. The agent for the applicant has expressed a willingness to install a gate and it is therefore considered that this can be appropriately addressed by a condition attached to the planning permission.

From a highway/car parking perspective, as stated above, the site is located close to existing transport facilities and the nearby Westwood Lane public car park and problems of car parking or highway difficulties are not considered to be significant.

RECOMMENDATION - Approve, subject to:

CONDITIONS:

1. 5004 – (Statutory condition)
2. 1503 – (Approved plans)
3. 4001 – (Landscaping details)

4. Details of a gate arrangement across the access to the car park area shall be submitted to and approved by the Local Planning Authority. This arrangement shall be implemented prior to the occupation of the development hereby approved is occupied and shall thereafter be maintained.

   Reason: To prevent any unacceptable deviation from the approved plans.

5. The car parking area shall not be closed off for general access outside of the hours of operation of the practice.

   Reason: To safeguard the amenities of neighbouring properties.

6. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall
be permanently maintained and available for such use thereafter to the Authority’s satisfaction

Reason: To ensure a satisfactory standard of development and in the interests of highway safety.

7. The access to the parking bays shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

8. Details of arrangements for storage of bicycles (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority’s satisfaction.

Reason: To ensure a satisfactory standard of development and to encourage travel by sustainable modes of transport.

INFORMATIVE:
To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant and the LPA therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and so the LPA was able to deliver a positive decision in a timely manner in accordance with the requirements of the NPPF.
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/01546/FUL (cont'd)
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/01954/FUL
13 THE CLOSE, BEXLEY
Detached garden room and landscaping of rear garden

APPLICANT - Mr I Sharma

SUMMARY
The key issues are whether the development has so far resulted, or would result if allowed to continue to completion, in an unduly adverse impact on the amenities of neighbouring residents, or on the visual amenities of the street scene.

REASONS FOR RECOMMENDATION
Subject to the recommended conditions, to secure a suitable finish to the building, and to prevent it from being used for commercial purposes or as a separate dwelling, the proposal is considered acceptable.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
The application site comprises the curtilage of a detached two-storey house at the northern end of a short residential cul-de-sac which runs northward from Back Lane. The site is designated as part of a Primarily Residential Area and the surroundings are entirely residential in character.

The application more specifically concerns the rear garden of the property, a rectangular area some 30m deep by 20m wide. The garden slopes steeply down towards the northwest corner, as part of a general slope down towards the River Shuttle, so that the lowest part of the rear garden is about 5m lower than the floor level of the house.

The northern flank boundary of the rear garden abuts the gardens of dwellings addressed into Love Lane (numbers 7 to 14 consecutive), which are in the range of 40m to 70m deep, although some are quite narrow. The western boundary abuts the rear gardens of numbers 253, 255, and 257 Upton Road South, whose rear gardens are around 25m deep. In both streets, the dwellings themselves stand at a significantly lower level than the ends of their respective rear gardens.

Landscaping/modelling works are in progress in the rear garden of 13 The Close, involving the formation of a broadly level upper terrace extending about 11m back from the rear of the house, then a step down by about 1m, and the remainder sloping fairly uniformly down towards the western boundary, albeit more steeply towards the northwest corner. The remodelled part of the garden has been enclosed by a retaining wall/fence constructed in railway sleepers slotted into steel posts at intervals of 2.5m, on the full extent of the northern and western sides and for about 5m on the southern
side. On the north side, the sleeper wall steps down progressively from the level of the upper terrace but remains at about 1.5m high throughout. On the west side, the retaining wall has been constructed about 1m inside the boundary fence, with the intervening space to be surfaced in concrete “to stop plant/tree growth”

The works have involved clearance of bushes and undergrowth from the site boundaries but three more substantial trees are shown retained. These are two multi-bole ash trees on the west side in the gap between the boundary fence and the new sleeper wall, and an oak inside the remodelled area which has been protected by a timber frame.

PROPOSAL

The application seeks planning permission to retain the garden modelling work already carried out and to erect a detached single-storey ‘garden room’, in the western corner of the raised terrace formed as a result of the modelling.

The building is proposed to dimensions of 7m deep by 4m wide, with a tiled hipped roof at a 30° slope, to an eaves height of 2.2m and ridge height of 3.7m. External materials are proposed as render for the walls and tile for the roof, to match the materials proposed for the approved two-storey extension to the main house. In the front elevation facing towards the house, a central pair of doors is proposed, with a window on either side. The other three walls are shown as imperforate. The plan drawing shows the space within the building as a single undifferentiated area marked as ‘GARDEN ROOM’.

The drawings show 1.5m high close-board fencing to be erected on the new railway sleeper retaining wall, supported on concrete posts.

The original drawings have been amended, largely in response to comments by neighbours (see below), to show more detail of existing/retained trees and the treatment of the gap between the raised area and the boundary on the western side.

CONSULTATIONS

Tree Officer: no objections, but would recommend conditions to protect the nearest trees during construction.

REPRESENTATIONS

The record shows that responses have been received from three neighbouring addresses, two in Upton Road South (253 and 257) and the third in Love Lane (13). Further comments have been received from one of the Upton Road South correspondents in response to the amended drawings. The following points are raised:

• concern about the size of the building: 7m by 4m is extremely large for a shed or store [as originally described – this is now amended to ‘garden room’];
• concern that the building would be used as an annexe to the house or as a commercial workshop or as a dwelling, as the plans indicate a solid structure with feature doors and windows to the front;
• the application form indicates that there are no trees within falling distance of the development, but there are two very mature Ash trees within the curtilage of number 13 and also an established Oak tree. These are shown to be 14m high but
may be higher. One of the Ash trees would appear to be very close to the location of the new building. Excavation works could undermine the roots of one of the Ash Trees and possibly the Oak, and if these trees came down they could cause considerable damage to surrounding properties;

• a new boundary has been created – concern as to why this has been done. There appears to be a gap between the raised level of number 13 and the rear boundary (on the west side). Who will maintain this? Concern that it will become overgrown and could attract foxes and rats;

• the side elevation shows an existing retaining wall where no wall currently exists. How can the drawings refer to something that doesn’t exist? If the wall is underground where is the evidence, as we have never seen it;

• there is an ongoing dispute between the residents of 13 Love Lane and the applicant as there are only trees on this boundary and nothing else, and there is disagreement as to where the boundary is, who owns the trees and who has the right to cut them down or not.

RELEVANT PLANNING HISTORY

In 1972 planning permission was granted for **Garage, kitchen and lobby with bedroom and study over.**

Under reference 12/00609/FUL dated 30 May 2012 planning permission was granted for **Two storey rear extension and front porch.**

Under reference 12/01492/FUL dated 2 November 2012 planning permission was granted for **Two storey rear extension and a porch.** (This is essentially an amendment to the earlier 2012 scheme).

PLANNING POLICIES

**National Planning Policy Framework** (2012)

7. Requiring good design

**Core Strategy** (2012)

**Policy CS01** - Achieving sustainable development

**Unitary Development Plan** (2004) (saved policies)

**Policy H9** – Residential development - extension and alterations

**Design and Development Control Guideline 2** – Extensions to Houses

ASSESSMENT

The main issues are whether the development has so far resulted, or would if completed be likely to result in an unduly adverse impact on the amenities of neighbouring residents, or on the visual amenities of the street scene.

**Amenity**

Because of the unusually steep slopes in the garden of the application site and adjacent gardens, the proposed building would appear more prominent to views from neighbouring sites to the north and particularly the west (Upton Road South), than in a more conventional rear garden situation, although the generous depth of most of the
Love Lane gardens and the boundary trees and bushes would largely either conceal the garden building from view or significantly reduce its visual impact.

From the west side, where gardens are generally shorter, at around 25m, the new building would be more prominent, but it would be mostly concealed behind the new fence proposed on the top of the railway sleeper retaining wall. The fence is proposed at 1.5m high throughout, but its height in relation to ground level would be greater, rising from just under a standard 2m at the southern end to a more imposing 3m towards the northern end. However, given the separation distance from the rear elevation of the nearest houses in Upton Road South, and given the absence of any windows or openings in the west-facing wall, no undue impact on either visual amenity or privacy is anticipated.

Although neighbours have commented adversely on the size of the building, the dimensions of 7m by 4m are not considered excessive, given the size of number 13’s garden and the reasonably generous size of adjoining gardens. Such a building is typical of many garden sheds or outbuildings found in many residential areas.

**Visual impact on the street scene**

Notwithstanding the elevated position of the dwellings in The Close, the site of the new detached building is not readily visible from any public place and neither it nor the supporting terracing would be likely to harm the visual quality of the local street scene.

**Other points**

A number of points have been raised in representations, some of which have been addressed in the foregoing paragraphs. Concern that the building might be used as a separate dwelling or for business purposes may be addressed by planning condition.

As for any potential impact on established trees, the site layout and positioning of the building are designed to avoid the three substantial specimens which are to be retained, the two multi-bole ash and the single oak. Much of the more invasive work has already been carried out but standard condition 4007 (Retention of trees) may be applied to minimise any further impact of the construction process and to secure the retention of the three identified specimens for at least five years.

The approximately 600mm wide gap between the sleeper wall and the western boundary fence is now shown in the amended proposal to be concreted for much of its length, to provide a path for maintenance and discourage future growth of vegetation, with areas of shingle provided around the two ash trees.

Issues around the location of boundaries and how boundaries are to be marked or secured are not treated as material considerations in the assessment of this proposal but are matters to be resolved between the parties involved.

**RECOMMENDATION – Approve, subject to:**

**CONDITIONS:**

1. 5004 – (Statutory condition)
2. 1503 – (Approved plans).
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 13/01954/FUL (cont'd)

3. The materials and finishes of the external walls and roof of the detached building shall match in colour and texture those of the two-storey extension permitted to number 13 The Close dated 2 November 2012.

Reason: In the interests of the amenities of the locality.

4. 4007 – (Retention of trees)

5. The building hereby permitted shall be used only for purposes ancillary to the residential use of the dwelling known as 13 The Close, Bexley and shall not be used to accommodate any independent business or commercial enterprise or used as a separate dwelling.

Reason: Use for commercial purposes could be detrimental to the amenities of neighbouring residents and may adversely affect the safe and efficient operation of the highway network and the building is unsuitable for use as a separate dwelling because of its inadequate size and amenities.

INFORMATIVE:

1. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London-wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the applicant was given the opportunity to apply for retrospective planning permission and was advised on the application requirements and the procedures which the Council would follow in order to arrive at a decision. The applicant and the Local Planning Authority therefore worked in a proactive manner, and so the Local Planning Authority was able to deliver a positive decision in a timely manner in accordance with the requirements of the NPPF.

------------------------------- END ------------------------------
Plan No. 14/00272/FUL

Sidcup Golf Club, Hurst Road, Sidcup.

Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the use of the premises as the Sidcup Golf Club approved under planning permission 08/05506/FUL (condition 11) dated 25.7.2008, to allow use of the clubhouse to be varied as follows:

• from 6.30am to 00:20 Monday-Saturday (ie. an extra 20 minutes after midnight);
• from 6.30am to 11.30pm Sundays and Public Holidays (ie a 15 minute earlier start time); and
• for 6 occasions per year the use of the club Monday-Saturday be varied to 6.30am to 1.30am to accommodate club functions. (ie. An extra hour and a half after midnight on six specific evenings a year).

Applicants - Sidcup Golf Club (1926) Ltd

Summary
The main issue is whether the extended hours now sought for the Golf Club, will adversely affect the amenities of surrounding occupiers.

Reasons for Recommendation
The Club operates until midnight Monday to Saturday (or 11.30pm on Sundays and Public Holidays), and the additional 20 minute period is not considered to be so harmful in this case due to the building’s relative isolation. The six later events until 1.30am throughout the year, will be for specific occasions at the Club, and are not for every weekend. With the existing controls in place, and the recommended trial period of one year, this proposal is considered acceptable in terms of neighbouring amenity.

Note
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

Description of Site and Surroundings
The Sidcup Golf Clubhouse stands on land immediately to the north-west of the complex of buildings at Hurstmere School. Hurstmere School itself lies along the north side of Hurst Road, Sidcup, beyond the houses which front Hurst Road and Penhill Road. Vehicular access to the Clubhouse is obtained from Hurst Road, through the internal access road within Hurstmere School.

The Club house buildings and its car park were constructed in 2006/2007, and the development consist of single storey buildings providing changing and social
facilities, steward’s accommodation, groundsman’s store and workshop together with 75 parking spaces.

The site is adjoined to the west and south by the playing fields shared by Hurstmere and Chislehurst and Sidcup Schools. To the east is the open field belonging to Hurstmere School and to the north lies the golf course. This site, the adjoining playing fields and the golf course are all included within the designation of Metropolitan Open Land. Registered public footpath FP150 runs along the western boundary of the school site.

PROPOSAL
The Club’s permitted opening hours (as given in 08/05506/FUL – condition 11) are;
- 6.30am (Monday-Saturday) until midnight (Monday to Saturday) and
- 6.45am (Sundays and Public Holidays) until 11.30pm

This application seeks to extend the opening hours to;
- 6.30am (Monday to Saturday) until Midnight, but “with a 20 minute drinking up time” so as to close by 00:20;
- 6.30am (Sunday) until 11.30pm; and
- Additionally for 6 occasions per year the use of the club Monday-Saturday be allowed to remain open until 1:30am to accommodate club functions.

CONSULTATIONS
Highway Authority: Sidcup Golf Club is located off Hurst Road, Sidcup. There is an existing clubhouse on site which was granted planning permission on 25.7.2008. Since this date the club house has been in full operation.

Given the application is for a minor extension of opening hours during off peak periods on the highway network the Highway Authority has no objection.

Environmental Health: The club building is relatively remote from residential properties and previous functions have not resulted in any complaints of amplified music to this Department. The proposal to extend the opening hours is for a limited number of occasions and is therefore considered unlikely to generate any significant disturbance. Whilst there may be an increase in vehicle movements leaving the site, traffic noise is not actionable as a statutory nuisance.

REPRESENTATIONS
Two letters of objection have been received from residents in Hurst Road and Viewfield Road, on the following grounds;
- This is an incremental extension of the opening hours, as might have been anticipated from the outset, and if approved, will doubtless lead to further requests;
• There have been occasions when late night noise has caused disturbance to neighbours. Whereas a midnight close time is tolerable, extending this to 1.30am has the potential to cause far more nuisance to neighbours;
• There should be a restriction on the playing of music after midnight;
• When cars leave the premises late at night, their headlights shine directly into the windows of the houses on the opposite side of Hurst Road, which is very annoying.

Councillor Aileen Beckwith has written to support the views expressed by these objectors, which she feels are valid objections.

RELEVANT PLANNING HISTORY
Planning permission was granted for the erection of the golf club house and associated facilities on 16th September 2005 under reference number 05/01679/FUL. Twenty four conditions were imposed to regulate the operation, and this included the following two;

22. The hours of use of the Club House shall be restricted to 6.30am (Monday-Saturday) and 6.45am (Sundays and Public Holidays) until midnight (Monday to Saturday) and 11.30pm (Sundays and Public Holidays), for a limited period of one years only from the date of the first opening of the Club House. At the end of that period the permitted opening hours of the Club House shall revert to those approved in condition 23 below unless a further application has been submitted and approved by the Local Planning Authority for the continuation of these hours on a permanent basis.
Reason: In order for the Local Planning Authority to assess the extended opening hours on a trial basis.

23. The hours of the use of the Club House shall be restricted to 6.30am (Monday-Saturday) and 6.45am (Sundays and Public Holidays), until 11pm (Monday-Saturday) and 10.30pm (Sundays and Public Holidays); with the exception of twenty (20) occasions in any one calendar year, when extended opening hours until Midnight (Monday-Saturday) or 11.30pm (Sundays and Public Holidays) shall be allowed. Prior to the first occasion a schedule of these later events shall be agreed with the Local Planning Authority on an annual basis.
Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers in the vicinity.

At the end of that one year “trial period” (in accordance with condition 22 above), the club’s hours were agreed on a permanent basis as follows; (reference 08/05506/FUL).

• 6.30am (Monday-Saturday) until midnight (Monday to Saturday) and
• 6.45am (Sundays and Public Holidays) until 11.30pm

PLANNING POLICIES
Core Strategy (2012)
Policy CS06 Sidcup geographic region
The vision for the Sidcup geographic region will be achieved by:

a) focusing housing and employment growth primarily in and around Sidcup town centre, Sidcup station and Foots Cray employment area (indicative boundary of this sustainable growth area shown on Map 3.2);

e) ensuring that Conservation Areas and other areas of particularly strong character or historical value are protected or enhanced, while ensuring that the areas that are characterised by mainly semi-detached and detached family housing are retained and, where possible, improved, including the surrounding environment, and that new development is in keeping with the character of these areas;

Unitary Development Plan (2004) (saved policies)

Policy ENV39 – Built environment

ASSESSMENT

The main issue is whether the additional hours sought in this application would prejudice the amenities enjoyed by occupiers in the vicinity.

At the time of the consideration of the original Club House application in September 2005, there was some debate about what was an appropriate time for the club house to close. Historically, the old club house had operated without restriction so that the Club felt it was only equitable to be able to continue to operate their later evening functions in their new club house. The permission for the new club house gave permanent hours up until 11pm (Monday to Saturday) and 10.30pm (Sundays and Public Holidays) (ie as per condition 23). The later hour sought by the club was given on a one-year trial basis only (as per condition 22) in order that any adverse impact could be considered. The later hours were subsequently approved after the trial period on a permanent basis.

At the time of the proposal, it was agreed to install special rubber buffers to the entrance gates which muffle the sound of the gates as they hit the opening or closing stops. At that time it was calculated that the noise levels would be well below the existing noise climate, and the appointed Noise Consultant concluded that the operation of the gates in the late evening would be unlikely to be audible at the nearby property. The location of the gates is considerably removed from the nearest houses and they are electronically operated by underground actuators as vehicles leave the site. Thus cars departing in the late evening will trigger the opening of the gates without the driver having to exit the car and open/close the car door. These rubber buffers are still fixed to the gates and are operational.

Under separate legislation, the Club has a Supper Licence which runs until Midnight on Mondays to Saturdays, and until 10.30pm on Sundays. This is for “the supply of alcohol and the provision of regulated entertainment by means of live and recorded music, the performance of dance and the provision of facilities for making music and dancing”

With all of these safeguards, the Club has operated with the later opening hours until midnight for several years. The Environmental Health Officer has confirmed that
previous functions have not resulted in any complaints of amplified music to that Department.

Forty six households in Hurst Road and Viewfield Road have been individually notified of this current application. The neighbour in Viewfield Road has reported occasional disturbance from the Club’s activities, commenting that a midnight close time is “tolerable” and suggesting that music should be restricted after midnight.

The proposed hours are later than typically allowed in residential areas. However, there are safeguards in the original permission which restrict how the Club manage late events. The additional twenty minutes sought beyond midnight is described as “drinking up time” so that for the regular opening hours, it is reasonable for music to have ceased by midnight, and a condition is recommended.

The additional 15 minute earlier start time on a Sunday, is to enable the cleaning staff to be on site earlier on these days, and there is no objection to this extension of hours.

The final part of the application is to enable the Club to remain open until 01:30am on six occasions throughout the year, for particular Club events. This would be an exceptional late night operation in this residential area, and its acceptability could be tested by a limited trial period of one year. A neighbour in Hurst Road has complained about the disturbance caused by the headlights of cars exiting from the gates. However, Hurst Road is a busy road, a bus route, and frequently heavily trafficked. It is considered that the cars emerging from the gates into Hurst Road, would be unlikely to cause a significantly greater level of light intrusion than normally experienced from traffic on Hurst Road.

For this reason, it is recommended that the additional twenty minute drinking up time (Monday to Saturday) be permanently approved subject to there being no music played after midnight; that the extra 15 minutes early on Sunday mornings be permanently approved; and that the late night additional extra event on six occasions in a year be approved for a limited period of one year initially.

RECOMMENDATION - Approve, subject to:

CONDITIONS:

1. The agreed screen walls and fences erected around the site shall thereafter be maintained to the satisfaction of the Local Planning Authority.

   Reason: In the interests of the visual amenities of the area.

2. No trenches or pipe runs for services and drains shall be cut or laid within the canopy spread of any existing tree to be retained on this or adjoining sites, without prior permission of the Local Planning Authority.

   Reason: In the interests of the amenities of the locality.
3. The existing trees shall be retained and protected to the satisfaction of the Local Planning Authority and shall not be cut down, topped, lopped, uprooted or wilfully damaged. Any trees removed without consent, or which die or become damaged, or diseased shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority and shall thereafter be maintained for 5 years to the satisfaction of the Local Planning Authority. Any trees which die during this period shall be replaced.

Reason: In the interests of the visual amenities of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, any parking space and garage shown on the submitted plans shall be used for or available for use at all times.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways.

5. The agreed scheme of lighting to the car parking and access roads shall be maintained at all times.

Reason: In the interests of the character and amenity of the locality.

6. The control barrier erected at the entrance to the car park shall be maintained in accordance with the approved details. The car park shall be secured so as to prevent vehicle access or exit outside the permitted hours of operation.

Reason: To ensure that the development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

7. The service area shall be maintained in accordance with the details as agreed.

Reason: In order that the Local Planning Authority may be satisfied with the details of the service area.

8. The residential accommodation shall be occupied solely by a person (and their dependents) employed by the Sidcup Golf Club.

Reason: The building is required solely to provide on-site management of the grounds of the Golf Club. No other justification exists for its location here.

9. The facilities hereby approved shall be for the use of the Sidcup Golf Club only and in particular shall not be hired out to any other party.

Reason: In the interests of residential amenity.
10. The hours of use of the Club House shall be restricted to 6.30am (Monday-Saturday) and 6.30am (Sundays and Public Holidays) until 00:20 (Monday to Saturday) and 11.30pm (Sundays and Public Holidays) only. There shall be no amplified music played after midnight.

Reason: In the interests of amenity of local residents.

11. On six occasions per year, the use of the Club House Monday to Saturday, as an exception to the requirements of condition (10) above, shall be relaxed to 6.30am to 01:30am to accommodate club functions. A schedule of the dates of these events shall be submitted and approved in writing by the Local Planning Authority before the first such event occurs. These additional late night hours are permitted for a limited period of one year only, to commence with the first such late night operation. At the end of the limited period, the authorised hours of the Club House shall revert to those approved in condition (10) above, unless prior approval has been obtained in writing from the Local Planning Authority for an extension of the period now granted.

Reason: In the interests of amenity of local residents.

12. The automatic gates installed at the main entrance shall be fitted with rubber buffers in accordance with the information supplied by Sharps Redmore Partnership on 28 July 2005, and the gates and rubber buffers shall thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity of local residents.

INFORMATIVE:

To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant and the LPA therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and so the LPA was able to deliver a positive decision in a timely manner in accordance with the requirements of the NPPF.
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00306/FUL
ARCADIA BAR, 247 BROADWAY, BEXLEYHEATH

Proposal under Section 73 of the Town and Country Planning Act regarding the opening hours of the premises that are restricted by application reference 12/00932/FUL to vary planning condition 1 to allow amended hours of opening 9am to midnight Sundays to Thursdays, 10am to 1am Fridays Saturdays and Public Holidays, 12 noon to 1.30am Christmas Eve and New Years Eve and 12 noon – 1.00am on days preceding Bank Holidays. (An extra 5 occasions per year)

APPLICANT – Mr Martin Smith

SUMMARY
The key issue for consideration relates to whether the proposal will result in any adverse impact on the amenity of residents.

REASONS FOR RECOMMENDATION
Given that the location of the application site does not have any residential properties in the immediate vicinity and that the proposal will only result in a small number of occasions when the extra hour of opening requested will occur it is not considered that the additional hours will result in any significant loss of amenity in the local area. An appeal was allowed for a similar proposal at the Nyne Bar 267 Broadway on the 23rd September 2013 and this is considered a material consideration in the determination of the current application.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
The property is situated on the southern side of Broadway opposite the junction with Church Road which is on the northern side and is situated within the Bexleyheath Strategic Town Centre. Adjacent to the east and west at ground floor level are commercial properties. There are no residential properties at upper floors in the parade with the nearest residential properties located a distance down Church Road and Trinity Place both to the north of Broadway.

PROPOSAL
Planning consent is sought under Section 73 of the Town and Country Planning Act regarding the opening hours of the premises that are restricted by application reference 12/00932/FUL to allow amended hours of opening 9am to midnight Sundays to Thursdays, 10am to 1am Fridays Saturdays and Public Holidays and 12 noon to 1.30am Christmas Eve and New Years Eve, and 12 noon to 1am on days preceding Bank Holidays.
The applicant has stated that the reasons for the change are as follows:-

“The downturn in the economic conditions of the area has meant that there is a smaller clientele, and an additional hour would be seen as an opportunity to improve the viability of the business.

There is an increase in demand for local entertainment particularly as an element of the night economy, which is particularly important to Bexleyheath Town Centre as a Strategic Centre.

As there is no residential use on the premises or in adjoining buildings the effect on the residential area would not be significant”.

They have also stated: - “There is compelling evidence provided by a recent planning appeal decision on the Nyne Bar 267 Broadway Bexleyheath DA6 8DB. The property is within close vicinity of the Arcadia Lounge Bar at 247 Broadway.”

CONSULTATIONS

**Highway Authority:** The proposed extension to the hours of operation are unlikely to have a significant impact on the safety and performance of the highway network as they will occur outside of periods of peak traffic flows. The highway authority therefore raises no objections.

**Environmental Health:** This application seeks to extend opening hours in line with those permitted on appeal at the nearby Nyne Bar, 267 Broadway (Appeal Ref: APP/D5120/A/13/2194037 dated 23/09/13). On the basis of that appeal decision, during which the Planning Inspector considered the potential for increased noise disturbance in the vicinity, it is difficult to justify any objection to this proposal. If permission is granted it is recommended that a condition restricting amplified sound is re-imposed (as per Condition 3 of the Nyne Bar appeal decision) which states: "Amplified noise generated from the premises shall be inaudible at the façade of the nearest residential property."

REPRESENTATIONS

Two letters of objection have been received one from a resident in Trinity Place and another from an occupier in Church Road.

The objection from Trinity Place states:-
“I would like to strongly object to the proposed planned hours submitted for Affinity (Arcadia Nightclub). Trinity Place already currently suffers from parking issues after the restricted parking is lifted, we see unsociable behaviour on a weekly basis on Thursday/Friday and Saturday nights. In this vicinity we have a considerable amount of Pubs and Night Clubs including: The 'Wrong Un', Pure, Arcadia, The Golden Lion, 9..."
Bar, Zingara and Blend. Trinity Place suffers from excess parking which causes blocked drives, obstruction of the corner junction which affects larger vehicles, screaming and shouting by people returning back to their cars late at night, urinating in the road and in the church recess, leaving empty bottles and takeaway rubbish. It is already congested with too many entertainment venues. Arcadia’s extended hours will not take into consideration the residential area which is already blighted, and will make the whole situation intolerable."

The Church Road Objection states:

“I write in connection with the above planning application. I have examined the plans and I live by the site. I wish to object strongly to the planning simply because of noise pollution, increased levels of traffic and parked vehicles. The start of Church Road is already over congested from the opening hours of the club and other neighbouring commercial premises. The loud music from the club is bearable at the present time but increasing the hours would significantly exceed simple annoyance. This would be disturbing surrounding residential homes including my own, thus causing a noise offence. Anti-social behaviour is also increasing in the area and observed more frequently by myself and other neighbouring residents. Increasing the opening time would promote an increased amount of binge drinking and a fear of antisocial behaviour and activity to the surrounding areas, especially residential properties.”

RELEVANT PLANNING HISTORY

Under planning consent references 08/14320/FUL and 09/00766/FUL the approved planning hours for the premises are 9am to 11.30pm Mondays to Wednesdays, 9am to midnight on Thursday, 9am to 1am on Fridays and Saturdays and 12 noon to 11pm on Sundays and Public Holidays.

Under planning reference 10/01422/FUL planning permission was refused and then dismissed at appeal to allow an extra hour of opening until 1 am on Thursdays and an extra 2 hours from 11pm – 1am on Sundays preceding a public holiday without complying with condition attached to planning permissions 09/00766/FUL AND 08/14320/FUL.

Under planning reference 10/01475/FUL planning permission was refused for an application under Section 73 of the Town and Country Planning Act 1990 regarding the use of the premises as a bar (Class A4) approved under planning permission 09/00766/FUL to allow amended hours of opening 9am to 11.30pm Monday to Wednesday 9am to Midnight on Thursdays, 9am to 2am Fridays and Saturday, 12 noon to 11pm Sundays and 11am to 1am on Sundays preceding a Public Bank Holiday until 1 am.

The reason for refusal was:

“The proposed variation to the opening hours to allow opening until 2am on Thursdays and 1am on Sundays preceding Public Holidays is likely to result in additional noise
and disturbance to the occupiers of residential properties in the vicinity of the site, contrary to Policies ENV39 and SHO8 of the Unitary Development Plan (2004)."

Under planning reference 12/00932/FUL planning consent was granted in 2012 for a Proposal under Section 73 of the Town and Country Planning Act regarding the opening hours of the premises that are restricted by application references 08/14320/FUL and 09/00756/FUL to allow amended hours of opening to 9am to midnight Monday to Thursdays, 9am to 1am Fridays and Saturdays and 12 noon to midnight Sundays and Public Holidays. The decision was issued on the 21st September 2012 subject to the following conditions:-

1. The opening hours of the premises shall be limited to 9 a.m. - midnight Monday to Thursdays, 9 a.m. - 1a.m. Fridays and Saturdays and 12 noon to Midnight Sundays and Public Holidays.

   Reason: In the interests of residential amenity.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, the space and/or garage shown reserved for the parking of cars shall be used for or available for such use at all times.

   Reason: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other road users and be detrimental to amenity

3. Suitable receptacles for waste paper and cartons shall be provided and available for use at all times on the forecourt and within the premises and adequate measures shall be taken to ensure the collection of litter outside the premises.

   Reason: In the interests of amenity.

4. No sound produced on the premises from amplified music shall be audible within any neighbouring premises.

   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

5. No more than 10 people shall use the roof terrace at any one time.

   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

6. No live or recorded music shall be permitted to be played on the roof patio.
Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

The effect of this application was to allow an extra ½ an hour on Monday, Tuesday and Wednesday nights and an extra hour on Sunday nights.

In support of the application the applicant made reference to a number of premises and recent appeals to other establishments in the locality which he felt was of relevance.

PLANNING POLICIES

Core Strategy (2012)
Policy CS02 - Bexleyheath geographic region
Policy CS14 - Town Centre vitality and viability

Unitary Development Plan (2004) (saved policies)
Policy ENV39 - Built Environment
Policy SHO8 - Late Night Uses in Town and Neighbourhood Centres

ASSESSMENT

The main issue for consideration is whether the additional hours will result in any adverse impact on the amenities of residential occupiers.

Before assessing the merits of the current application it is relevant to address the key points in the appeal decision letter for Nyne Bar referred to by the applicant.

“4 The current appeal proposal is to further extend opening hours by another hour on evenings preceding Bank Holidays except for Christmas Eve and New Years Eve. This amounts to a very small number of additional hours per year and would bring the planning permission more into line with the premises license.

“5 There are several other establishments with late opening hours in the local area, so that Late night activity is not at all unusual here. Although there are 2 flats on the upper floor of the adjacent building, the difference in hours proposed here would be relatively negligible. I understand that management measures to minimise noise and disturbance from patrons are in place and the Council has not produced any evidence of problems. In these circumstances whilst the Licensing Act is separate from the Town and Country Planning Act, I see no reason why a stricter regime is required here in planning terms.

“6 I conclude that the proposed increase in opening hours would not unduly harm the living conditions of local residents due to noise or disturbance. The proposal therefore accords with the aim of Policies ENV39 and SHO8 of the London Borough of Bexley Unitary Development Plan to control proposals likely to harm the amenity of residents by late night operation and noise. It also accords with the National Planning Policy
Frameworks emphasis on securing a good standard of amenity for all existing and future occupants of buildings”.

The application site at 247 Broadway is situated further into the Town Centre than the Nyne Bar and does not have any residential accommodation in such close proximity as the Nyne Bar did. Given the recent appeal decision it is considered that this does represent a material planning consideration in the determination of the current application. As their comments highlight Environmental Health have raised no objections to the application and have placed weight on the appeal itself.

No substantive evidence exists that would demonstrate that an additional hour on days preceding bank holidays at the application premises would support a refusal of the application. They have commented that an abatement notice was served on the 4th October 2012 after an incident but that no complaints have been received since. Notwithstanding this the imposition of planning conditions 4 and 6 will continue to protect residential amenity

Although two objections have been raised to the application these are general comments and any perceived disturbance cannot be solely attributed to the application premises.

Notwithstanding this given the previous Inspector’s comments and the location of the premises it is not considered that any significant adverse impact will occur as a result of the increase in opening hours by an extra hour on days preceding Bank Holidays.

RECOMMENDATION - Approve, subject to:

CONDITIONS:

1. The hours of opening of the premises shall be restricted to:-
   - Sundays to Thursdays (Except as below) 12 – midnight.
   - Fridays, Saturdays and Public Holidays 10.00 – 01.00 the following day
   - Christmas Eve and New Years Eve 12.00 – 01.30 the following day
   - All other days preceding Public Holidays 12.00 – 01.00 the following day

   Reason: In the interests of the amenities of nearby residents.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, the space and/or garage shown reserved for the parking of cars shall be used for or available for such use at all times.
3. Suitable receptacles for waste paper and cartons shall be provided and available for use at all times on the forecourt and within the premises and adequate measures shall be taken to ensure the collection of litter outside the premises.  
   Reason: In the interests of amenity.

4. No sound produced on the premises from amplified music shall be audible at the façade of the nearest residential property.  
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

5. No more than 10 people shall use the roof terrace at any one time.  
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

6. No live or recorded music shall be permitted to be played on the roof patio.  
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00317/FUL
33 SUTHERLAND AVENUE, WELLING
Retention of 5 CCTV cameras.

APPLICANT - Mrs Vojsava Mehmeti

SUMMARY
The key issues in the assessment of this application are the impact on neighbouring amenity and the street scene.

REASONS FOR RECOMMENDATION
As the cameras are for personal security, it is considered that they are a reasonable form of development. The cameras do not have a visually detrimental appearance.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
The application site comprises of a semi-detached dwelling on the southern side of the road, just west of the junction with Westwood Lane. The un-attached adjacent property is a bungalow and sits south-east of the site. As it sits on a bend, it angles towards the boundary and the sites of both these properties narrow further rearwards. The site is served by a rear service way, accessed from Westwood Lane. The area is primarily residential in character.

PROPOSAL
This application seeks retrospective planning permission for the retention of 5 CCTV cameras. The following describes the locations:

1. Front elevation - dome camera on the first floor bay window, close to the boundary with the attached property.
2. Front elevation – on the outer edge of the first floor wall.
3. Side elevation - dome camera – located on the fascia on the rear corner.
4. Rear elevation – First floor fascia – in line with the first floor rear window.
5. Rear elevation – on the rear ground floor rear nib above the window.

The cameras images are fed to a television. The camera system does allow the images to be recorded.
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00317/FUL (cont'd)

CONSULTATIONS

Metropolitan Police:

I have searched the crime mapping for the ward and surrounding streets and the crime is straddling average. Burglary is average, violent crimes against the person and Anti social behaviour are average. These can range from domestic violence, neighbours causing common assault, all the way up to GBH. The anti social behaviour again can range from criminal damage to kids being abusive.

In the associated documents, the pictures are poor quality. I believe that camera 4 takes images of the public highway as well as the applicants driveway as she has taken a snap shot and obviously cut out the top bit of the image showing the highway. There is nothing in law stopping home owners putting up CCTV systems. As long as they don’t breach laws, such as harassment, voyeurism and human rights. They do not have to follow the ICO and DPA rules and legislation.

I can find no record that the applicant or agent consulted us in connection with this application. Though she may have spoken with his Safer Neighbourhood team or they may be aware of the problems she has been having, which has resulted in her feeling she had no choise but to install the system.

In general I state to residents when installing CCTV to try not to capture any public or other residents garden area. Never shoule a camera be violating other residents privacy, for example aimed at a window or door. I always advise signage but again I believe this is not necessary under Home CCTV guidelines .Does not actually state if the images are being recorded for how long if at all.

REPRESENTATIONS

Three objections have been received from Sutherland Avenue, from both adjacent properties and from no 12. The comments are summarised as follows:

Attached:
1. There is already an alarm system.
2. There is no regard for neighbours.
3. The cameras are very close together.
4. The positions of the cameras are unsuitable. There is a camera adjacent to my bedroom which affects my privacy.
5. The camera on the first floor rear elevation will cover my patio area, which again affects my privacy.
6. The size of their property does not warrant so many cameras.
7. The cameras have a large range, so why are so many needed?
8. As the property owners control the cameras there will be no peace of mind knowing that their tactless behaviour can interfere with my private life. I feel harassed and intimidated.
9. The cameras should be placed more centrally on their property to overlook their garden.
10. If they are so concerned about their property why have cameras which can, in effect, cover a radius of at least a mile and a half apparently (according to the specifications of the manufacturers) and which can be used for security control on industrial and commercial sites.

Un-attached adjacent
1. These cameras are for a commercial setting.
2. They have 360 degree views and are able to rotate 90 degrees up and down.
3. They have zoom capabilities – a 3 x optical lens that pan, tilt and zoom.
4. The dome camera has capabilities to view into our bedroom, utility, shower, conservatory and our front, side and rear garden.
5. We are aware we being constantly observed.
6. Our conservatory has become a no go area as it is constantly observed.
7. It cannot be normal for a residential property to have so many cameras.
8. There are 6 cameras.
9. The enforcement officer cannot be said with any level of certainty as to whether the cameras could point on to our properties at any given time. We will always be spied on.
10. The cameras are very sophisticated and intrusive.

12 Sutherland Avenue
1. The camera has a view into my bungalow.
2. The specifications show how powerful and intrusive the cameras are.
3. The capabilities to observe 24/7 with remote access and to allow you to adjust he pan, tilt and zoom functions.

Objections have also been received from a Ward Councillor and from the Leader of the Council.

Councillor Catterall:
You may recall that I raised my concerns about CCTV cameras at this property some time ago.

I was told that these cameras were all only used in the immediate vicinity of the property. This is not what local residents say.

I am appalled that cameras with commercial capabilities have been installed in this location. Furthermore, an additional camera has been installed since the property was inspected by planning enforcement in February. That makes six cameras! What domestic property needs six cameras? And how is it acceptable that residents in adjacent properties feel a need to keep their front curtains drawn because of the intrusiveness of these cameras?

The quality of other residents’ lives is being detrimentally affected by the inconsiderate behaviour of the occupiers of 33 Sutherland Ave. I very much hope planning enforcement can again look into this matter and secure redress.
RELEVANT PLANNING HISTORY

There is a current enforcement case open for the development which has resulted in the submission of this application.

PLANNING POLICIES

National Planning Policy Framework 2012

Presumption in favour of sustainable development - there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

Core Strategy (2012)
Policy CS01 Achieving sustainable development

Unitary Development Plan (2004) (saved policies)
Policy ENV39 - Built Environment: criteria for development.
Policy H9  - Extensions and alterations

ASSESSMENT

From a visual perspective, the cameras are so modest in size that it is not considered that they have any detrimental visual impact on the street scene.
The neighbours raise very serious concerns in relation to overlooking from the cameras and the loss of privacy. Given the number of the cameras and their sophisticated nature, it is considered that these are valid concerns. However, as the cameras are already installed, there is an advantage in assessing what images they show. When officers have viewed the images from the cameras, they are only focussed on the application site and not on any neighbouring areas. Therefore based on this, it is not considered that there is any loss of privacy occurring. There was concern that the cameras could be altered to change their viewing capabilities. Therefore the applicant was asked to provide details from the installer of the security system. However, the cameras have been installed by the applicants themselves. Therefore the applicant was requested to provide further information as to what ‘viewing settings’ are in place and how easy or convenient it is to alter these. The following response was received from the applicant:

“Further to your visit enquiring about eye ball cameras installed in my property I reply as below .These two eye ball cameras have got different settings but I can reassure you they are set as fixed in one direction, other settings are complicated and probably need an IT technician to move them around .We are not able to do that , as we don't understand how and not interesting in doing that.

“The angle black cameras in questions can be moved in different position only from outside and we have to get on the ladder to screw or unscrew but not interesting as I mention only we want the cameras to record on my own land.

“The purpose of the installed cameras are to protect and safe guard the children and property. On the 14 August 2012 on my property was an incident with the children police got involved and it became a very serious matter .

“We also had a breaking in our garage a week before Christmas we have witnessed a van parked outside my property. My gate was opened . I'm the owner off property and I have difficulties to open ,but I was lucky and confronted them as I arrived. They definitely would have broken in if I did not reach on time . “

Form taking into account the manufacturer’s details, it appears that the non-dome style cameras can only be re-angled by physically moving them. Based on this information it is considered that at the location and positions that they have been installed, from the images that have been viewed by officers, they do not allow any views into neighbouring sites.

The dome cameras, however, have a different specification. Firstly, according to the manufacturer’s details, they allow for a 360 degree viewing as well as having facilities for pan and tilting. Given this information and the position of these cameras, it is considered that they could allow for views into neighbouring sites. One of the dome cameras is very close to the boundary with the attached property, and in fact quite close to the attached neighbour’s window. The other dome camera is located on the side and rear corner of the application dwelling. As the un-attached adjacent bungalow sits at an angle towards the application site, it is considered that this location could allow views into the neighbouring site. It is therefore considered that the capabilities and location of the two dome cameras could give rise to conditions prejudicial to
neighbouring amenity by way of overlooking. These two cameras are considered to be an un-neighbourly form of development.

The applicant was therefore asked to remove these two dome cameras. In response, the applicant has suggested the following alterations to overcome the Council’s concerns:

1. Dome camera no. 2 be removed from first floor level to the ground floor rear elevation; in place of camera no. 5. Camera no. 5 be fixed at first floor level instead of the re-located dome camera.
2. Dome camera no. 1 is to be provided with screening towards the attached property.

It is considered that these changes overcome the Council’s concerns about potential loss of privacy to both adjacent neighbours. By moving the dome camera to ground floor level it is considered that it will help to reduce the level of overlooking. Having a fixed camera in its place at first floor level would allow a certain angle which does not overlook to be agreed with the Council. Conditions are therefore suggested requiring the submission of this additional information to ensure that there will be no detrimental impact to neighbours.

It is therefore recommended that planning permission be granted for cameras 3 and 4 (non-dome style cameras) and that they be approved in the locations as currently fixed and that details of changes to cameras 1, 2 and 5 be submitted to and approved by the Council.

CCTV cameras are also covered by other legislation. Cameras deliberately trained on areas outside an individual’s property, could amount to harassment and potentially give rise to prosecution under the Public Order Act or Protection from Harassment Act. With regard to the Human Rights Act, Article 8 – ‘The Right to Respect for Private and Family Life, Home and Correspondence’ means that CCTV cameras should be sited so that they only observe activity on the property at which they are installed.

**RECOMMENDATION – Approve, subject to:**

1. The cameras (PRO-535), referenced as 4 and 3 shall remain as per the submitted details.
   
   **Reason:** In the interests of the privacy and amenities of neighbouring properties.

2. The cameras shall always be positioned to ensure they do not observe activity on private areas of neighbouring properties.
   
   **Reason:** In the interests of the privacy and amenities of neighbouring properties.

3. Notwithstanding the submitted details, within one month from the date of this permission, details of the relocation of dome camera 2 (PRO-746) to the rear ground floor elevation, re-location of camera no. 5 and screening to camera 1
dome camera (PRO-746) be submitted to and approved in writing by the Local Planning Authority. The cameras shall be altered within one month from the date of approval and shall be maintained in accordance with these approved details.

Reason: In the interests of the privacy and amenities of neighbouring properties.

Informative:
1. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. No pre-application discussions were entered into. On submission, the proposal did not accord with the Council’s policy advice and guidance. However, subject to conditions, it is considered that the development will be compliance with the Council’s policies and guidelines. The LPA therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and so the LPA was able to deliver a positive decision in a timely manner in accordance with the requirements of the NPPF.
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00369/FUL

16 EDMUND ROAD, WELLING

Demolition of existing garage and erection of a 3 bedroom end-of-terraced dwelling.

APPLICANT – Mr Kham Chu

SUMMARY

Key issues to consider concern the potential impacts of the scheme on the character and appearance of the surrounding area and street scene, on neighbouring amenity, upon off-road parking provision, upon sustainable development, and upon the safe and efficient operation of the highway network.

REASONS FOR RECOMMENDATION

The proposed development, subject to compliance with the conditions, will not adversely affect the amenity or privacy enjoyed by adjacent occupiers; furthermore, the development in terms of design and appearance will be sympathetic to the character and appearance of the surrounding area and street scene. Off-site parking provision is considered to be adequate, and the scheme should not have an adverse effect on the highway network.

NOTE

This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS

The application site contains a two-storey semi-detached dwelling located on the east side of Edmund Road. Edmund Road is a no-through road off Welling High Street comprising of 12 pairs of 1920’s semi-detached properties, all with wide plots to their sides. Many have attached garages and shallow front gardens, 30% of them have been extended with two storeys to the side (five of them within the last 10 years). Parking is restricted due to the close proximity of the High Street and at the northern end of Edmund Road is a flatted development with limited parking. The property provides an attached garage and an undersized hard standing providing parking for one small vehicle.

The attached property has been extended with two storeys to the side and rear and the neighbouring property (18) to the north, has been extended to the side with two storeys. No 18 and the application site share a 1m pedestrian access way between the
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00369/FUL (cont'd)

two properties. Behind the application site the boundary is shared with the furthermost end of the rear garden of No 6 Coton Rd.

PROPOSAL

Planning consent is sought for the demolition of the existing attached garage and the erection of one three bedroom end-of-terrace dwelling house. The plans indicate that the width of the property will be (measured externally) 5m between the flank wall of the property and set in 500mm from the boundary line. The depth at ground floor would be some 12m and 8.5m at first floor. The proposed roof would have its ridge and eaves matching the height of the parent property with a gable end flank. At ground floor the front elevation would have a squared bay and a mono-pitched canopy to match the existing property and the character of the road. To the rear the first floor would be level with the existing property with the ground floor projecting some 3m with a mono-pitched roof and set an additional 400mm.

The existing property would be extended at ground level by 3m to match the depth of the new dwelling and would have a mono-pitched roof at 3.7m high (eaves at 2.8m)

The property will have a total floor space of 89m$^2$, creating a kitchen/living room, one bedroom and WC at ground floor and two bedrooms and a bathroom at first floor level.

The front garden of the application site would be divided to provide each property with an enclosed rectangular front garden some 20m$^2$ in which a refuse area has been indicated.

The application form states that the materials will be pebble-dashed rendered with concrete tile roof materials and upvc windows to match the existing property.

The remaining land to the rear, which would have a depth of some 9m, would be split into two garden areas of approximately 50m$^2$ each.

CONSULTATIONS

Tree Officer: No objections.

Environmental Health: No objections.

Highway Authority: The application site is located on the eastern side of Edmund Road approximately 35m north of its junction with Coton Road. Edmund Road is an unclassified residential access road.

On street car parking is controlled by yellow line waiting restrictions that operate between 9am and 5.30pm Monday to Saturday. However there are some on street car parking bays for use by residents permit holders during the restricted periods.

The existing property has 2 off street car parking spaces, one within the existing garage and the other within a hard standing area in front of the garage. The proposals remove these 2 car parking spaces and potentially add to car parking.
demand which would have to take place on street. However, the loss of the existing access would provide an additional car parking space in the location of the existing vehicle crossover.

The applicant has carried out an overnight car parking survey to determine the existing levels of parking stress in Edmund Road and Coton Road. It is considered best practice to undertake these types of parking surveys during late evening and overnight periods being normally the times of peak residential parking demand. The survey was undertaken at 1.30am on 5th March 2014 and showed that out of a total of 61 spaces available, 25 were occupied leaving 36 spaces available.

The Highway Authority undertook further parking surveys in these roads on Tuesday 29th April 2014 at 3.45pm, 6.15pm and 11.30pm. The results indicated significant on street parking availability during all three time periods, with 6 residential parking bays vacant in each road at 3.45pm during the time that the waiting restrictions apply; 11 vacant bays in Coton Road and 4 vacant bays in Edmund Road at 6.15pm and 7 parking bays free in Coton Road and 3 in Edmund Road at 11.30pm. In addition, significant opportunities to park on sections of yellow lines in both roads were also observed during the early and late evening survey periods, when these waiting restrictions do not apply.

The site has a PTAL of 4 (Good) and is in close proximity to the Major District Centre of Welling providing access to a number of services and amenities.

Based on the above surveys the loss of the existing off street parking facilities and provision of an additional 3 bedroom house without car parking is considered acceptable, as there would appear to be sufficient on street car parking available to support the likely additional demand, without creating undue parking stress in surrounding highways or compromising highway safety.

In conclusion the Highway Authority raises no objections.

**Land Contamination Team:** The submitted report, in general satisfies the usual requirements. However, there is a possibility of some contamination being identified during works, therefore if permission is granted the following condition is suggested:

‘If any unforeseen contamination is encountered at the development site a risk assessment of the potential contamination should be carried out by a suitably qualified person. The risk assessment will enable a scheme to deal with the contamination to be submitted to and approved in writing by the Local Planning Authority. The remediation scheme will be implemented to the satisfaction of the Local Planning Authority and a completion report provided.

Where no contamination is identified during construction then a signed verification report to confirm this should be submitted to and approved by the Local Planning Authority.'
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00369/FUL (cont'd)

REPRESENTATIONS

Three letters of objection have been received from one adjacent neighbour and two others in Edmund Road.

Councillor Peter Catterall has indicated that he supports the three letters he also received from the objectors and will make representations at Committee.

The comments from the objectors are summarised as follows:-

- This will change the character of Edmund Road and could potentially become a road of terraced properties.
- Not enough parking for a 3-bed and a four bed house.
- The parking survey is incorrect.
- Inconsistencies in the plans.
- Overcrowding of the road regarding residents and parking.
- Overload on the drainage and infrastructure in Edmund Road.

RELEVANT PLANNING HISTORY

13/01248/FUL - Demolition of existing attached garage and erection of a 3 bedroom end-of-terraced dwelling. (withdrawn by applicant).

Through negotiations since the withdrawn application 13/01248/FUL, the applicant has attempted to improve the scheme to make it more acceptable. The amendments sought and provided include the following:

1. Removal of the room in the roof incorporating a gabled rear dormer extension and overall reduction of the development.
2. Annotation showing the relationship with neighbouring properties and providing site layout drawings.
3. More accurate drawings, as the scaled plans were showing discrepancies.
4. Better design introducing the front canopy and bay window to match the street scene.

PLANNING POLICIES


The London Plan – 2011

The London Plan Supplementary Housing Guidance 2012
Core Strategy (Adopted 22 February 2012)

- **Policy CS01**: Achieving sustainable development
- **Policy CS07**: Welling Geographic region

Unitary Development Plan (2004) (Saved Policies)

- **Policy ENV39**: Built environment - criteria for development, including strategic views
- **Policy H3**: Character of local residential areas - criteria to ensure compatibility
- **Policy H6**: Residential development - amenity space
- **Policy H7**: Residential development - privacy and outlook
- **Policy H9**: Residential development - extensions and alterations
- **Policy T17**: Parking - off-street parking spaces

**Design for Living (January 2006)**: ‘Design for Living’ is a Supplementary Planning Document that seeks to secure the delivery of high quality neighbourhoods within Bexley Borough. It replaces Design and Development Control Guideline 1 of Bexley’s Unitary Development Plan and is therefore a material consideration when the Council considers planning applications for residential development. Following public consultation ‘Design for Living’ was formally adopted by the Council on 21st January 2006.

**Bexley Sustainable Design & Construction Guide (October 2007)**: This Supplementary Planning Document has been drafted to guide developers in the design of their developments, with a view to achieving schemes that are efficient in their use of energy, water and raw materials. A sustainability checklist is provided in the document, and related matters, including site contamination and biodiversity, are also covered. As this document has been formally adopted by the Council, it has weight in planning decisions.

**ASSESSMENT**

Key issues to consider concern the potential impacts of the scheme on the character and appearance of the surrounding area and street scene, on neighbouring amenity, upon off-road parking provision, upon sustainable development, and upon the safe and efficient operation of the highway network.

It is considered that this current application adequately satisfies the concerns related to neighbouring amenity, as well as being acceptable in terms of visual amenity, parking provision and other relevant planning matters, and this is expanded upon below.

**Visual amenity:**

It is not considered that the addition of a new dwelling formed from effectively a two storey side extension would have a detrimental impact to the street scene or the character of the locality. It is accepted that the application dwelling does sit in rows of similar style houses. Nevertheless, it is not considered that the proposed extension would appear out of character, particularly given that there are six similar examples
within the street Nos. 1, 2, 3, 8, 14, 18 & 20. Six of these have been approved since 2005, with one in the 1980s, under a different Development Plan, nevertheless, they are present in the street scene and it is considered that their presence means that the proposed extension would not appear so incongruous.

**Neighbouring amenity:**

The scale of the extension is within the realms of the Council’s normal residential guidelines. Whilst it will have an impact on nearby neighbours, it is not considered so detrimental as to warrant a refusal.

The proposed depth of the first floor rear extension would have some impact on the adjacent property. However, given that it will be set in from the adjacent property’s (18) two storey side extension by one metre, it would still be set away sufficiently so as not to have such a negative impact as to detrimentally impact amenity. The closest bedroom window at the neighbouring property would still retain a good level of outlook and light from its main forward view. Therefore it is considered that it would be difficult to argue that there would be a detrimental impact on the living conditions of this neighbour.

The representation raises concerns relating to building control matters and housing market issues, neither of which are planning matters. Concerns were also raised over the validity of the parking survey carried out, believing that the additional parking stress created by introducing an additional dwelling and the loss of the garage would impact on the current residents. As such, the Highways Engineers have carried out their own survey which has already been discussed above.

**Standard of accommodation:**

The ground floor would have an open plan layout for the living and kitchen area to the rear. In terms of size, the new unit providing 89sqm of living space would accord with the minimum space standards set by the London Plan. The London Plan states that a three bed/four person unit should have a minimum of 74sqm.

The existing dwelling would provide 104sqm for a four bed/five person unit which would also accord with the minimum space standards set by the London plan at 90sqm.

The new dwelling is considered to have a good source of outlook from both the front and rear elevations with quite generous sized windows. The living/kitchen spaces would have outlook to the rear.

No on-site parking is provided for the new unit or retained for the existing unit, but the site has a PTAL of 4 (Good) and is in close proximity to the Major District Centre of Welling providing access to a number of services and amenities.

The rear gardens would be an adequate size, having a depth of some 9m deep (50m²), for a 3 person unit, which one would anticipate being occupied by a family.
Parking considerations:

The proposal will result in the loss of the garage and the undersized hard standing although an additional on street parking space would be created. Therefore, there would be no loss of parking. The Highway Authority raises no objections.

Neighbour concerns:

These have been dealt with within the main body of the report.

RECOMMENDATION – Approve, subject to:

CONDITIONS:

1. 5004 – (Statutory condition)
2. 1503 – (Approved plans)
3. 2002 – (Obscurely glazed at first floor with only high level opening)
4. 2004 – (Formation of windows) (northern flank wall of the building)
5. 2502 - (Details of walls/fences)
6. 4502 – (Materials to match)
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no dormer or similar formation shall be formed in any roofslope of the property without the prior permission of the Local Planning Authority.

Reason: To protect the amenities and privacy of the adjoining properties.

8. Notwithstanding any details previously submitted, before development commences details of measures to promote sustainable development including the use of renewable energy in the construction and operation of the development shall be submitted to and approved in writing by the Local Planning Authority, and the development shall not be carried out and subsequently occupied except in accordance with the approved details.

Reason: In the interests of promoting sustainable development.

9. If any unforeseen contamination is encountered at the development site a risk assessment of the potential contamination should be carried out by a suitably qualified person. The risk assessment will enable a scheme to deal with the contamination to be submitted to and approved in writing by the Local Planning Authority. The remediation scheme will be implemented to the satisfaction of the Local Planning Authority and a completion report provided.

Reason: In the interest of human health and safety.
INFORMATIVES:

1. The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council's Environmental Protection Team (Tel: 020 3045 5629) as soon as is practicable should unexpected contamination be encountered during the development of the site.

2. The implementation of this planning permission will require the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information.

An application must be submitted to the Council at the earliest opportunity, to ensure that any new number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council’s web site for details or telephone 0203 045 5732).

Please note: - the use of an address without the sanction of the Council is unlawful and may be subject to legal proceedings.

3. The developer should be aware that this development is liable for the Mayoral Community Infrastructure Levy (CIL).

4. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst the applicant did not use this facility, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant. This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.
PART C
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO. 14/00649/FUL
3 WATERSIDE, CRAYFORD
Change of use of existing premises to Drinking Establishment (Class A4).

APPLICANT – Mr Robert Baldwin

SUMMARY
The key issues are: the impact on the vitality and viability of the locality; the impact on surrounding residential amenity; the impact on the visual amenities of the locality, and; the impact on parking and the highway network.

REASONS FOR RECOMMANDATION
Subject to the proposed conditions, the change of use to a ‘micropub’ (Class A4) is considered to result in an acceptable impact on the character, vitality and viability of Crayford Major District Centre, and would not significantly harm surrounding residential amenity, the visual amenities of the locality or the highway network.

The proposal will bring a vacant unit back into use, and will provide a valuable community use which is considered to be of benefit to the locality.

Whilst the proposal would conflict with criteria 3 and 4 of policy SHO5 of the UDP (2004), it is considered that, on balance, the proposal would enhance the character and viability of the area, and thus would accord with the overarching goal of this policy. Moreover, the proposal would accord with relevant guidance within the National Planning Policy Framework (2012), Core Strategy (2012) and saved Unitary Development Plan (2004) policies.

NOTE
This summary is not intended to be a comprehensive review of all the issues in relation to this application.

DESCRIPTION OF SITE AND SURROUNDINGS
The application site comprises a ground floor commercial unit located on the north-western side of Waterside, opposite Waterside Gardens and the River Cray. The unit forms part of a two storey row of commercial properties, with residential units above. The authorised use of the premises is Class A1 (retail), however the unit is currently vacant. The site forms part of the non-core shopping frontage of Crayford Major District Centre.

PROPOSAL
Planning consent is sought for a change of use to a Drinking Establishment (Class A4).
The proposal involves minimal alterations to the existing building. The existing main retail area, which measures 5.8m in width by 8.75m in depth (50.75m²), will form the public bar area, and will be provided with 1.4m high tables with perching stools. A cool room measuring 2.8m in width by 1.2m in depth will be installed at the rear of this area, with a viewing window and access door.

The former workshop area to the rear of the main retail area will be converted to a kitchen area, and the existing small kitchen area behind this will be converted into a W.C. An existing door at the rear will be blocked up.

The plans indicate that the front shopfront will be retained, with the viewing windows treated to create a traditional pub image, with text stating ‘Traditional Ciders’ and ‘Real Ales’. An indicative fascia sign is shown with the pub name ‘The Penny Farthing’.

The proposed opening hours are:

Monday: Closed.
Tuesday to Thursday: 12 noon – 15.00 and 17.00 – 21.30
Friday to Saturday: 12 noon – 15.00 and 17.00 – 22.30
Sunday: 12 noon – 15.00

It is noted that there were some minor discrepancies between the proposed opening hours shown in the supporting statement and application form, however the applicant has clarified that the above are the correct intended openings hours.

The application form indicates that the premises will employ 1 full time and 1 part time member of staff initially, although this could increase in the future.

The proposed type of drinking establishment is a ‘Micro Ale House’ or ‘Micropub’. The defining features of such an establishment which set it apart from a standard public house are as follows:

- The premises will only serve specific types of alcoholic beverage, those being ales, ciders, wines and soft drinks. There will be no sale of lager, spirits, or alcopops.

- There will be no televisions or playing of music.

- There will be no significant food sales, with only bar snacks offered.

- Mobile phones must be switched to silent.

It is noted that the premises would not have a traditional bar serving area, but would rather operate a table service where patrons would be directed to a board listing the drinks available.
CONSULTATIONS

Environmental Health: Further to the previous EH observations, the response from the applicants are noted concerning proposed opening hours and the possible patron numbers of up to 50 persons. Given the potential for noise intrusion a full acoustic assessment to provide specific details of appropriate noise mitigation measures is required. This acoustic assessment should provide construction details as to the required sound insulation of shared floors, walls and ceilings, in particular between the micro ale house and the residential flat above, where markedly enhanced sound insulation is likely to be required (compared to minimum residential standard required by Approved Document E of Building Regulations). If permission is granted it is recommended that a number of issues be conditioned (these are include in the recommendation).

Highway Authority: The application site is a town centre site located on Waterside in Crayford. The side is near Crayford High Street which is a classified road under the Borough’s UDP Road Hierarchy. The site has a PTAL rating of 3 with a number of bus services operating in the town centre as well as Crayford Station being accessible.

There is a pedestrian area outside the front of the building and also waiting restrictions along Waterside. The Parking Restrictions operate a short stay of 1 hour between 8am – 6.30pm Monday – Saturday. It is anticipated that given the size of the premises is relatively small, delivery vehicles to the site will also be small and will not require larger lorries. Within Crayford town centre there are also privately operated car parks which can accommodate visitors.

The proposals are therefore unlikely to have a significant impact on traffic or car parking. The Highway Authority has no objection.

REPRESENTATIONS

Comments in favour of the application have been received from 2 residents, in addition to the landlord of the premises. Furthermore, Councillor Seymour has indicated his support for the application. One objection has also been received. The issues raised are summarised below:

- “I live directly above the shop and can think of no reason why it should not be granted”.

- “As I am over pension age this will actually be a venue that I could use. There is not enough entertainment in Crayford for the older person and life can be lonely when you get old.”

- “This seems a great idea and gets the community together and a place to make friends. I have lived next door to an Indian restaurant for 20 years and have never had any problems with the noise levels. I do not feel that this proposal will increase the
noise levels and will add to the area which is rather run down and empty along the parade."

- “The borough has a need for licensed premises for responsible drinkers at a time when so many pubs are closing down.”

- “Micropubs concentrate on traditional real ale and conversation, and not on lagers and other types of drinks favoured by those who drink irresponsibly. In general, those who drink irresponsibly go to large outlets… and certainly not to micro ale houses that sell no pressurised beers such as lagers. Behaviour at such establishments is civilised and supports the best aspects of social interaction rather than exaggerate the worst.”

- “I would strongly dispute that [anti-social behaviour] will be a problem… from the experience of similar existing establishments. I believe that the neighbours of small pubs don’t experience the issues that apply to many larger pubs, and micropubs simply have no issues of this sort.”

- “You will note that the proposed closing times are earlier than the other licensed premises in Crayford, so there’s no chance that rowdy customers looking for a drink late at night will have only this establishment to satisfy their ‘need’ for alcohol.”

- “The number of customers’ cars will (if there are any at all) be very low, and there are large car parks not very far away. Virtually all customers will walk or use public transport.”

The landlord of the subject property has submitted a letter of support, stating that it has always been a struggle for businesses to survive in this location, as there is little public footfall and many businesses fold within a few years with financial debt. The location of free parking at the Sainsbury’s and retail park means that most people from outside the area tend to shop in those locations only. It is also hard for small businesses to compete with these large retail groups on price and with internet sales. Most shops in this parade are in retail use which limits what businesses could work at the subject property, as doubling up on the existing type of retail businesses elsewhere in this parade would make both suffer. Failing high streets need an injection of different types of businesses and not all the same type of shops. A micro pub, with real ales and traditional themes, no music or sport TV, would provide a place where people can meet and mingle, bringing the community together. There needs to be more variety for the growing population to suit all ages, and it is necessary to attract more people with new ideas that will help all businesses.

The one objection raises concerns over the number of eating and drinking establishments already operating in Crayford, the impact on parking, the potential for noise, and a general view that preference would be for a retail shop.
RELEVANT PLANNING HISTORY

90/01774/FUL - Change of use from retail use to veterinary surgery. Refused on 08.02.1991.

80/00328/FUL – Use as restaurant and extension and alterations. Approved on 11.07.1980.

The following relates to a similar proposal at 11 Welling High Street, Welling:

12/01406/FUL - Change of use from retail use (Class A1) to an alehouse (Class A4). Approved on 26.11.2012.

PLANNING POLICIES


1. Building a strong, competitive economy

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

2. Ensuring the vitality of town centres

23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period…local planning authorities should:

   - recognise town centres as the heart of their communities and pursue policies to support their viability and vitality

   - promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres

   - where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

8. Promoting healthy communities

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to
see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;

- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Core Strategy (2012)

Policy CS01 – Achieving sustainable development
Policy CS05 – Crayford and Old Bexley geographic region
Policy CS12 – Bexley’s future economic contribution
Policy CS13 – Access to jobs
Policy CS14 – Town centre vitality and viability
Policy CS21 – Supporting community infrastructure and services

Unitary Development Plan (2004) (saved policies)

Policy ENV39 - Built environment - criteria for development, including strategic views
Policy T17 - Parking - off-street parking spaces
Policy SHO5 - Loss of A1 use (ground floor) in defined non-core shopping frontages
Policy SHO8 - Late night uses in defined Town and Neighbourhood Centres
Policy SHO9 - Policy for all food and drink uses (Use Class A3)

ASSESSMENT

The key issues are: the Impact on the vitality and viability of the locality; the impact on surrounding residential amenity; the impact on the visual amenities of the locality, and; the impact on parking and the highway network.
PART C (cont'd)
OTHER APPLICATIONS RECOMMENDED FOR PERMISSION

PLAN NO 14/00649/FUL (cont'd)

Impact on the vitality and viability of the locality
As the proposal relates to a change of use of a shop (Class A1) to a non-retail use, the proposal is assessed against policy SHO5. It is considered that the proposed use would complement and contribute to the diversity of services provided within the centre, in accordance with criterion 1 of policy SHO5. Whilst the proposal is for a drinking establishment (Class A4), of which there are three existing premises within the shopping frontage of Crayford Town Centre, the application is for a specific type of drinking establishment, known as a ‘micropub’ or ‘micro ale house’. The key features of such an establishment are designed to encourage a sociable atmosphere for responsible drinkers, and include restrictions on the type of beverages and food sold and an absence of noisy distractions, such as gaming machines, televisions and the playing of music. The specific features of a ‘micropub’ are outlined in the description of the proposal, and are assessed in more detail under the following section concerning the impact on surrounding residential amenity. There are currently no other directly comparable premises operating within Crayford Town Centre. Indeed, there is only one other such type of premises operating within the borough, located at 11 Welling High Street, thus the proposal is not considered to cause or add to an unacceptable concentration of a particular type of non-retail use, in accordance with criterion 2 of policy SHO5.

The proposal will result in a continuous length of frontage of four premises in non-retail use, which is contrary to criterion 3 of policy SHO5, which indicates that no more than three non-retail uses should be located next to each other. However, in the context of recent changes to permitted development rights, which allow for flexible changes of use from Class A1 to a range of non-retail uses, it is considered that the proposal would not conflict with sustainable development principles of the NPPF. Moreover, the adjacent unit at 2 Waterside has an authorised sui-generic use, which in this particular instance is very similar to a retail use, being that it involves the sale of motorcycles and associated parts. The proposed use is considered to attract people to the area, who would potentially use the services of other premises within the town centre, which would be of economic benefit to the locality.

Criterion 4 of policy SHO5 indicates that the proportion of average units in non-retail use within the town centre should not exceed 45%. The current proportion of average units in non-retail use within Crayford Major District Centre is currently 46.4%. Allowing the proposal would increase this figure to 47.1%.

Criterion 5 seeks to ensure that the proposal would not adversely impact the area’s character and environment, surrounding residential amenity, or parking and the highway. These areas are dealt with in more detail later in this report.

Criterion 6 requires premises to have an appropriate shop style fascia. The plans show that the existing fascia will be retained, with the viewing windows treated to create a traditional pub image, with text stating ‘Traditional Ciders’ and ‘Real Ales’. An indicative fascia sign is shown with the pub name ‘The Penny Farthing’. This is considered to be appropriate.
Whilst the proposal would conflict with criteria 3 and 4 of policy SHO5, it is considered that, on balance, the proposal would enhance the character and viability of the area, and thus would accord with the overarching goal of this policy. It is important to note that the site lies within the non-core shopping frontage and thus would not affect the proportion of retail units within the primary core shopping frontage of Crayford town centre. Recent changes to permitted development rights have provided more flexibility in terms of converting Class A1 retail units to non-retail uses, and the proposed change of use is considered to accord with the spirit of this increased flexibility, and would comply with the principles of sustainable development. Moreover, the proposed use is considered to provide additional benefits through bringing a vacant unit back into use, and providing a valuable community use as a place for people to socialise, within an atmosphere that differs to that of a standard public house. The National Planning Policy Framework indicates that public houses can be viewed as community facilities which provide a local service and enhance the sustainability of communities and residential environments, and within this context a ‘micropub’ is considered to be an appropriate use for this site. Furthermore, the proposal is considered to add to a diversification in the mix of town centre uses, in conformance with policy CS14.

**Impact on surrounding residential amenity**

There is a recognised potential conflict between residential uses and A4 drinking establishments which, if not adequately controlled, can give rise to noise and disturbance from late evening/night activity as well as anti-social behaviour. Whilst this is a town centre location it is tucked away from the main roadway, closely surrounded by residential flats, including that located directly above the premises. However, there are a number of features of this specific type of drinking establishment which are considered to reduce the likelihood of such detrimental impacts occurring.

The ethos of the ‘micropub’ is to provide an environment where patrons can socialise whilst enjoying specialty beverages in an atmosphere where conversation is encouraged and where other distractions are kept to a minimum. Such is the emphasis on providing this atmosphere, that tables and stools will be provided at a high level so as those seated are at a similar height to those who prefer to stand, to encourage conversation. Furthermore, there will be no televisions, gaming machines or playing of music, and patrons will be encouraged to switch their mobile phones to silent. Conditions are suggested to ensure the preclusion of these features/activities.

Food will be limited to bar snacks, thus there will be no impact on surrounding residential amenity in terms of smells emanating from the premises. There will also be no brewing undertaken at the premises. Conditions are suggested to safeguard this position.

The applicants have advised that, following many months of research visiting other micro ale houses, they do not intend to have a traditional bar serving area, but rather staff would greet customers in a welcoming manner, directing them to a display board listing the available beverages, and then provide a table service to their chosen seated or standing area, which is intended to create a more friendly and sociable environment.
The mircopub concept is aimed at responsible drinkers, who tend to be more mature, and less likely to cause anti-social behaviour. To this end, and in addition to the aforementioned measures, certain beverages will not be sold, such as lager, spirits and alcopops.

The applicant has submitted a drawing with the proposed ceiling construction, however, no specialist sound insulation assessment report has been provided to verify the suitability of this structure. It is therefore considered prudent to seek further details of soundproofing measures through condition. The applicant has indicated that they would have no issue with the imposition of such a condition.

The proposed opening hours are relatively modest, and would involve the premises closing before most other pubs and restaurants in the locality. The premises would not be open at times when neighbouring residents would be likely to be sleeping. The hours of opening can be controlled through condition, as can the maximum number of customers allowed to enter the premises.

It is likely that the occasional patron will wish to go outside for a cigarette to the front of the property, but this is no different to the situation with any restaurant or similar establishment in the area, and is not anticipated to cause any significant detrimental impacts, especially given the limited capacity of the premises. A condition is suggested for a wall mounted cigarette receptacle to be installed on the front of the premises, so as to minimise the potential for littering of cigarette ends.

**Impact on the visual amenities of the locality**

The proposal will result in the re-use of a currently vacant premises, which is considered to enhance the visual amenities of the locality. The proposed signage and alterations to the window display areas are considered to be sympathetic to the existing fabric of the building, and would be compatible with the proposed use of the premises. The appearance of the premises would be traditional and unfussy, and overall the proposal is considered to result in a positive impact on the area’s character and environment, and would enhance the visual amenities of the locality.

**Impact on parking and the highway network**

Due to the nature of the use, it is considered that relatively few visitors would arrive by car, and instead would either walk or use public transport. The site is within walking distance of Crayford Railway Station and a number of services. Within Crayford town centre there are also privately operated car parks which can accommodate visitors. It is anticipated that given the relatively small size of the premises, and the nature of the proposed use, delivery vehicles to the site will be small and larger lorries will not be required. The proposal would therefore be unlikely to cause any significant detrimental impact on the highway network, and would not significantly increase the demand for parking in the locality. The Highway Authority have raised no objections.
Response to objection
It is considered that the issues raised by the objector have been dealt with in the above assessment. Whilst there are a number of other eating and drinking establishments in Crayford, the use proposed would be unique within the centre, providing a further diversification of town centre uses, rather than contributing to an undesirable concentration of similar uses. The impact on parking and the highway has been addressed above, and conditions are suggested which will limit the noise impact of the premises and control the opening hours, thus surrounding residential amenity would not be adversely impacted.

RECOMMENDATION - Approve, subject to:

CONDITIONS:
1. 5004 – (Statutory Condition)
2. 1503 – (Approved Plans)
3. A specialist acoustic assessment shall be undertaken and the report, which shall provide details of a scheme of sound insulation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme of sound insulation shall be installed/carried out in accordance with approved details, prior to the use hereby approved commencing.
   
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

4. Prior to the commencement of the use hereby approved, a wall mounted cigarette receptacle shall be fitted to the front elevation of the property and maintained at all times.
   
   Reason: To minimise littering from cigarette ends.

5. No food preparation, brewing, primary cooking of hot or cold food to customers shall be permitted on the premises (other than pre-packaged bar snacks).
   
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

6. The premises shall not be operated except in accordance with the procedures and practices set out in the applicant's covering letter submitted with the application documents, excluding the proposed opening hours which will be as detailed in condition 7.
   
   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.
7. Opening hours shall be restricted to Tuesday, Wednesday, Thursday 12:00 to 15:00 and 17:00 to 21:30 hours, Friday & Saturday 12:00 to 15:00 and 17:00 to 22:30 hours, Sunday 12:00 to 15:00 hours.

   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

8. There shall be no amplified sound or live music played on the premises.

   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

9. The maximum number of customers at any one time shall be limited to 50.

   Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

10. Noise levels from all fixed plant (refrigeration equipment) shall not exceed 40dB when measured at any nearby residential façade and expressed as an LAeq averaged over any 5 minute period.

    Reason: To ensure that the proposed development does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.

INFORMATIVE:

1. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council’s website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant and the LPA therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and so the LPA was able to deliver a positive decision in a timely manner in accordance with the requirements of the NPPF.
The following is a list of planning applications determined by the Head of Development Control under delegated powers since the last meeting of the Planning Committee.

**16th May 2014**

<table>
<thead>
<tr>
<th>Application Reference No.</th>
<th>Location and Description of Development</th>
<th>Decision and Date</th>
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<tbody>
<tr>
<td><strong>BARNEHURST</strong> (KS)</td>
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<tr>
<td>11/01941/FULM04</td>
<td>(Former Woolwich Corporate Headquarters) 2 Watling Street Bexleyheath</td>
<td>DETAILS APPROVED 22.04.14</td>
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<tr>
<td></td>
<td>Details of conditions 4 (Land Contamination), 8 (Sedum roof), 10 (plant area noise) and 12 (travel plan)</td>
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<tr>
<td></td>
<td>pursuant to planning permission ref. 11/01941/FULM dated 28.5.12 for the refurbishment of the existing</td>
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<td></td>
<td>building including a change of use from general office use to Local Authority Office. Provision of a</td>
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<td></td>
<td>new entrance canopy and a two storey extension towards the north east of the existing building and new</td>
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<td>access road.</td>
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<tr>
<td>13/01434/FUL01</td>
<td>Oakwood Sports Ground Old Road Crayford</td>
<td>DETAILS APPROVED 17.04.14</td>
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<tr>
<td></td>
<td>Details of condition 3 (floodlight details) pursuant to planning permission 13/01434/FUL for the provision</td>
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<td></td>
<td>of five floodlights.</td>
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<tr>
<td>14/00259/LDCP</td>
<td>18 Garrard Close Bexleyheath Kent</td>
<td>GRANTED 15.04.14</td>
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<tr>
<td></td>
<td>Certificate of Lawfulness (proposed) for a rear dormer extension with skylights to front roofline providing room in rooftop.</td>
<td></td>
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<tr>
<td>14/00287/FUL</td>
<td>143 Watling Street Bexleyheath Kent</td>
<td>GRANTED WITH CONDITIONS 16.04.14</td>
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<td></td>
<td>Vehicular access.</td>
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<td>14/00340/FUL</td>
<td>7A Barnehurst Road Bexleyheath Kent</td>
<td>GRANTED WITH CONDITIONS 17.04.14</td>
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<tr>
<td></td>
<td>Demolition of existing commercial property and erection of a 2 bedroom detached dwelling with associated</td>
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<td>parking/hardstanding area and landscaping.</td>
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<tr>
<td>13/00824/FUL02</td>
<td>St Columbas R C School Halcot Avenue Bexleyheath</td>
<td>DETAILS APPROVED 28.04.14</td>
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<tr>
<td></td>
<td>Details of conditions 4 (demolition/construction methodology) and 6 (Secured by Design) pursuant to</td>
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<tr>
<td></td>
<td>planning permission ref. 13/00824/FUL dated 18.7.13 for the single storey extension to provide classrooms</td>
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<td>and stores incorporating a link extension between existing school buildings. Revised internal layouts,</td>
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<td>including refurbishment of existing classrooms.</td>
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<tr>
<td>14/00436/FUL</td>
<td>202 Mayplace Road East Bexleyheath Kent</td>
<td>GRANTED WITH CONDITIONS 29.04.14</td>
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<tr>
<td></td>
<td>Single storey rear extension.</td>
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<td><strong>BELVEDERE</strong> (KS)</td>
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<tr>
<td>13/02053/FUL</td>
<td>9 Essenden Road Belvedere Kent</td>
<td>REFUSED 02.05.14</td>
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<tr>
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<td>Demolition of existing detached garage and erection of one x 4 bed detached dwelling with integral garage.</td>
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<tr>
<td>14/00086/FUL</td>
<td>142 Elstree Gardens Belvedere Kent</td>
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<tr>
<td>Application Number</td>
<td>Location</td>
<td>Description</td>
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<tr>
<td>14/00107/FUL</td>
<td>Woolwich Road Belvedere Kent</td>
<td>Retention of single storey front extension.</td>
</tr>
<tr>
<td>14/00404/FUL</td>
<td>13 Boevey Path Belvedere Kent</td>
<td>Two storey rear extension to provide a 1 x 1 bedroom flat and a 1 x 2 bedroom flat at basement level and formation of a pitched roof over existing flat roofed building creating a third floor to provide 2 x 1 bedroom flats with provision of 5 additional parking spaces and amenity space.</td>
</tr>
<tr>
<td>14/00273/FUL</td>
<td>13 Rowley Avenue Sidcup Kent</td>
<td>Part one/part two storey side and rear extension incorporating rear dormer window.</td>
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<tr>
<td>14/00310/FUL</td>
<td>112 Bladindon Drive Bexley Kent</td>
<td>Conversion of garage to a habitable room.</td>
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<tr>
<td>14/00351/LDCP</td>
<td>4 Bayham Close Bexley Kent</td>
<td>Certificate of Lawfulness (Proposed) for single storey rear extension.</td>
</tr>
<tr>
<td>14/00360/FUL</td>
<td>60 Penshurst Avenue Sidcup Kent</td>
<td>Single storey rear extension.</td>
</tr>
<tr>
<td>14/00363/FUL</td>
<td>59 Bladindon Drive Bexley Kent</td>
<td>Conversion of a garage to a habitable room.</td>
</tr>
<tr>
<td>14/00191/FUL</td>
<td>5 Malvern Avenue Bexleyheath Kent</td>
<td>Single storey side and front extension incorporating porch.</td>
</tr>
<tr>
<td>14/00315/FUL</td>
<td>55 Heathside Avenue Bexleyheath Kent</td>
<td>Part one/part two storey side/rear extension. Dormer extension to rear providing room in roofspace. Porch.</td>
</tr>
<tr>
<td>14/00319/FUL</td>
<td>23 Albury Avenue Bexleyheath Kent</td>
<td>Single storey front extension. Single storey rear extension.</td>
</tr>
<tr>
<td>14/00321/LDCP</td>
<td>16 Derwent Crescent Bexleyheath Kent</td>
<td>Certificate of Lawfulness (proposed) for a rear dormer extension providing room in roofspace.</td>
</tr>
<tr>
<td>14/00411/FUL</td>
<td>44 Bostall Park Avenue Bexleyheath Kent</td>
<td>Part 1/Part 2 storey side/rear and front extension incorporating a porch.</td>
</tr>
<tr>
<td>14/00382/FUL</td>
<td>47 Preston Drive Bexleyheath Kent</td>
<td></td>
</tr>
</tbody>
</table>
Single storey side/front extension incorporating a porch.  

**CONDITIONS**  
30.04.14

**14/00423/FUL**  
28 Wenvoe Avenue Bexleyheath Kent  
Single storey rear extension.  

**GRANTED WITH CONDITIONS**  
01.05.14

**CHRISTCHURCH (KS)**

**13/02135/FUL**  
68 Upton Road Bexleyheath Kent  
First floor front extension.  

**GRANTED WITH CONDITIONS**  
24.04.14

**10/01114/FUL01**  
Land Adj 14 Briarfield Close Bexleyheath  
Details to condition 6 (Details of materials) pursuant to planning permission reference 10/01114/FUL relating to erection of two detached 4 bedroom houses with garages.  

**DETAILS APPROVED**  
17.04.14

**14/00218/FUL**  
10 Lion Road Bexleyheath Kent  
Formation of a mansard roof.  

**GRANTED WITH CONDITIONS**  
22.04.14

**14/00240/FUL**  
138 And 140 Upton Road Bexleyheath Kent  
Erection of one x four bed detached dwelling incorporating garage with access onto Arbuthnot Lane.  

**GRANTED WITH CONDITIONS**  
17.04.14

**14/00253/FUL**  
2 Cranleigh Close Bexleyheath Kent  
Alteration to roofline create a gable end with a juliet balcony to the rear to provide rooms in roofspace incorporating a front dormer extension and two side dormer extensions to each side elevation.  

**REFUSED**  
29.04.14

**14/00275/FUL**  
129 Lion Road Bexleyheath Kent  
Alterations to roof height including part 1/part 2 storey side/rear extension. Single storey side extension incorporating a garage/gym.  

**GRANTED WITH CONDITIONS**  
30.04.14

**14/00625/LDCP**  
48 Chapel Road Bexleyheath Kent  
Certificate of Lawfulness (Proposed) for alteration to roofline from hip to gable end to form rooms in roofspace incorporating a rear dormer extension and rooflight in front roofslope together with the removal of two chimneys.  

**GRANTED**  
01.05.14

**COLYERS (KS)**

**12/01379/OUTM08**  
Larner Road Estate Larner Road Erith  
Details of condition 11 (plant noise assessment) pursuant to planning permission ref. 12/01379/OUTM dated 27.2.13 for the demolition of existing building and construction of between 550 and 622 residential units (class C3) in two phases. Phase 1 (detailed planning permission) comprises the construction of 343 residential units comprising 12 x 2 bed, 107 x 3 bed, 21 x 4 bed houses and 27 x 1 bed, 176 x 2 bed apartments, landscaping and enhancement works to The Dell, open space provision, public realm works, landscaping, 304 car spaces, 34 disability car spaces and 483 cycle spaces together with associated works. Phase 2 (Outline Planning Permission) comprises construction of between 207 and 279 residential units, a community facilities of up to 150sq.m (class D1 and/or D2) and associated  

**DETAILS APPROVED**  
01.05.14
works. Approval of details of access for Phase 2.

CRAY MEADOWS (CW)

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Location</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/02141/FUL</td>
<td>27 Haven Close Sidcup Kent</td>
<td>Attached domestic garage.</td>
<td>GRANTED WITH CONDITIONS 16.04.14</td>
</tr>
<tr>
<td>14/00001/FUL</td>
<td>3, 4 And 5 Upper Ruxley Cottages Maidstone Road Sidcup</td>
<td>Installation of new septic tank within the rear garden of 5 Upper Ruxley Cottages to service numbers 3, 4 and 5 Upper Ruxley Cottages, Maidstone Road.</td>
<td>GRANTED WITH CONDITIONS 23.04.14</td>
</tr>
<tr>
<td>14/00159/FUL</td>
<td>41 Frank Godley Court Etfield Grove Sidcup</td>
<td>Alterations to existing warden flat to provide 2 x 1 bed self contained flats.</td>
<td>REFUSED 24.04.14</td>
</tr>
<tr>
<td>14/00277/FUL</td>
<td>14 Middleton Avenue Sidcup Kent</td>
<td>Alterations to existing outbuilding for use ancillary to main dwelling.</td>
<td>GRANTED WITH CONDITIONS 23.04.14</td>
</tr>
<tr>
<td>14/00261/LDCP</td>
<td>236 Bexley Lane Sidcup Kent</td>
<td>Certificate of Lawfulness (Proposed) for alterations to existing roof comprising of a gable end, rear dormer extension and 2 skylights to front roof providing room in roofspace.</td>
<td>GRANTED 14.04.14</td>
</tr>
<tr>
<td>14/00285/FUL</td>
<td>71 Wren Road Sidcup Kent</td>
<td>Removal of existing attached garage and replacement with a single storey side extension.</td>
<td>GRANTED WITH CONDITIONS 30.04.14</td>
</tr>
<tr>
<td>09/00531/FUL02</td>
<td>2 Lewis Road Sidcup Kent</td>
<td>Details of condition 9 (sound insulation) pursuant to planning permission reference 09/00531/FUL dated 16.10.2009 for the two storey side/rear extension, alterations including two dormer extensions to the rear and change of use of the ground floor shop to provide three self contained units of residential accommodation. Provision of 3 car parking spaces</td>
<td>DETAILS APPROVED 30.04.14</td>
</tr>
<tr>
<td>14/00302/FUL</td>
<td>71 Lewis Road Sidcup Kent</td>
<td>Single storey side/rear extension.</td>
<td>GRANTED WITH CONDITIONS 17.04.14</td>
</tr>
<tr>
<td>14/00379/FUL</td>
<td>100 Lewis Road Sidcup Kent</td>
<td>Alterations to roofline creating a hip to gable end to provide rooms in roofspace incorporating a rear dormer extension.</td>
<td>GRANTED WITH CONDITIONS 02.05.14</td>
</tr>
</tbody>
</table>

CRAYFORD (KS)

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Location</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/00217/FUL</td>
<td>John Howard &amp; Co Ltd, Pier House Thames Road Crayford</td>
<td>External alterations to front elevation including the installation of a roller shutter and 10 internal parking spaces to the rear part of the first floor level. Additional door to side elevation (east) and change of use from General and Industrial (Class B2) to Storage and Distribution (Class B8).</td>
<td>GRANTED WITH CONDITIONS 02.05.14</td>
</tr>
<tr>
<td>14/00343/FUL</td>
<td>30 Heathview Avenue Crayford Dartford</td>
<td>Single storey rear/side extension</td>
<td>GRANTED WITH CONDITIONS</td>
</tr>
</tbody>
</table>
Crayford Manor House Centre Mayplace Road East Crayford
Change of use of the Manor House Building from Adult Education Centre (Class D1) to offices (Class B1)
GRANTED WITH CONDITIONS 28.04.14

DANSON PARK  
(CW)

09/00685/FUL04 Garages Adjacent 131 Tyrrell Avenue Welling
Details of conditions 8 (access to the site) and 11 (footpath link) pursuant to planning permission 09/00685/FUL for the redevelopment of site to provide one pair of three-bedroom semi-detached houses, one pair of four-bedroom semi-detached houses and a terrace of four four-bedroom houses, with associated parking and amenity space.
DETAILS APPROVED 23.04.14

14/00193/FUL West Lodge Danson Lane Welling
Part 1/Part 2 storey side/front and rear extension with a juliet balcony on the side elevation and pitched roof canopy on front elevation incorporating a veranda.
GRANTED WITH CONDITIONS 28.04.14

14/00318/FUL 16 Merlin Road North Welling Kent
First floor rear extension.
GRANTED WITH CONDITIONS 15.04.14

14/00296/FUL 35 Upper Wickham Lane Welling Kent
Change of use to an office/training facility.
GRANTED WITH CONDITIONS 17.04.14

14/00376/LDCP 27 Carlton Road Welling Kent
Certificate of Lawfulness (Proposed) for alterations to roofline from hip-to-gable to provide rooms in roofspace including two rooflights to the front roofslope, two rooflights to the rear roofslope and one window on the side elevation.
GRANTED 22.04.14

14/00383/FUL 38 Brampton Road Bexleyheath Kent
Part one/part two storey side/rear extension and a porch.
GRANTED WITH CONDITIONS 23.04.14

14/00334/LDCP 141 Westbrooke Road Welling Kent
Certificate of Lawfulness (Proposed) for alterations to roofline incorporating hip to gable, rear dormer extension, window in side elevation and rooflight to front.
GRANTED 28.04.14

14/00344/FUL 16 Bean Road Bexleyheath Kent
Single storey rear extension.
GRANTED WITH CONDITIONS 28.04.14

14/00430/FUL 33 Margaret Road Bexley Kent
Single storey side/front extension and a single storey rear extension.
GRANTED WITH CONDITIONS 01.05.14

14/00368/FUL 77 Danson Road Bexleyheath Kent
Erection of a single storey rear glass canopy to connect to the existing detached study/office.
GRANTED WITH CONDITIONS 29.04.14

14/00461/FUL 22 The Grove Bexleyheath Kent
Single storey rear extension. First floor rear/side extension. Alterations to roofline to form rooms in roofspace. External alterations to ground floor front elevation.
GRANTED WITH CONDITIONS 01.05.14
<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Description</th>
<th>Outcome</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/00270/FUL</td>
<td>17 Belmont Avenue Welling Kent</td>
<td>Part one/part two storey side/rear extension.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>16.04.14</td>
</tr>
<tr>
<td>14/00299/FUL</td>
<td>31 Ashmore Grove Welling Kent</td>
<td>Single storey side and rear extension.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>16.04.14</td>
</tr>
<tr>
<td>11/01940/FUL01</td>
<td>21 Park Crescent Erith Kent</td>
<td>Details of conditions 3 (Details of materials), 4 (boundary treatment), 5 (parking provision, drainage and surfacing) and 6 (sight line provision) pursuant to planning permission reference 11/01940/FUL allowed on appeal relating to demolition of an existing garage and erection of a two bedroom detached house with provision for two car parking spaces and extension of vehicular access.</td>
<td>DETAILS APPROVED</td>
<td>30.04.14</td>
</tr>
<tr>
<td>14/00167/FUL</td>
<td>129 Erith Road Belvedere Kent</td>
<td>Single storey rear extension.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>01.05.14</td>
</tr>
<tr>
<td>14/00295/FUL</td>
<td>20 West Street And Rear Of 14-28 West Street Erith</td>
<td>Demolition of existing buildings and 20 West Street to provide access and erection of 2 x 3 storey residential buildings comprising of 1 x 2 bed and 7 x 1-bed self-contained flats with associated parking spaces.</td>
<td>REFUSED</td>
<td>28.04.14</td>
</tr>
<tr>
<td>14/00434/FUL</td>
<td>61 Erith Road Belvedere Kent</td>
<td>Single storey side extension. Provision of bi-folding doors on rear elevation and decking. Removal of one Crab Apple tree within the rear garden within a Conservation Area.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>01.05.14</td>
</tr>
<tr>
<td>14/00422/ADV</td>
<td>Crawley Forest Products Ltd Formerly Parker Timber Co Ltd Mulberry Way Belvedere</td>
<td>One non-illuminated fascia sign.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>01.05.14</td>
</tr>
<tr>
<td>14/00247/FUL</td>
<td>45-47 Bellegrove Road Welling Kent</td>
<td>Change of use of the first floor storage area to 3 x 1 bedroom self contained apartments.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>22.04.14</td>
</tr>
<tr>
<td>14/00322/FUL</td>
<td>61 Westwood Lane Welling Kent</td>
<td>Part one/part two storey side extension.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>22.04.14</td>
</tr>
<tr>
<td>13/01304/FUL</td>
<td>40 Lessness Avenue Bexleyheath Kent</td>
<td>Erection of a detached building for use as ancillary living accommodation.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>16.04.14</td>
</tr>
<tr>
<td>14/00222/FUL</td>
<td>6 Powys Close Bexleyheath Kent</td>
<td>Part one/part two storey front, side and rear extension incorporating ramp to front, formation of dormer extension with juliet balcony to provide room in</td>
<td>REFUSED</td>
<td>16.04.14</td>
</tr>
</tbody>
</table>
14/00215/FUL  40 Burcharbro Road London SE2 0RZ
Part one/part two storey side and rear extension incorporating garage. Front porch.

14/00262/FUL  4 Barry Avenue Bexleyheath Kent
Single storey side and rear extension incorporating a garage.

13/00153/FUL01  56 Sydney Road London SE2 9RX
Details of conditions 3 (screen walls), 4 (landscaping), 5 (materials), 8 (refuse and recycling), 9 (bicycles) and 12 (sedum roof) pursuant to planning permission 13/00153/FUL relating to the erection of 2 x 3 bedroom detached dwellings with parking and amenity space adjacent to existing dwelling.

14/00338/LDCP  123 King Harolds Way Bexleyheath Kent
Certificate of Lawfulness (Proposed) for alterations to change roofline from hip-to-gable end incorporating rooms in roofspace creating a rear dormer extension with two front rooflights and a soil vent pipe.

14/00403/FUL  57 Ashbourne Avenue Bexleyheath Kent
Part one/part two storey side/front and rear extension incorporating porch.

14/00432/FUL  63 Abbotts Walk Bexleyheath Kent
Single storey rear extension.

14/00433/FUL  121 Abbotts Walk Bexleyheath Kent
Single storey rear extension.

14/00458/LDCP  40 Whitfield Road Bexleyheath Kent
Certificate of Lawfulness (Proposed) for alterations to roofline incorporating formation of dormer extension and two front roof lights to provide room in roof space.

13/01788/FUL01  76 Pembury Road Bexleyheath Kent
Details of condition 3 (height of parapet) pursuant to planning permission 13/01788/FUL for a single storey side extension and part one/part two storey rear extension

LONGLANDS (CW)

13/00116/FUL01  1 - 7 Woodside Parade Woodside Crescent Sidcup
Details of conditions 5 (walls and fences), 6 (landscaping), 7 (materials and finishes), 9 (land assessment), 11 (parking area layout), 13 (refuse and recycling), 14 (demolition/construction methodology), 15 (sustainable homes code 3) and 16 (sustainable development) pursuant to planning permission ref 13/00116/FUL relating to demolition of existing building and erection of two two-bedroom semi-detached dwellings (application for an extension of the time limit for implementation on previously approved application 09/01703/FUL).

13/01960/FUL  2A Gloucester Avenue Sidcup Kent
Conversion of garage into a habitable room.
14/00129/FUL 1A Shirley Road Sidcup Kent
Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the erection of a 1 x 3 bedroom dwelling, attached garage, associated parking and amenity space, with access via Shirley Road. Provision of vehicular access to the front garden of the existing premises providing parking space approved under planning permission reference 11/01887/FUL to allow a Post Construction Review Certificate for the Code of Sustainable Homes required to at least a Level 3 to be reduced to a Level 2.

14/00166/FUL 2 Elm Parade Main Road Sidcup Retention of a storage unit to rear.

14/00199/S211 19 Carlton Road Sidcup Kent
Reduction of 30% on Beech tree within a conservation area.

14/00265/FUL 36 Frensham Road London SE9 3RQ
Part one/part two storey side/rear extension.

14/00314/LDCE 501 Foots Cray Road London SE9 3UH
Certificate of Lawfulness (Existing) for vehicular access and hardstanding.

14/00312/FUL 79 Northcote Road Sidcup Kent
Part 1/Part 2 storey side/rear and front extension.

14/00441/FUL 10 Dulverton Road London SE9 3RH
Alterations to existing roofline and erection of a first floor rear extension.

14/00398/LDCP 76 Priestlands Park Road Sidcup Kent
Certificate of Lawfulness (Proposed) for a single storey side extension.

NORTH END
(KS)

14/00239/ADV Tesco Store Northend Road Erith
Provision of 2 externally illuminated fascia signs, 2 externally illuminated projecting signs, 2 externally illuminated wall signs, 2 non-illuminated fascia signs, 6 non-illuminated wall signs, 4 non-illuminated internal signs and a non-illuminated graphic surround to the existing ATM.

14/00346/FUL Albion Yard Manor Road Erith
Renewal of temporary permission for the steel roof and steel framework canopy to provide a storage area approved for a limited period under reference 08/05858/FUL dated 11.2.2009.

14/00332/FUL Marler House 2 Barnett Close Erith
Erection of a two storey lift shaft and a single storey plant room to the rear elevation of the residential care home.

NORTHUMBERLAND
HEATH
<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/00900/FUL</td>
<td>Conversion of first and second floors into residential use providing 6 x 1 bedroom flats, with provision of two rear dormers.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>16.04.14</td>
</tr>
<tr>
<td>13/01508/FUL</td>
<td>Retention of a single storey rear extension and erection of a single storey storage shed</td>
<td>GRANTED WITH CONDITIONS</td>
<td>15.04.14</td>
</tr>
<tr>
<td>13/01510/FUL</td>
<td>Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the use of the premises as an end of terrace building to provide a hot food take away (Class A5) on ground floor and one x 2 bedroom self-contained flat above, provision of extract duct and relocation of existing extract duct under Planning Permission 11/00108/FUL without compliance of condition 2 which restricts deviation from the approved plans.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>15.04.14</td>
</tr>
<tr>
<td>14/00303/LDCP</td>
<td>Certificate of Lawfulness (Proposed) for alterations to existing roofline comprising of a gable end to rear, dormer extensions to both side elevations and a rooflight to front roofslope providing rooms in roofspace. Single storey rear extension.</td>
<td>REFUSED</td>
<td>23.04.14</td>
</tr>
<tr>
<td>14/00418/FUL</td>
<td>Vehicular access.</td>
<td>REFUSED</td>
<td>28.04.14</td>
</tr>
<tr>
<td>14/00453/LDCP</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline including hip to gable with two roof lights on front elevation and two rooflights to rear to provide room in roof space.</td>
<td>GRANTED</td>
<td>01.05.14</td>
</tr>
</tbody>
</table>

**SIDCUP (CW)**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/00179/FUL</td>
<td>Two storey side extension with a dormer window on the front elevation. Conservatory.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>17.04.14</td>
</tr>
<tr>
<td>14/00216/FUL</td>
<td>Erection of one x 4 bedroom detached dwelling incorporating double garage with associated amenity space and accessed from Rectory Lane.</td>
<td>REFUSED</td>
<td>16.04.14</td>
</tr>
<tr>
<td>14/00330/T</td>
<td>Crown reduction by 15-20% of an Oak tree situated to the side of the property subject to a Tree Preservation Order.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>01.05.14</td>
</tr>
<tr>
<td>14/00331/T</td>
<td>Removal of 2 Pine trees and 1 Sycamore tree on land to the front of 35 Acacia Way within a conservation area and subject to a Tree Preservation Order.</td>
<td>GRANTED WITH CONDITIONS</td>
<td>17.04.14</td>
</tr>
<tr>
<td>14/00481/S211</td>
<td>Works to trees within a Conservation Area being, crown reduction of two trees to the front of the property.</td>
<td>OBSERVATIONS SENT</td>
<td>01.05.14</td>
</tr>
<tr>
<td>Application Number</td>
<td>Location</td>
<td>Description</td>
<td>Planning Authority</td>
</tr>
<tr>
<td>--------------------</td>
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<td>-------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>14/00254/LDCP</td>
<td>48 Parkhill Road Bexley Kent</td>
<td>Certificate of Lawfulness (Proposed) for rooms in roofspace incorporating two rear dormer extensions and a side window to both side elevations plus the extension of both side soil vent pipes.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00313/FUL</td>
<td>6 North Cray Road Bexley Kent</td>
<td>Re-painting of brickwork to the front elevation, which is restricted by an Article 4 Direction.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00375/T</td>
<td>105 Wansunt Road Bexley Kent</td>
<td>Crown reduction to one Beech tree sited in the rear garden subject to a Tree Preservation Order.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00336/FUL</td>
<td>35 Hill Crescent Bexley Kent</td>
<td>Part 1/Part 2 storey side/rear extension incorporating rooms in roofspace with two rear dormer extensions.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>12/00896/FUL02</td>
<td>Aysgarth Cross Lane Bexley</td>
<td>Details of conditions 4 (landscaping), 5 (protection of trees) and 10 (method statement) pursuant to planning permission 12/00896/FUL dated 30/07/2012 for the detached outhouse containing garden room and garden kitchen.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00435/FUL</td>
<td>13 West Woodside Bexley Kent</td>
<td>Single storey rear extension with balcony above.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00390/S211</td>
<td>24 Knoll Road Bexley Kent</td>
<td>Works to trees within a Conservation Area situated in rear garden being, crown reduction to one bay, one fir, one ash and two apple trees, and felling of three cypress and one oak tree.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00529/S211</td>
<td>52 Parkhurst Road Bexley Kent</td>
<td>Works to one eucalyptus and one yew tree within the conservation area.</td>
<td>ST MARY'S</td>
</tr>
<tr>
<td>14/00082/FUL</td>
<td>31 First Avenue Bexleyheath Kent</td>
<td>Part 1/Part 2 storey side/rear extension. Provision of a canopy to front elevation.</td>
<td>ST MICHAEL'S</td>
</tr>
<tr>
<td>14/00176/FUL</td>
<td>54 Okehampton Crescent Welling Kent</td>
<td>Detached outbuilding</td>
<td>ST MICHAEL'S</td>
</tr>
<tr>
<td>14/00300/FUL</td>
<td>38 Lyme Road Welling Kent</td>
<td>Single storey side extension incorporating relocated entrance.</td>
<td>ST MICHAEL'S</td>
</tr>
<tr>
<td>14/00365/FUL</td>
<td>53 Lynmere Road Welling Kent</td>
<td>Single storey rear extension.</td>
<td>ST MICHAEL'S</td>
</tr>
<tr>
<td>Application Type</td>
<td>Location</td>
<td>Description</td>
<td>Reference</td>
</tr>
<tr>
<td>------------------</td>
<td>----------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>13/01894/FUL</td>
<td>Willowbank School Seacourt Road London</td>
<td>Single storey extension to link to existing main school building.</td>
<td></td>
</tr>
<tr>
<td>12/01114/FULM01</td>
<td>Crossness Sewage Treatment Works Belvedere Road London</td>
<td>Details of conditions 12 (travel plan) and 13 (cycle parking) pursuant to planning permission 12/01114/FULM for the Proposal under Section 73 of the Town and Country Planning Act 1990 for the development of an enhanced sludge digestion facility to allow for changes to the design of the Sludge Cake Storage and Dewatering Operations Building and reconfiguration of plant and equipment.</td>
<td></td>
</tr>
<tr>
<td>12/01114/FULM02</td>
<td>Crossness Sewage Treatment Works Belvedere Road London</td>
<td>Details of condition 2 (contaminated land) pursuant to planning permission ref. 12/01114/FULM dated 19.10.12 for the proposal under Section 73 of the Town and Country Planning Act 1990 for the development of an enhanced sludge digestion facility approved under reference 10/01464/FULM dated 18.11.2010 to allow for changes to the design of the Sludge Cake Storage and Dewatering Operations Building and reconfiguration of plant and equipment.</td>
<td></td>
</tr>
<tr>
<td>OUT OF BOROUGH</td>
<td>None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Susan M. Clark
Head of Development Control
# Householder (GPDE) and Change of Use (PRIOR) Prior Approval Applications

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COLYERS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14/00535/GPDE</td>
<td>69 Lesney Park Erith Kent DA8 3DS</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 2.8 metres, and for which the height of the eaves would be 2.4 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Refused</td>
</tr>
<tr>
<td>14/00475/GPDE</td>
<td>The Cottage Lower Station Road Crayford Dartford Kent DA1 3PY</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear walls of the original house by 4.5 metres and 6.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Not Required</td>
</tr>
<tr>
<td><strong>EAST WICKHAM</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14/00474/GPDE</td>
<td>3 Cleveland Road Welling Kent DA16 3JP</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.9 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Not Required</td>
</tr>
<tr>
<td><strong>FALCONWOOD &amp; WELLING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14/00538/GPDE</td>
<td>83 Maxwell Road Welling Kent DA16 2ES</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6 metres, for which the maximum height would be 3.81 metres, and for which the height of the eaves would be 2.58 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Not Required</td>
</tr>
<tr>
<td><strong>LESNES ABBEY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14/00353/GPDE</td>
<td>330 Brampton Road Bexleyheath Kent DA7 5SE</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Not Required</td>
</tr>
<tr>
<td>14/00392/GPDE</td>
<td>19 New Road London SE2 0QH</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.112 metres, and for which the height of the eaves would be 2.866 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Refused</td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
<td>Proposal</td>
<td>Decision</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>14/00476/GPDE</td>
<td>193 Belmont Road</td>
<td>The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres.</td>
<td>Part 1 Class A1(ea) Prior Approval Not Required</td>
</tr>
</tbody>
</table>
PLANNING COMMITTEE – 15th May 2014
TOWN PLANNING APPEALS DECISIONS

SUMMARY:
To inform the Committee of recent Appeals Decisions
Reported for INFORMATION

<table>
<thead>
<tr>
<th>ASDA SUPERSTORE, STATION ROAD, BELVEDERE</th>
<th>TWO APPEALS WERE SUBMITTED BOTH WERE ALLOWED WITH CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN NUMBERS</td>
<td>1) 13/01535/FULM AND 2) 13/01536/FULM</td>
</tr>
<tr>
<td>WARD</td>
<td>BELVEDERE</td>
</tr>
<tr>
<td>DATE OF COUNCIL’S DECISION</td>
<td>16 APRIL 2014</td>
</tr>
<tr>
<td></td>
<td>DELEGATED</td>
</tr>
</tbody>
</table>

Two appeals were made:
1) Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the proposed re-development of the existing builders yard with a two storey high extension, smoking shelter, cycle shelter and a switch room/transformer room. Alterations to the external appearance of the building. Addition of cafe within the proportion of the unit to be occupied by Asda approved under planning permission 11/01919/FULM. Application sought to allow extended delivery times instead of 7 a.m. as approved.

2) Proposal under Section 73 of the Town and Country Planning Act 1990 relating to planning permission 11/01466/FULM to vary conditions 5 (parking reserved), 8 (use of buildings), 9 (no internal sub-division) and 12 (opening hours) attached to Planning Permission reference 99/02839/FUL to facilitate alterations to the existing building, opening hours, associated service areas, car parking and landscaping to enable rationalisation of the existing retail operation and to accommodate a new ASDA store. Application sought to allow extended delivery times instead of 7 a.m. as approved.

Both appeals were allowed with conditions.

The Inspector felt that both appeals had the same main issue which was the effect of the removal of the condition in dispute on the living conditions of residents in the locality with regard to noise and disturbance.

The appeal sites include an ASDA store accommodated within a warehouse type building which also houses a B & Q store and an open garden centre. A shared car park sits in front. The service yards for both B & Q and ASDA stores are located to the rear and are accessed by Station Road to the west.

The surrounding area is mixed, with shops, an industrial estate, a community centre and a mixture of houses and flats. The road in front of the appeal site
is relatively busy and traffic noise was audible at the time of the Inspector’s site visit which was around midday. Other roads around the appeal site were less busy. The London to Dartford railway line divides the appeal site from houses at the rear in Station Road North and on the Inspector’s site visit the Inspector observed that trains were quite frequent and noisy. An acoustic barrier divides the appeal site from the railway and those properties in Station Road North. At the eastern end of that street there is an industrial estate.

The appeals were accompanied by a Noise Impact Assessment (NIA) carried out by an acoustic specialist, which supports the earlier delivery times in dispute. This used a methodology that sought to identify the impact of the noise that would be associated with the suggested deliveries at the appeal site, using the change in LAeqt noise level.

The NIA identified the nearest and most affected residential properties to be some those of those in Station Road North, a matter that is not disputed. Noise monitoring was undertaken using detailed time history logs, between 0500 and 0700 to establish the existing noise climate and the remaining time until 0800, after the first delivery at the appeal site, to establish the noise levels associated with deliveries. The times least affected by extraneous noise were identified and the worst case scenario of arrivals and unloading assessed. Monitoring positions were selected both within the service yard near the scissor lift and in front of dwellings on Station Road North. In the absence of substantiated evidence to the contrary, the Inspector considered that the approach and methodology were suitable in this instance, bearing in mind the somewhat transient type noise sources in dispute and the intermittent nature of the ambient noise levels, particularly the frequent trains, traffic on road nearby and activity in the industrial estate nearby. The Inspector also found that the methodology adopted was rigorously applied.

The NIA concluded that during the hours studied the most significant and dominant noise source at the houses on Station Road North was train noise, with activity at the industrial estate at the east end of Station Road North, traffic noise on surrounding roads and activity in the ASDA service yard adding to the general noise climate. It found that the impact of the delivery activity noise before 0530 was significant and that after that time it was negligible, in relation to the ambient noise levels. The Inspector found these conclusions persuasive. The highest short term noise level measured outside the houses in Station Road North, was 70.7 Lafmax. It was confirmed that the predicted LAeqt, outside the identified dwellings, would be 37 LAeq (8hr). Whilst 70.7 Lafmax is above the World Health Organisation (WHO) and BS8233:1999 guidance values for the night time period, 2300 to 0700, 37 LAeq (8hr) is comfortably within them. However, the Lafmax value measured is within the existing noise climate range at the houses identified, from 0530 to 0700 measured as LAfmax. In any event, as they are absolute values and do not take account of the existing noise climate, this limits the weight the Inspector accorded them. There were no objections from local residents and the Inspector had no evidence of any noise nuisance at present.

The Council suggested that the NIA findings underestimated the full noise impacts to local residents, indicating that background noise has to be that which would occur whilst the source is operating. The Inspector did
acknowledge this, the NIA submitted indicated that ASDA delivery noise would result in less than 3 dB change to the noise climate at the houses in Station Road North measured as LAeqt between 0530 and 0700, which would have a negligible impact. Whilst it was suggested that BS4142:1997 (sound assessment) would have been appropriate, no substantive evidence was put before the Inspector to explain why, it did refer to a previous assessment using that methodology, carried out in relation to deliveries at the appeal site. This concluded that noise complaints would be likely from local residents, on the basis of noise resulting from the use of the ASDA service yard, between the hours of 0600 and 0700 on weekdays. This was not in dispute between the parties. The Inspector had very limited information on that assessment, including those residents who were identified as being most affected, and on the basis of the evidence given to the Inspector he found the conclusions of the NIA which supports this appeal, compelling.

The Inspector was aware that the ASDA delivery activity noise may be impulsive and intermittent, and a noise that local residents may not be familiar with and deliveries would be unrestricted in number. The evidence identified that its impact would be negligible after 0530, this limits the weight accorded with these matters. The Inspector acknowledged that as deliveries are proposed early in the morning, it is a time when surrounding residents are likely to be asleep and could reasonably expect quiet he was satisfied that the NIA undertaken took into account the quieter ambient noise levels early in the morning.

The Inspector concluded that both appeals should be allowed with a condition to restrict the times of deliveries between 2300 and 0530 daily and to maintain the acoustic barrier necessary to protect the living conditions of residents in Station Road North.

<table>
<thead>
<tr>
<th>WEST LODGE, 167 BLENDON ROAD, BEXLEY</th>
<th>APPEAL DISMISSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN NUMBER</td>
<td>13/01681/FUL</td>
</tr>
<tr>
<td>WARD</td>
<td>BLENDON &amp; PENVILL</td>
</tr>
<tr>
<td>DATE OF COUNCIL’S DECISION</td>
<td>16 DECEMBER 2013</td>
</tr>
<tr>
<td>COMMITTEE</td>
<td></td>
</tr>
</tbody>
</table>

The appeal for change of use of existing offices (B1 Use Class) to preschool (Use Class D1) was dismissed.

The Inspector considered the main issue was the effect of the development on pedestrian and highway safety in the vicinity of the site.

West Lodge comprises a two storey detached stone building and a single storey building, and a small hard landscaped area in between. The site was previously used as offices, and is enclosed by a low brick wall with railings above, with vehicle access to The Drive, which is a residential road via a set of double gates. It is located at the junction of The Drive and Blendon Road, a heavily trafficked distributor road close to the A2, and adjacent to a large roundabout. Close to the site is the Blendon Road Neighbourhood Centre, which has 1 hour stay on-street parking in front of the shops, and is serviced via an access road from The Drive, adjacent to the appeal site. Opposite the
Neighbourhood Centre is the Three Blackbirds P.H., which has a large car park.

The proposal is to use the existing buildings as a Pre-school between the hours of 9 a.m. and 3 p.m. during term time only, for up to 40 children per session. The nursery would have 6 full-time and 1 part-time staff.

The appeal site has a very poor level of public transport accessibility. The planning application included a travel survey indicating that 18 children arrived on foot and 6 children arrived by car, while the travel survey to the appeal statement showed that about 50% of children arrived by car each day, and 5 members of staff parked in the vicinity of the site. The Inspector determined this appeal on the basis of the plans as submitted, this data, captured on two different dates, provided a useful indicator of potential travel patterns if the appeal were allowed. On this basis, it was reasonable to assume a significant proportion of both children and staff would arrive and leave the site by car.

Proposed on-site parking was not shown on the submitted plans, although the planning application form stated 7 spaces were proposed. These were identified by the appellant in the planning statement supporting the application and the appeal statement as 6 informal spaces within the open courtyard of the site, and 1 car parking space in the rear service road. However, the service road lies outside the identified appeal site, and elsewhere in the planning statement the courtyard area is referred to as a multifunctional space to provide for some parking, together with an outdoor play space following drop off/collection of children. The Planning Committee report noted that the courtyard had been converted to an outdoor play area, as the Inspector saw on her site visit, but the decision relates to the plans as submitted.

The use of the 6 informal car parking spaces within the courtyard area would require vehicles to either reverse in or out of the site. Due to the lack of space within the site for visitor car parking, the Inspector considered it likely that, in practice, parents or carers dropping off or picking up children would seek to park on The Drive or within the vicinity, particularly in inclement weather, although a proportion may use the parking bays to the front of the Neighbourhood Centre. The appellant contented there was significant capacity within these parking bays, although at the time of the site visit during the morning, they were well used, with few spaces available.

There are on-street parking restrictions at the Blendon Road/The Drive junction, extending for 20 metres into The Drive, and including the vehicle access for the site. Moreover, the upper part of The Drive, along with nearby Cedar Grove, is already subject to parking stress, as identified, for example, by the evidence of the Highway Authority. The Inspector accepted that some cars parked on these streets during the day are associated with the nearby Audi garage. The proposed use would lead to increased pressure for additional on-street parking associated with staff and parents or carers. The Council did advise from evidence available on site visits, additional on-street car parking adjacent or close to the site in association with the proposed use would have the potential to obstruct or partially obstruct the carriageway, causing significant highway safety concerns, including an increased risk of vehicle conflict and a risk of accidents between vehicles and pedestrians.
particularly given its location close to the junction with Blendon Road. This would be exacerbated when drop-offs occur in close proximity to each other.

The appellant did suggest that a planning condition could secure the use of parking for parents on site, with a reduced children’s play area. However, parking on site could not be achieved without reversing in or out of the site, this would be potentially hazardous to pedestrians and other vehicles for the reasons described above. It would give rise to conflicts with children using the courtyard area.

The Inspector concluded that the proposed development, by reason of inadequate off-street parking would be materially harmful to highway and pedestrian safety in the vicinity of the site. The appeal was therefore dismissed.

<table>
<thead>
<tr>
<th>21 HOWBURY LANE, ERITH</th>
<th>APPEAL DISMISSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN NUMBER</td>
<td>13/00816/FUL</td>
</tr>
<tr>
<td>WARD</td>
<td>NORTH END</td>
</tr>
<tr>
<td>DATE OF COUNCIL’S DECISION</td>
<td>17 DECEMBER 2013</td>
</tr>
<tr>
<td></td>
<td>DELEGATED</td>
</tr>
</tbody>
</table>

The appeal against the Council’s decision to refuse planning permission for the retention of a single storey side/rear extension was dismissed.

The Inspector considered the main issues to be the effect of the development on the living conditions of the occupiers of No 23 Howbury Lane, specifically in relation to outlook, and on the character and appearance of the host building and the surrounding area.

The extension is located practically on the boundary with No 23 Howbury Lane. There are two large windows in the rear elevation of No 23, with that closest to the appeal property being only slightly inset from the flank wall. That window serves a habitable room. Although both properties are detached bungalows, the space between these buildings is relatively narrow, such that the extension is located close to the window in the rear of No 23 closest to the appeal property.

The extension projects some 5 metres beyond the rear elevation of No 23, at a height of some 2.6 metres. Due to this combination of height and depth, the extension dominates the outlook from the rear windows of No 23 and is overbearing when viewed from the habitable room served by that window. It also dominates the rear garden of No 23 significantly detracting from the amenity value.

The Inspector observed that although substantial complete in structural terms, an external finish had not been applied to some elements of the extension. The Inspector considered, as it currently stands, the extension was therefore incongruous and unsympathetic in its appearance, and detracted from the appearance of the host property and the residential character of the area.

The Inspector concluded that the extension unacceptably harms the living conditions of the occupiers of No 23 Howbury Lane in relation to their outlook.
Also the extension as it currently stands unacceptably harms the character and appearance of the host building and the surrounding area. The appeal was therefore dismissed.

LOCAL GOVERNMENT ACT 1972 – SECTION 100D
List of Background Documents

| Appeal decision letters from the Department of Communities and Local Government |  
| Contact officer: | Miss J. Cross and Mrs. J. Snow | Tel: | 020 3045 5745 & 5884 |
| Reporting to: | Head of Development Control |

------------------------------- END -------------------------------
PLANNING COMMITTEE – 15 MAY 2014

QUARTERLY REPORT TO THE PLANNING COMMITTEE

Head of Development Control's report for the quarter ended 31 March 2014.

SUMMARY

The report summarises performance and workload for the quarter ended 31 March 2014 and provides an overview of the year as a whole.

Information is provided on productivity, fee income and the degree to which targets have been achieved. Progress is reported on planning enforcement cases and on the larger or more complicated planning applications. There is a separate section specifically on legal agreements being negotiated and realised under Section 106 of the Town and Country Planning Act 1990.

(1) Introduction and General Overview

During the quarter a total of 591 applications of all types were received. This is significantly higher than both the last quarter (537) and the equivalent quarter last year (526). This includes a number of applications made under the new procedures introduced by the Government covering longer householder extensions and prior approvals for changes of use between categories such as offices to residential, two of which Members considered at their last meeting. These new types of application do not bear an application fee so have affected the total income received for the year.

(2) Service Delivery

(a) Planning Applications (Appendices A and D)

The number of decisions issued in the quarter was 503, a decrease on last quarter (551) but 15% higher than the same quarter (431) last year. Performance against the three indicators for Major, Minor and Other applications was 86%, 80% and 92% respectively, thus exceeding targets for all three indicators. In addition the performance for the year on all three indicators comfortably exceeded targets, being 67%, 79% and 92% against national targets of 60%, 75% and 90% respectively.

The Committee met three times during the quarter and a number of significant applications were approved, including:-

1. 74 Crayford Road, Crayford - erection of block containing 30 flats with car parking. Approved subject to conclusion of S.106 agreement. This has been signed and the permission issued.

2. Land adjacent to former Pirelli Works, Church Manorway, Erith - redevelopment of site for up to 24,500 square metres of floor space for office,
light industrial and/or warehousing uses. Again this was approved subject to a S.106 agreement which has yet to be completed.

3. Land at Hill View, Hill View Drive, Welling – residential redevelopment of the site with 61 units of accommodation. Legal agreements were concluded and the permission issued. However a request for judicial review of this decision has been made and work is in hand to respond to this challenge.

4. Queen Marys Hospital, Frognal Avenue, Sidcup – permission for the building of a Satellite Cancer Centre at the eastern end of the hospital site was granted.

5. Adult Education Centre, Brampton Road, Bexleyheath - permission was granted for the demolition of existing buildings and the erection of a 2/3 storey building to provide additional adult education facilities. The application included provision of 40 car parking spaces on the eastern side of Brampton Road.

(b) Appeals

A total of thirteen appeals have been received this quarter compared to last quarter’s total of 14. Three appeals are by way of the Householder Fast-Track appeals scheme and ten appeals by way of the Written Representation process. Eight relate to Planning appeals, one to an Enforcement Appeal and one to a Lawful Development Certificate Appeal.

Fourteen decisions were received this quarter, similar to last quarter’s total of 14. Four appeals were allowed, of which one was an Advert appeal, one an Enforcement appeal and two Planning appeals. Ten appeals were dismissed, of which five were Householder Fast-Track appeals and the other five were planning appeals. There were no planning appeals withdrawn this quarter.

(c) Enforcement (Appendix B)

During this quarter 115 new enforcement enquiries were received, and 104 cases overall were resolved. At the end of the quarter, ‘live’ enquiries stood at 248 which is below the Council’s target of 250.

The number of enquiries set up within 3 days was 100%, and in 100% of enquiries set up, visits were made by officers within the target 10 working day period.

Nine Planning Contravention Notices were issued in the period, which relate to various suspected breaches of planning control. Each Planning Contravention Notice, subject to the information procured, may potentially result in enforcement action being taken - although the Enforcement Department try in the first instance to resolve the matters through informal negotiation.

Two Enforcement Notices were served in this quarter. There is a right of appeal against such Notices, but in the case that the appeal is dismissed, or the individual does not appeal against the Notice and does not comply with the details of the Notice, further prosecutions may take place, and these generally involve much more
severe measures than prosecutions attached to non-compliance with Breach of Condition Notices, none of which were served this quarter.

No prosecution proceedings have taken place this quarter.

There is one outstanding injunction before Dartford County Court.

Of the 104 cases resolved, no breach of planning control was found in 45 instances; 6 cases were immune from action; the breach of planning control ceased as a result of investigation in 22 instances. A further 28 cases were resolved where the contraveners submitted retrospective planning applications which were granted permission. There were 3 enquiries where breaches of planning control had occurred, but where they were not considered expedient to pursue because the breaches were so minor as not to cause any demonstrable harm or detriment to amenity.

(3) Planning Obligations and Mayoral CIL Contributions (Appendix D)

Planning obligations, a Section 106 agreement or unilateral undertakings, are legal agreements between local planning authorities and applicants/all parties with an interest in the land, which is the subject of planning consent. They are intended to make a development acceptable in planning terms.

The London Borough of Bexley adopted a Supplementary Planning Document (SPD): Planning Obligations Guidance in July 2008. This document seeks to ensure that growth and development within Bexley meets the needs of the community and is sustainable. The purpose of this document is to establish a transparent, fair and consistent process for negotiating, applying and monitoring planning obligations. Where planning obligations are considered necessary, obligations are likely to include, but are not limited to, the following obligation types:

- Affordable Housing;
- Transport, Access and Public Realm improvements;
- Education;
- Employment Training;
- Health Services and Facilities;
- Open Space, Sports and Leisure Facilities;
- Community Facilities and Services; and
- Professional, Legal and Monitoring Fees.

As detailed within the SPD, planning obligations will be closely monitored. This will include ensuring planning applications comply with the SPD in relation to the level of contribution offered, monitoring the delivery and triggers for obligations and ensuring the provision of all agreed infrastructure in accordance with the details of the associated legal agreement.

This Quarter

In the period between 1st January 2014 and 31st March 2014 the London Borough of Bexley entered into four legal agreements for planning obligations.
Obligations can be used for the following purposes:

1. To secure infrastructure to meet the needs of residents in new developments;
2. To mitigate the impact of new developments upon existing community facilities; and/or
3. To restrict the development or use of the land in a specified way or require specific operations or activities to be carried out on the land.

A number of other agreements are currently still being negotiated as detailed within Appendix D(i).

Table 1. List of Agreements signed between 1st January 2014 and 31st March 2014

<table>
<thead>
<tr>
<th>Reference and site address</th>
<th>Date of Approval</th>
<th>Brief Description of Application</th>
<th>Date Agreement Signed</th>
<th>Contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/01950/FULM Land Rear Of 180-186 Park View Road And 25-27 Clifton Road Welling</td>
<td>25th February 2014</td>
<td>Demolition of existing warehouse building and nos. 25 and 27 Clifton Road to provide new access road for the erection of 26 terraced houses.</td>
<td>24th February 2014</td>
<td>Education £54,103, Health £38,243, Community Facilities £11,678, Open Space £3,632, Sports &amp; Leisure £1,338, Transport £23,270, Monitoring £7,936, Affordable Housing 11 Units</td>
</tr>
<tr>
<td>13/00868/FUL 75 Granville Road Sidcup</td>
<td>14th March 2014</td>
<td>Demolition of the existing building, garage block and shed, and erection of a residential building providing 3 x 1 and 6 x 2 bed flats.</td>
<td>13th March 2014</td>
<td>Education £5,841, Community Facilities £391, Open Space £3,410, Sports &amp; Leisure £67, Monitoring £583</td>
</tr>
<tr>
<td>13/00972/FULM 74 Crayford Road Crayford</td>
<td>19th February 2014</td>
<td>Demolition of existing buildings and erection of a 4/5 storey development providing 30 units of accommodation,</td>
<td>18th February 2014</td>
<td>Community Facilities £13,475, Education £19,889, Health £44,127, Open Space £13,968, Sports &amp; Leisure £1,544, Transport £26,850, Monitoring £7,191</td>
</tr>
<tr>
<td>13/01988/FULM Hillview Offices Hillview Drive Welling</td>
<td>28th February 2014</td>
<td>Demolition of existing buildings and erection of 61 residential units, comprising 47 houses and 14 flats.</td>
<td>28th February 2014 (S111 agreement, s106 to be signed on transfer of land).</td>
<td>Education £170,515, Health £89,725, Open Space £16,225, Transport £31,495, Monitoring £18,478, Affordable Housing 21 Units</td>
</tr>
</tbody>
</table>
In this same period, payment was received in relation to eight Section 106 agreements which totalled £62,591 in contributions as listed within Table 2 below.

Table 2. List of Planning Obligations paid between 1st January 2014 and 31st March 2014

<table>
<thead>
<tr>
<th>Planning Reference Number</th>
<th>Site Address</th>
<th>Date of Payment</th>
<th>Details of Payment to Service Areas</th>
<th>TOTAL</th>
</tr>
</thead>
</table>
| 1  12/01616/FUL            | 287 Brampton Road, Bexleyheath                   | 29th January 2014        | Health £11,767  
Open Space £3,725  
Sports & Leisure £412  
Community Facilities £3,593  
Monitoring £1,170 | £20,667  |
| 2  11/00643/FUL            | The Pheasant Belmont Road Erith                  | 20th February 2014       | Health £980  
Open Space £220               | £1,200   |
| 3  13/00972/FULM           | 74 Crayford Road Crayford                        | 26th February 2014       | Monitoring £7,191                                                       | £7,191   |
| 4  12/00202/FUL            | Oxford Mews Bexley                               | 27th February 2014       | Health £6,619  
Open Space £2,095             | £8,714   |
| 5  12/01950/FULM           | Land Rear Of 180-186 Park View Road And 25-27 Clifton Road Welling | 6th March 2014          | Monitoring £7,936                                                       | £7,936   |
| 6  13/00868/FUL            | 75 Granville Road Sidcup                         | 11th March 2014          | Monitoring £583                                                         | £583     |
| 7  13/00900/FUL            | 365-369 Bexley Road Erith                        | 18th March 2014          | Monitoring £1,300                                                        | £1,300   |
Mayoral CIL Contributions

During this quarter the Council also collected Mayoral CIL contributions that totalled £92,524.40. This quarter marks the end of the first two years of collection of Mayoral CIL payments and during this time a total of £738,824.97 has been collected. The Council have retained 4% of this as an administration fee with the remainder being transferred to TfL.

(4) Resource Summary

Town Planning fee income for this quarter is £182,810, compared to £166,797 last quarter, bringing the final total for the year to £724,067. The budget estimate for the year was £784,000. The shortfall highlights the loss in income occasioned by the increase in cases which may be developed under permitted development rights or after prior approval applications, none of which attract a fee.

(5) Looking Ahead

1. Environmental Impact Assessment directive changed

   The Council of the European Union has approved a directive amending the EU directive on environmental impact assessment (EIA). This follows a comprehensive overhaul of the legislation initiated two years back.

   Among the key changes are a stronger screening process, and a move to allow mitigation measures. Cumulative effects will have to be taken into account and EIA reports will have to be broader in scope, taking on board climate change, biodiversity, human health, vulnerability to accidents and disasters and resource use.

   The revisions will have to be transposed into national legislation by mid-2017.

2. MPs to study planning policy framework

   Parliament has launched an inquiry into the operation of the National Planning Policy Framework (NPPF), first adopted nationally in 2012 and which replaced nearly all extant government policy documents on planning matters.

   This initiative has come from the all-party Commons Communities and Local Government Committee. MPs will scrutinise the operation of the NPPF during its
first two years, concentrating on the NPPF’s impact on planning for housing, town centres and energy infrastructure.

The announcement came as the committee published a report it commissioned from Cambridge University’s Centre for Housing and Planning Research to identify pinch points in the planning system affecting housing. It focused on analysing the published data and interviews with planners and with large and small house builders.

The findings included the following: large house builders generally thought the NPPF had been a positive change. They are, however, opposed to further changes in policy, calling instead for a focus on good practice.

An adopted local plan and a five-year land supply were essential for effective planning. The lack of a local plan made a local planning authority vulnerable to appeals. In some authorities there was an expectation that applications would go to appeal because elected members did not want to make planning decisions or because local opposition to new development was strong.

Many factors could contribute to delays. This included consultation with stakeholders, the attitude of some councillors, and a lack of resources and skills. Environmental matters in particular could be a considerable source of delay.

The planning process was effective when there was a positive culture within local authorities and a pro-development attitude from chief executives, planning officers and elected members.

3. Review of Housing Standards

Government plans will make it easier and cheaper to build homes to a high standard. Currently, house builders face a myriad of different standards to implement each time they build new homes in an area - with the standards imposed varying between areas, and often leading to duplication and even contradiction.

Publishing the Government’s response to its housing standards review, the minister said the move would remove this confusion from the system.

The Communities Minister said that the current system of housing standards is complicated and confusing and is ripe for reform. The Government is planning to make the whole system easier to understand and follow, consolidating housing standards so that all the requirements are in one place.

This will enable councils and developers to better work together to build high-quality, sustainable and secure homes in communities across the country.

It is proposed to bring down the numbers of remaining pages of guidance from 1,000 to fewer than 100, saving councils and developers both time and money.

Housing standards that will be abolished include:

- requirements for rainwater harvesting in places that don’t suffer from water shortages
• a requirement for more than 1 phone line to be installed - regardless of need
• a requirement for compost bins and secure sheds in gardens

The measures also include scrapping rules that require house builders to get the same work checked by a range of different organisations.

Currently, a builder may have to have the same work checked by the planning authority, a Code for Sustainable Homes Assessor, a building control organisation, the Homes and Communities Agency and independent standard assessors - under the new system technical requirements will be assessed by building control bodies alone.

Space standards

The minister also confirmed that the government would develop a national space standard to be available to councils where there was a need and where this would not stop development. This would replace the variety of different space standards which are currently required by councils. Bexley currently follows the Mayor of London Housing Design Guide standards in this area.

Security

The government will also take forward development of a new standard for security in new homes, based on current industry best practice to be applied either nationally or on the basis of local need, and based on evidence of cost-effectiveness.

Energy

Currently, in addition to existing building regulations councils can also impose locally-set targets for energy efficiency and renewable energy - imposing extra cost on new homes and leading to confusion and variation across the country.

Instead, with a new zero carbon homes standard coming into force from 2016, building on strengthened energy efficiency requirements in building regulations in 2010 and 2013 national standards have been catching up and overtaking local targets. In the future energy efficiency standards will be set through national building regulations.

4. Betting Shops

Betting shops could be subject to tougher planning rules under new government proposals that seek to give local authorities more control over the make-up of their high streets. Under the proposals, betting shops looking to open new premises would be required to submit a planning application, giving local authorities the opportunity to refuse the plans.

In a written ministerial statement, Helen Grant, minister for sport, tourism and equalities, said the government wanted to ensure local communities’ views are taken into account when plans for a new betting shop are submitted.
Currently betting shops are in the same planning use class as a bank or estate agent, which means they can open without the need for a planning application.

Grant said a proposed smaller planning use class containing betting shops would mean that in the future plans to convert a bank, building society or estate agents into a betting shop would require a planning application. The government also mooted plans to remove the ability for other premises, such as restaurants and pubs, to change use without being obliged to seek planning permission.

A document issued alongside the announcement said the Department for Communities and Local Government will consult on the detail of the proposals "as part of a wider consultation on change of use in summer 2014".

Communities minister Stephen Williams said people across the country were concerned about the "explosion in the number of betting shops in some high streets".

He said: "The coalition government is determined to build a stronger economy and a fairer society with healthy and diverse high streets that aren't dominated by betting shops, this is why we are now giving councils tough new powers to prevent the proliferation of betting shops in their area."

<table>
<thead>
<tr>
<th>Contact officer:</th>
<th>Mrs Susan Clark – Head of Development Control</th>
<th>Tel:</th>
<th>020 3045 5761</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting to:</td>
<td>Deputy Director (Development, Housing &amp; Community)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Workload

<table>
<thead>
<tr>
<th></th>
<th>Current Quarter</th>
<th>Last Quarter</th>
<th>Same Quarter 2013</th>
<th>2013/2014 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applications Received</td>
<td>591</td>
<td>537</td>
<td>526</td>
<td>2305</td>
</tr>
<tr>
<td>Applications Withdrawn</td>
<td>20</td>
<td>20</td>
<td>18</td>
<td>75</td>
</tr>
<tr>
<td>Applications Determined *</td>
<td>503</td>
<td>551</td>
<td>431</td>
<td>2176</td>
</tr>
<tr>
<td>Determined Applications Reported to DCLG*</td>
<td>371</td>
<td>400</td>
<td>331</td>
<td>1624</td>
</tr>
</tbody>
</table>

* Certain types of applications determined by the Department are not reported to the Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister) for statistical purposes. These relate to Approval of Details pursuant to Condition, Section 211 Notifications, Works to Protected Trees Applications, Adjoining Local Authority Consultations and Telecommunications Notifications.

### Performance

<table>
<thead>
<tr>
<th></th>
<th>Current Quarter</th>
<th>Last Quarter</th>
<th>Same Quarter 2013</th>
<th>2013/2014 Total</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decisions issued</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DCLG Major in 13 Weeks</td>
<td>6</td>
<td>6</td>
<td>3</td>
<td>20</td>
<td>67</td>
</tr>
<tr>
<td>DCLG Minor in 8 weeks</td>
<td>61</td>
<td>68</td>
<td>47</td>
<td>252</td>
<td>79</td>
</tr>
<tr>
<td>DCLG Other in 8 weeks (includes Householder)</td>
<td>264</td>
<td>274</td>
<td>241</td>
<td>1168</td>
<td>92</td>
</tr>
<tr>
<td>DCLG Decisions within 8 weeks</td>
<td>327</td>
<td>342</td>
<td>290</td>
<td>1425</td>
<td>N/A</td>
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<tr>
<td>Total Decisions within 8 weeks</td>
<td>434</td>
<td>462</td>
<td>373</td>
<td>1869</td>
<td>86</td>
</tr>
<tr>
<td>Appeals Allowed following refusal of Planning Permission</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>14</td>
<td>26</td>
</tr>
<tr>
<td>Average time (days) taken to determine DCLG applications</td>
<td>62</td>
<td>68</td>
<td>60</td>
<td>62</td>
<td>61</td>
</tr>
</tbody>
</table>
### Enforcement Action Plan Targets

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Action Plan Target</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

#### Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Current Quarter</th>
<th>Last Quarter</th>
<th>Same Quarter 2013</th>
<th>Totals: 1st April 2013 to date</th>
</tr>
</thead>
<tbody>
<tr>
<td>New cases received</td>
<td>106</td>
<td>99</td>
<td>92</td>
<td>426</td>
</tr>
<tr>
<td>Cases resolved</td>
<td>100</td>
<td>91</td>
<td>84</td>
<td>370</td>
</tr>
<tr>
<td>Outstanding</td>
<td>246</td>
<td>242</td>
<td>223</td>
<td>-</td>
</tr>
<tr>
<td>Number of cases set up within 3 working days</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Number of site visits within 10 working days</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>File</td>
<td>Address</td>
<td>Alleged Contravention</td>
<td>Date of Authority</td>
<td>Remarks</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------------------</td>
<td>-----------------------------------------------------------</td>
<td>-------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>13/00096/ENF</td>
<td>163 Lower Road, Belvedere</td>
<td>Without planning permission erection of a single storey rear extension and extract ducting</td>
<td>Delegated</td>
<td>Compliance by 8 July 2014</td>
</tr>
<tr>
<td>13/00286/ENF</td>
<td>The Great Harry Public House, Parsonage Manorway, Erith</td>
<td>Without planning permission change of use of part of car park for car wash and valeting a Sui generis use</td>
<td>Delegated</td>
<td>Compliance by 18 February 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Appeal submitted. Decision awaited.</td>
</tr>
<tr>
<td>12/00137/ENF</td>
<td>6 Victoria Road, Erith</td>
<td>Installation of a hard surface without providing a means of run-off water within the curtilage of the dwelling house</td>
<td>Delegated</td>
<td>Compliance by 22 March 2014 Compliance achieved.</td>
</tr>
<tr>
<td>12/00174/ENF</td>
<td>St. Bees, Bunkers Hill, Belvedere</td>
<td>Without planning permission installation of railings that surround the roof area over existing dormers extensions</td>
<td>Delegated</td>
<td>Compliance by 11 January 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Letter sent 14 January 2014 warning of prosecution.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Planning application received.</td>
</tr>
<tr>
<td>12/00154/ENF</td>
<td>33A Bexley Road, Erith</td>
<td>Failure to comply with Condition 7 of Planning permission 09/01221/FUL Details of disabled access</td>
<td>Delegated</td>
<td>Compliance by 24 July 2013</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Further site visit required prior to further action.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled access not yet completed.</td>
</tr>
<tr>
<td>12/00350/ENF</td>
<td>2 And 2A Lamorbey Close, Sidcup</td>
<td>Failure to comply with a condition imposed on the grant of planning permission under reference 10/01477/FUL on 17 December 2010</td>
<td>Delegated</td>
<td>Appeal dismissed. Compliance by (1) 9 November 2013 (2) 9 April 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>New planning application received 14/00280/FUL.</td>
</tr>
<tr>
<td>11/00525/ENF</td>
<td>36 Burnell Avenue, Welling</td>
<td>Unauthorized single storey rear extension</td>
<td>Delegated</td>
<td>Compliance by 12 June 2013</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Planning permission granted for part 1/part 2 extensions with outbuilding on 8 June 2012 under reference 13/00910/FUL. Works commenced. Prosecution in hand.</td>
</tr>
<tr>
<td>File</td>
<td>Address</td>
<td>Alleged Contravention</td>
<td>Date of Authority</td>
<td>Remarks</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
<td>-------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>12/00402/ENF</td>
<td>1-3 Sidcup High Street</td>
<td>Failure to comply with Condition 27 of approval granted under reference 11/01568/FULM. Relating to the fascia of the Old Black Horse Public House.</td>
<td>Delegated</td>
<td>Appeal dismissed.</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td>Compliance by 4 October 2013</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Work has started on site. Weekly inspections organized to ensure works proceed in accordance with approved plans.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Compliance Achieved.</td>
</tr>
<tr>
<td>11/00633/ENF</td>
<td>Jackson House, 57-59 Bexley High Street, Bexley</td>
<td>Without planning change of use of building from mixed use Class A1/A2, sui generis to mixed use of Class A1/A1, sui generis and provision of 5 residential units Class C3</td>
<td>Delegated</td>
<td>Appeal dismissed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Compliance by 16 February 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Compliance largely achieved. Historic plaque ordered but not yet in place.</td>
</tr>
<tr>
<td>10/00625/ENF</td>
<td>197 Ramillies Road, Sidcup</td>
<td>1) The erection of a single storey rear extension.</td>
<td>Delegated</td>
<td>1) Compliance by 6 September 2011</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2) Compliance by 6 December 2011</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2) Sub-division of single dwellinghouse into two self-contained units.</td>
<td></td>
<td>Appeared at Bromley Magistrates on 8 January 2013 pleaded guilty to 1 count fined £1000, £1500 Costs + £15 surcharge.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>First hearing for Injunction Dartford CC 7 November 2013.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Injunctions granted. 56 days for compliance.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Warrant for entry obtained.</td>
</tr>
<tr>
<td>10/00479/ENF</td>
<td>13 Heathview Drive, London</td>
<td>The construction of part one/part two storey side/rear extension incorporating conservatory</td>
<td>Delegated</td>
<td>Appeal dismissed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Compliance by 5 June 2012</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Planning permission granted for replacement of existing unauthorized first floor side extension to existing extension with first floor extension with pitched roof on 19 July 2012 under reference 12/00783/FUL.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Works commenced.</td>
</tr>
<tr>
<td>File</td>
<td>Address</td>
<td>Alleged Contravention</td>
<td>Date of Authority</td>
<td>Remarks</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
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<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>09/00549/ENF</td>
<td>Old Bexley Equestrian Centre (Bexley Stables) Vicarage Road, Bexley</td>
<td>The stationing of a mobile home on the land.</td>
<td>Delegated</td>
<td>Appeal dismissed. Compliance by 22 March 2011 Injunction proceedings in Dartford County Court. Injunction issued. Mobile home to be removed on 31 March 2012 but it remains on site. Further court action required.</td>
</tr>
</tbody>
</table>
Application No 04/04384/OUTEA01  Valid Date 16/12/2010
Status May be withdrawn.
Location Land Adjacent To South Eastern Trains Depot (Slade Green Moat Lane Erith Kent
Proposal Details of reserved matters comprising design, external appearance and landscaping pursuant to conditions 1, 7, 8 and 11 on planning permission reference 04/04384/OUTEA allowed on appeal for the re-development of site to provide new rail freight interchange comprising warehouses, rail sidings and terminal. New road links, access roads and lifting bridge over River Cray, associated parking and landscaping.

Application No 05/01051/FULM01  Valid Date 15/10/2012
Status Discussions continuing
Location The Stable Block Foots Cray Meadow Rectory Lane Sidcup Kent
Proposal Application under S73 pursuant to planning permission reference 05/01051/FULM dated 30.08.2005 which covered the alterations and extensions to convert the stable block to a single family dwelling with staff accommodation and extensions and alterations to convert the 'smoking room' to a single dwelling. Alterations/rationalisation of the council depot comprising new buildings and formation of office/facilities for the ranger service; relocation of existing public car park to the existing depot; alterations/extension to existing access way from Rectory Lane, including provision of security gates, associated works and landscaping, and the restoration and repair of the garden walls. This application is for the removal of conditions 3 (landscaping details), 14 (garden restoration) and 27 (public access to garden).

Application No 08/08039/FUL01  Valid Date 12/07/2013
Status Awaiting further information.
Location Beechwood Kennels 115B Tile Kiln Lane Bexley Kent DA5 2BD
Proposal Details of conditions 3 (landscaping), 4 (walls/fences), 7 (parking areas) and 10 (access track) pursuant to planning permission 08/08039/FUL relating to erection of a replacement detached 4 bedroom dwelling incorporating a basement area.

Application No 08/15635/FULM01  Valid Date 28/09/2009
Status Final information now received.
Location Abbey Primary School Lensbury Way London SE2 9TA
Proposal Details of conditions 3 (landscaping), 4 (trees), 6 (materials), 8 (archaeological work programme), 9 (land assessment), 10 (demolition and construction methodology), 12 (sustainability), and 15 (surface water) pursuant to planning permission 08/15635/FULM for re-development of the site to provide pupil referral, therapy and medical units

Application No 09/00685/FUL04  Valid Date 08/08/2013
Status Approved 22.4.14
Location Garages Adjacent 131 Tyrrell Avenue Welling Kent
Proposal Details of conditions 8 (access to the site) and 11 (footpath link) pursuant to planning permission 09/00685/FUL for the redevelopment of site to provide one pair of three-bedroom semi-detached houses, one pair of four-bedroom semi-detached houses and a terrace of four four-bedroom houses, with associated parking and amenity space.

Application No 09/00685/FUL08  Valid Date 20/08/2013
Status Continuing discussions on drainage.
Location Garages Adjacent 131 Tyrrell Avenue Welling Kent
Proposal Details of condition 10 (vehicle parking) pursuant to planning permission 09/00685/FUL for the redevelopment of site to provide one pair of three-bedroom semi-detached houses, one pair of four-bedroom semi-detached houses and a terrace of four four-bedroom houses, with associated parking and amenity space.
Applications on hand for more than 13 weeks

APPENDIX C

Application No: 10/00460/FUL01
Valid Date: 18/07/2013
Status: Part discharged.
Location: Former Garage Site Junction Of Stansted Crescent And Carisbrooke Avenue Bexley Kent
Proposal: Details of conditions 3 (walls and fences), 4 (landscaping), 7 (materials), 8 a,b,c (land assessment), 11 (refuse and recycling) and 12 (cycle storage) pursuant to planning permission 10/00460/FUL relating to the erection of a two storey residential building comprising of 4 x 2 bed flats and 1 x 3 bed house. Provision of landscaping, car parking and boundary treatment.

Application No: 10/00460/FUL02
Valid Date: 11/11/2013
Status: Part discharged.
Location: Garage Site Adjacent Baptist Church Stansted Crescent Bexley Kent
Proposal: Details of conditions 5 (protection of trees), 6 (retention of trees), 10 (pedestrian visibility splays), 13 (vehicular visibility) and 14 (demolition/construction methodology) pursuant to planning permission 10/00460/FUL relating to the erection of a two storey residential building comprising of 4 x 2 bed flats and 1 x 3 bed house. Provision of landscaping, car parking and boundary treatment.

Application No: 11/00692/FUL
Valid Date: 13/01/2012
Status: Ownership issues.
Location: Former Electricity Sub Station Rear Of 24 Stelling Road Erith Kent
Proposal: Retention of the extension and roof alterations to the former sub-station building used for storage of building materials and provision of new entrance gates.

Application No: 11/00740/FUL01
Valid Date: 06/01/2014
Status: Under discussion.
Location: Honeydale Farm 217 Maidstone Road Sidcup Kent DA14 5AW
Proposal: Details of condition 2 (scheme for marshalling and operations) pursuant to planning permission 11/00740/FUL relating to continued use of land for the holding of ‘Boot Fairs’ during the months of April to October inclusive on Wednesdays, Saturdays, Sundays and Public Holidays.

Application No: 11/01424/FUL
Valid Date: 06/09/2011
Status: Fresh application may supersede this.
Location: Land Adjacent To Bunkers House Also Known As Little Haven Stud Farm Bunkers Hill Sidcup Kent
Proposal: Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the change of use from agricultural land to use as residential land with retention of a touring caravan approved on planning appeal reference 08/09859/FAPPL to allow stationing of a third caravan on the site and to retain fencing to the stallion pen and new caravan pitch.

Application No: 11/01730/FULM01
Valid Date: 19/12/2013
Status: Additional details awaited.
Location: Land South Of Yarnton Way Incorporating Dexter House, Harlequin House And Argali House Kale Road Erith Kent
Proposal: Details of conditions 3 (materials and finishes), 4 (vehicle parking), 7 (demolition/construction methodology), 8 (high level walkway), 9 (refuse and recycling) and 10 (sustainable drainage) pursuant to planning permission 11/01730/FULM for the refurbishment to the ground floor of each residential block comprising new entrances and security controls, coloured cladding panels new car-parking, external lighting and landscaping.
# APPLICATIONS ON HAND FOR MORE THAN 13 WEEKS

## APPENDIX C

<table>
<thead>
<tr>
<th>Application No</th>
<th>Status</th>
<th>Location</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/01941/FULM04</td>
<td>Approved 22.4.14</td>
<td>(Former Woolwich Corporate Headquarters) 2 Watling Street Bexleyheath Kent DA6 7QG</td>
<td>Details of conditions 4 (Land Contamination), 8 (Sedum roof), 10 (plant area noise) and 12 (travel plan) pursuant to planning permission ref. 11/01941/FULM dated 28.5.12 for the refurbishment of the existing building including a change of use from general office use to Local Authority Office. Provision of a new entrance canopy and a two storey extension towards the north east of the existing building and new access road.</td>
</tr>
<tr>
<td>12/00199/FUL</td>
<td>Likely to be withdrawn.</td>
<td>5-6 Abbey Mews The Crescent Sidcup Kent DA14 6NP</td>
<td>Alterations and extension to No. 5-6 Abbey Mews to form 8 x 1 bedroom flats with use of two existing parking spaces currently allocated to 1-4 Abbey Mews.</td>
</tr>
<tr>
<td>12/00746/LDCE</td>
<td>Enforcement implications.</td>
<td>135 North Cray Road Sidcup Kent DA14 5HE</td>
<td>Certificate of Lawfulness (Existing) for continued use of the buildings and hardstanding.</td>
</tr>
<tr>
<td>12/00881/LDCE</td>
<td>Enforcement implications.</td>
<td>135 North Cray Road Sidcup Kent DA14 5HE</td>
<td>Certificate of Lawfulness (Existing) for continued use of the site and buildings.</td>
</tr>
<tr>
<td>12/01044/LDCP</td>
<td>May be withdrawn in favour of new application.</td>
<td>Honeydale Farm 217 Maidstone Road Sidcup Kent DA14 5AW</td>
<td>Certificate of Lawful Development (Proposed) for the retention of four additional mobile homes on the land to be stored when not occupied by seasonal agricultural workers.</td>
</tr>
<tr>
<td>12/01114/FULM01</td>
<td>Approved 17.4.14</td>
<td>Crossness Sewage Treatment Works Belvedere Road London SE2 9AQ</td>
<td>Details of conditions 12(travel plan) and 13(cycle parking) pursuant to planning permission 12/01114/FULM for the Proposal under Section 73 of the Town and Country Planning Act 1990 for the development of an enhanced sludge digestion facility to allow for changes to the design of the Sludge Cake Storage and Dewatering Operations Building and reconfiguration of plant and equipment.</td>
</tr>
<tr>
<td>12/01494/FULM01</td>
<td>Under discussion</td>
<td>Delta House Church Manorway Erith Kent DA8 1DG</td>
<td>Details of condition 12 (surface water drainage) pursuant to planning permission 12/01494/FULM for continued use of site as plant hire depot, demolition of existing office/welfare block and erection of a two storey building to provide offices and associated facilities, retention and extension of existing warehouse and erection of one additional warehouse.</td>
</tr>
<tr>
<td>Application No</td>
<td>Valid Date</td>
<td>Status</td>
<td>Location</td>
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</tr>
<tr>
<td>12/01536/FULM01</td>
<td>07/08/2013</td>
<td>Part cleared</td>
<td>Kingswood House 47 - 51 Sidcup Hill Sidcup Kent DA14 6HJ</td>
</tr>
<tr>
<td>12/01607/FUL02</td>
<td>02/12/2013</td>
<td>Further information awaited</td>
<td>The Drayman  2 Crook Log Bexleyheath Kent DA6 8BW</td>
</tr>
<tr>
<td>12/01848/FUL01</td>
<td>06/11/2013</td>
<td>Part discharged</td>
<td>49 Bridgen Road Bexley Kent DA5 1JE</td>
</tr>
<tr>
<td>12/01848/FUL02</td>
<td>28/11/2013</td>
<td>Part discharged</td>
<td>49 Bridgen Road Bexley Kent DA5 1JE</td>
</tr>
<tr>
<td>13/00028/FUL01</td>
<td>13/01/2014</td>
<td>Further information received</td>
<td>Lidl 46 - 60 Upper Wickham Lane Welling Kent DA16 3HF</td>
</tr>
</tbody>
</table>
APPLICATIONS ON HAND FOR MORE THAN 13 WEEKS

APPENDIX C

<table>
<thead>
<tr>
<th>Application No</th>
<th>Valid Date</th>
<th>Status</th>
<th>Location</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/00167/FUL</td>
<td>08/02/2013</td>
<td>Under consideration.</td>
<td>Slades Riding School Vicarage Road Bexley Kent DA5 2AW</td>
<td>Use of the site as a riding school and livery yard.</td>
</tr>
<tr>
<td>13/00417/FUL</td>
<td>25/04/2013</td>
<td>Revisions requested.</td>
<td>1 Hook Lane Welling Kent DA16 2DH</td>
<td>Change of use of part of first floor to provide four bedrooms and ancillary facilities for members of staff in association with the use of the premises for educational purposes.</td>
</tr>
<tr>
<td>13/00442/FUL</td>
<td>03/04/2013</td>
<td>Continuing dialogue with Sport England.</td>
<td>Blackfen School For Girls Blackfen Road Sidcup Kent DA15 9NU</td>
<td>Provision of a new area for a new car parking layout creating 33 extra bays, raised pavement and new pedestrian crossing areas with highway improvement works within school grounds.</td>
</tr>
<tr>
<td>13/00711/FUL01</td>
<td>06/11/2013</td>
<td>Discussions with Crime Prevention Design Adviser.</td>
<td>24 - 34 Sidcup High Street Sidcup Kent DA14 6EH</td>
<td>Details of condition 7 (security arrangements) pursuant to planning permission 13/00711/FUL01 for the change of use from retail (Class A1) to a gym and fitness centre (Class D2).</td>
</tr>
<tr>
<td>13/00987/FUL</td>
<td>17/09/2013</td>
<td>Withdrawn.</td>
<td>79 Boundary Road Sidcup Kent DA15 8SS</td>
<td>Erection of one 3-bed detached house and provision one car parking space.</td>
</tr>
<tr>
<td>13/01079/FUL</td>
<td>26/06/2013</td>
<td>Sound insulation information awaited.</td>
<td>56 Lingfield Crescent London SE9 2RJ</td>
<td>Renewal of temporary permission for continued use of part of ground floor from residential to use as an office (Class B1) approved for a limited period under reference 10/01717/FUL dated 4th February 2011.</td>
</tr>
<tr>
<td>13/01108/FUL01</td>
<td>08/10/2013</td>
<td>Revisions awaited.</td>
<td>101 - 103 Erith High Street Erith Kent DA8 1RD</td>
<td>Details of condition 3 (travel plan) pursuant to planning permission 13/01108/FUL relating to change of use from office (Class A2) to a training school (non residential) with opening hours of 8 a.m. to 10 p.m. Monday to Friday and 8 a.m. to 6 p.m. on Saturdays.</td>
</tr>
<tr>
<td>13/01192/LDCE</td>
<td>12/07/2013</td>
<td>Inaccuracies in submission.</td>
<td>Land On North-east Side Of East Rochester Way Bexley Kent</td>
<td>Lawful Development Certificate (Existing) for use for the storing of building materials, the parking and storing of vehicles, workshops for maintenance of vehicles and plant, storage of plant and equipment together with offices.</td>
</tr>
<tr>
<td>Application No</td>
<td>Valid Date</td>
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<td>Proposal</td>
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<tr>
<td>13/01197/FUL</td>
<td>31/07/2013</td>
<td>S.106 issues.</td>
<td>Clairal Court Queenswood Road Sidcup Kent DA15 8BF</td>
<td>Proposal under Section 73 of the Town and Country Planning Act 1990 regarding demolition of the existing property and erection of six apartments in a block comprising 4 x 2 bedroom and 2 x 1 bedroom apartments with 7 parking spaces and communal garden approved under planning reference 09/01237/FUL to allow amended parking layout.</td>
</tr>
<tr>
<td>13/01546/FUL</td>
<td>21/11/2013</td>
<td>On this agenda.</td>
<td>22 And 24 Westwood Lane Welling Kent DA16 2HE</td>
<td>Change of use of 22 Westwood Lane from residential (Class C3) to doctor's surgery expansion at ground floor level (Class D1) and one x 2 bedroom self contained flat at first floor level (Class C3) ancillary to the use of the doctor's surgery including parking provision and landscaping. Single storey rear extension to 22 Westwood Lane.</td>
</tr>
<tr>
<td>13/01605/FUL</td>
<td>20/12/2013</td>
<td>Revised drawings received.</td>
<td>216 Ramillies Road Sidcup Kent DA15 9JH</td>
<td>Two storey side extension forming 1 x 2 bedroom end of terrace dwelling with associated car parking and amenity space.</td>
</tr>
<tr>
<td>13/01623/FUL</td>
<td>15/11/2013</td>
<td>Approved 24.4.14</td>
<td>27 Langley Road Welling Kent DA16 1BH</td>
<td>Retention of CCTV system consisting of 3 cameras - one on the front, one on the side and one on the rear - at first floor level.</td>
</tr>
<tr>
<td>13/01644/FUL</td>
<td>15/01/2014</td>
<td>Further information awaited.</td>
<td>Oakwood School Woodside Road Bexleyheath Kent DA7 6LB</td>
<td>Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the erection of a new sports hall facility incorporating office accommodation, teaching rooms and provision of an artificial sports pitch approved under planning permission 09/01827/FUL to allow use of sports hall and astro turf by local groups and communities between 3.30 p.m. and 9.00 p.m. Monday to Friday only, all year round.</td>
</tr>
<tr>
<td>13/01773/FUL</td>
<td>19/11/2013</td>
<td>Approved 24.4.14</td>
<td>Former Harenc School, 167 Rectory Lane Sidcup Kent DA14 5BU</td>
<td>Refurbishment works to existing building including demolition of plant rooms and kitchen and infill of existing double doors. Addition of new single storey reception entrance and plant rooms, two storey teaching accommodation, single storey link canopy and associated gates and external covered canopy at rear. New wall mounted lighting to rear of existing building and around perimeter of proposed new storey building and canopies. Conversion of community hall site into primary school. New lightweight metal walkway and platform lift to lower playground and low level lighting.</td>
</tr>
<tr>
<td>Application No</td>
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<tr>
<td>13/01838/FUL</td>
<td>23/12/2013</td>
<td>Additional information received.</td>
<td>27 Holstein Way Erith Kent DA18 4DQ</td>
<td>Continuation of use from residential (Class C3) to boarding/guest house (Class C1)</td>
</tr>
<tr>
<td>13/01852/FULM</td>
<td>18/12/2013</td>
<td>Details on ramp need adjusting.</td>
<td>Courts Health Fitness And Leisure Club Station Approach South Welling Kent DA16 3AU</td>
<td>demolition of existing building and replacement with four storey building to provide 14 x two bed apartments incorporating 14 car parking spaces with cycle and bin storage area on the lower ground floor. Provision of new ramp access to lower ground floor.</td>
</tr>
</tbody>
</table>
| 13/01894/FUL | 28/11/2013 | Appro...
<table>
<thead>
<tr>
<th>Application No</th>
<th>Valid Date</th>
<th>Status</th>
<th>Location</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/02130/FUL</td>
<td>23/12/2013</td>
<td>Ownership issues.</td>
<td>Abbey Mews The Crescent Sidcup Kent</td>
<td>Provision of two additional floors to the existing front block (Nos. 1-4 Abbey Mews) to provide 2 additional flats. Additional basement and additional floor to rear block (Nos. 5-6 Abbey Mews) to provide additional bedroom spaces, new wing to provide 2 additional flats and associated external alterations with provision of cycle storage area and bin stores.</td>
</tr>
<tr>
<td>13/02145/FUL</td>
<td>23/12/2013</td>
<td>Discussions about comprehensive scheme in progress.</td>
<td>Former Police Station 87 Main Road Sidcup Kent DA14 6ND</td>
<td>First floor side extension and alterations for change of use to part of the existing building on the ground and first floor to provide 4 self-contained flats. Provision of 7 parking spaces and 8 cycle spaces and bin enclosure to the rear yard area.</td>
</tr>
<tr>
<td>14/00051/FUL</td>
<td>14/01/2014</td>
<td>Approved 24.4.14</td>
<td>Land to the rear of Fanny on the Hill Wickham Street Welling Kent DA16 3DA</td>
<td>Erection of a fourth storey within a hipped pitched roof to provide 2 flats comprising 1 x 2 bed and 1 x 1 bed with the provision of a disabled lift servicing all floors and alterations to the car parking arrangements.</td>
</tr>
<tr>
<td>14/00087/FUL</td>
<td>14/01/2014</td>
<td>Approved 6.5.14</td>
<td>1 Essenden Road Belvedere Kent DA17 5ED</td>
<td>Erection of single storey side extension. Alteration of railing panels and pier heights, retention of replacement front gates and gate post. Alteration to side gate and retention of higher rear wall.</td>
</tr>
<tr>
<td>Planning Reference Number</td>
<td>Site Address and Summary of Proposal</td>
<td>Committee Authority Date</td>
<td>Status of Legal Agreement</td>
<td></td>
</tr>
<tr>
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</tr>
<tr>
<td>1 10/00046/FUL</td>
<td>Rear of 37 Bourne Road, Bexley (Former Fleet Fabrications) Demolition of existing redundant factory building and erection of 8 apartments in two blocks with 12 parking spaces.</td>
<td>1 April 2010</td>
<td>Correspondence received from new owners and negotiations underway as to how to proceed.</td>
<td></td>
</tr>
<tr>
<td>2 12/00657/FULM</td>
<td>Land between Bronze Age Way and Picardy Manorway, Belvedere Erection of building for commercial vehicle dealership comprising showroom, workshop, parts store and offices with associated parking and landscaping.</td>
<td>Delegated</td>
<td>Section 106 Agreement likely to be completed shortly.</td>
<td></td>
</tr>
<tr>
<td>3 12/01205/FUL</td>
<td>20 West Street and rear of 14-28 West Street, Erith Demolition of existing buildings and 20 West Street to provide access and erection of 8 x 4 bedroom terraced houses with 11 car parking spaces and amenity space.</td>
<td>6 June 2013</td>
<td>Section 106 Agreement completed and planning permission issued 22 April 2014.</td>
<td></td>
</tr>
<tr>
<td>4 13/00427/FULM</td>
<td>Samuel House and Shirley Works, 1-3 Woodside Road, Sidcup Section 73 proposal regarding demolition of existing retail unit with extension and alterations to create new commercial unit on ground floor and six residential units approved under planning permission 09/00381/FUL to allow for an increase of 450mm in the height of the new roof of the existing building facing Woodside Road which is not in accordance with condition 2 imposed on permission 09/00381/FUL</td>
<td>25 July 2013</td>
<td>Initial draft section 106 Agreement sent to Applicant and response awaited.</td>
<td></td>
</tr>
<tr>
<td>5 13/00868/FUL</td>
<td>75 Granville Road, Sidcup Demolition of the existing building, garage block and shed, and erection of a residential building providing 3 x 1-bed and 6 x 2-bed flats, provision of vehicular access, nine parking spaces and amenity space.</td>
<td>29 August 2013</td>
<td>Section 106 Agreement completed and planning permission issued on 14 March 2014.</td>
<td></td>
</tr>
<tr>
<td>6 12/01950/FULM</td>
<td>Land Rear of 180-186 Park View Road and 25-27 Clifton Road, Welling Demolition of existing warehouse building and nos. 25 and 27 Clifton Road to provide new access road for the erection of 26 terraced houses comprising 13x3 bed and 13x4 bed with associated parking, amenity space and sub-station.</td>
<td>Delegated</td>
<td>Section 106 Agreement completed and planning permission issued on 25 February 2014.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Application Number</td>
<td>Location</td>
<td>Description</td>
<td>Approval Date</td>
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<tr>
<td>7</td>
<td>13/00837/FULM</td>
<td>St John’s Hall, West Street, Erith</td>
<td>Demolition of existing buildings and erection of 4 x 3 bed terrace houses fronting St Fidelis Road and a three storey building comprising 12 x 2 bed flats fronting West Street, new vehicular and pedestrian access, provision of parking, associated amenities and landscaping.</td>
<td>Delegated</td>
</tr>
<tr>
<td>8</td>
<td>13/00900/FUL</td>
<td>365/369 Bexley Road, Erith</td>
<td>Conversion of first and second floors into residential use providing 6 x 1 bedroom flats, with provision of two rear dormers.</td>
<td>Delegated</td>
</tr>
<tr>
<td>9</td>
<td>13/01323/FULM</td>
<td>Christopher House, 97-99 Station Road, Sidcup</td>
<td>Demolition of the existing building and erection of a new building comprising a 9 storey element of halls of residence for Rose Bruford College, a 5 storey element of a 106 bedroom hotel with commercial floor space (A1 retail/A3 cafe) on the ground floor and associated car parking and amenity space</td>
<td>21 November 2013</td>
</tr>
<tr>
<td>10</td>
<td>13/01427/FULM</td>
<td>8 London Road, Crayford</td>
<td>Erection of one 4/5 storey residential block providing 30 units comprising 2 x 3 bed and 2 x 2 bed maisonettes and 14 x 2 bed and 12 x 1 bed apartments with associated car-parking and cycle spaces with a communal landscaped courtyard and hard landscaped areas.</td>
<td>21 November 2013</td>
</tr>
<tr>
<td>11</td>
<td>13/01492/OUTM</td>
<td>Land adjacent to former Pinelli Works, Church Manorway, Erith</td>
<td>Outline planning application for the erection of an industrial and distribution park with a total floor space of up to 24,500 sq. m, comprising light industrial use (Class B1c), general industrial use (Class B2) and storage and distribution use (Class B8), access arrangements, landscaping, car parking and service areas.</td>
<td>16 January 2014</td>
</tr>
<tr>
<td>12</td>
<td>13/00972/FULM</td>
<td>74 Crayford Road, Crayford</td>
<td>Demolition of existing buildings and erection of a 4/5 storey development providing 30 units of accommodation, comprising 1 x 3 bed, 22 x 2 bed and 7 x 1 bed self-contained flats, new vehicular access with basement parking, associated works and amenity space.</td>
<td>16 January 2014</td>
</tr>
<tr>
<td>13</td>
<td>13/01988/FULM</td>
<td>Land at Hill View, Hill View Drive, Welling</td>
<td>Demolition of existing buildings and erection of 61 residential units, comprising 47 houses and 14 flats, ranging between two-to-three storeys in height, together</td>
<td>27 February 2014</td>
</tr>
</tbody>
</table>
| 14 | 13/00693/FUL | The Woodman Public House 70 - 72 Watling Street Bexleyheath  
Demolition of existing building and  
erction of a part two/part three storey  
building comprising 5 x 1 bedroom flats  
and erection of 2 x 2 bed bungalows at the  
rear of the site with associated parking  
and amenity space. | 27 March 2014 | Negotiations on draft Section 106 Agreement in progress. |
<table>
<thead>
<tr>
<th>Reference</th>
<th>Decision Date</th>
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</tr>
</thead>
<tbody>
<tr>
<td>13/01391/LDCP</td>
<td>12/02/2014</td>
<td>GRANT</td>
<td>20 Gloucester Avenue Welling Kent DA16 2LJ</td>
<td>Lawful Development Certificate (Proposed) for a front porch</td>
</tr>
<tr>
<td>13/01707/LDCP</td>
<td>03/02/2014</td>
<td>GRANT</td>
<td>11 Wenvoe Avenue Bexleyheath Kent DA7 5BU</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline to provide rooms in roof incorporating a gable end and rear dormer extension with two rooflights on the front roofslope.</td>
</tr>
<tr>
<td>13/01862/LDCP</td>
<td>22/01/2014</td>
<td>GRANT</td>
<td>16 Mount Road Crayford Dartford Kent DA1 3PH</td>
<td>Certificate of Lawfulness (Proposed) for the formation of a rear lean-to.</td>
</tr>
<tr>
<td>13/01872/LDCP</td>
<td>10/01/2014</td>
<td>REFUSE</td>
<td>28 Alers Road Bexleyheath Kent DA6 8HS</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline to provide rooms in roof incorporating a rear dormer extension and gable end with provision of 3 rooflights on the front roofslope.</td>
</tr>
<tr>
<td>13/01887/LDCP</td>
<td>07/01/2014</td>
<td>GRANT</td>
<td>17 Dulverton Road London SE9 3RJ</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline from hip to gable end incorporating a rear dormer extension with a window in the side elevation.</td>
</tr>
<tr>
<td>13/01911/LDCP</td>
<td>23/01/2014</td>
<td>GRANT</td>
<td>7 Ethronvi Road Bexleyheath Kent DA7 4BB</td>
<td>Certificate of Lawfulness (Proposed) rooms in roof incorporating a rear dormer extension with two rooflights to the front roofslope.</td>
</tr>
<tr>
<td>13/01912/LDCP</td>
<td>20/01/2014</td>
<td>GRANT</td>
<td>15 Deepdene Road Welling Kent DA16 3QL</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline incorporating rear dormer extension to provide rooms in roofspace.</td>
</tr>
<tr>
<td>13/01917/LDCP</td>
<td>09/01/2014</td>
<td>GRANT</td>
<td>22 Jenton Avenue Bexleyheath Kent DA7 4SP</td>
<td>Certificate of Lawfulness (Proposed) roof alteration from hip to gable end to provide rooms in roof incorporating a rear dormer and three rooflights on front roofslope and one window on side elevation.</td>
</tr>
<tr>
<td>13/01921/LDCP</td>
<td>08/01/2014</td>
<td>GRANT</td>
<td>142 Green Walk Crayford Dartford Kent DA1 4JT</td>
<td>Certificate of Lawfulness (Proposed) for two single storey rear extensions and soil vent pipe.</td>
</tr>
<tr>
<td>Reference</td>
<td>Reason</td>
<td>Decision Date</td>
<td>Decision</td>
<td>Reason</td>
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<tr>
<td>13/01929/LDCP</td>
<td>Exceeds Permitted Development limitations</td>
<td>20/01/2014</td>
<td>REFUSE</td>
<td>Certificate of Lawfulness (Proposed) alterations to roofline to provide rooms in the roof incorporating a hip to gable roof enlargement, rear dormer extension, provision of one rooflight to front facing roofslope, provision of two windows to flank elevation and an extension to an existing soil and vent pipe.</td>
</tr>
<tr>
<td>13/01939/LDCP</td>
<td>Exceeds Permitted Development limitations</td>
<td>15/01/2014</td>
<td>REFUSE</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline to provide rooms in roof incorporating a side dormer extension with two windows on the side elevation and one window to the front elevation.</td>
</tr>
<tr>
<td>13/01966/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>24/01/2014</td>
<td>GRANT</td>
<td>Certificate of Lawfulness (Proposed) single storey rear extension, alterations to roofline from hip to gable end to provide rooms in roof, a rear dormer extension, three rooflights to front roofslope and one window to the side elevation.</td>
</tr>
<tr>
<td>13/01970/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>27/01/2014</td>
<td>REFUSE</td>
<td>Certificate of Lawfulness (Proposed) for an extension to the existing outbuilding.</td>
</tr>
<tr>
<td>13/02025/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>03/02/2014</td>
<td>GRANT</td>
<td>Certificate of Lawfulness (Proposed) for a single storey side extension.</td>
</tr>
<tr>
<td>13/02046/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>06/02/2014</td>
<td>GRANT</td>
<td>Certificate of Lawfulness (Proposed) for creation of rooms in roofspace with alterations to existing dormer and provision of 5 x skylights to front, 3 x skylights to rear and 1x skylight/fire escape window to side elevation.</td>
</tr>
<tr>
<td>13/02047/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>29/01/2014</td>
<td>GRANT</td>
<td>Certificate of Lawfulness (Proposed) for alterations to the roofline including hip to gable enlargement, the formation of rear dormer extension, the provision of three rooflights to the front facing roofslope and one side facing window in the gable end, and the extension of an existing soil and vent pipe.</td>
</tr>
<tr>
<td>13/02049/LDCP</td>
<td>Within Permitted Development limitations</td>
<td>21/02/2014</td>
<td>GRANT</td>
<td>Certificate of Lawfulness (Proposed) for alteration to roofline from hip-to-gable to provide rooms in roofspace incorporating a rear dormer extension and a velux window on the front roofslope.</td>
</tr>
</tbody>
</table>

**Address**

- 21 Rushdene London SE2 9RP
- 8 Charmouth Road Welling Kent DA16 1RH
- 39 Harland Avenue Sidcup Kent DA15 7NY
- 33 Westbrooke Road Sidcup Kent DA15 7PH
- 84 Albert Road Bexley Kent DA5 1NW
- 28 Knowle Avenue Bexleyheath Kent DA7 5LX
- 24 Fremantle Road Belvedere Kent DA17 6ES
- 13 Lamorbey Close Sidcup Kent DA15 8BA
- 49 Beechcroft Avenue Bexleyheath Kent DA7 6QR
<table>
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<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>13/02061/LDCP</td>
<td>03/02/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>4 Martin Dene Bexleyheath Kent DA6 8NA</td>
<td>Certificate of Lawfulness (proposed) for alterations to existing roof comprising of a gable end, rear dormer with a Juliet balcony and 4 skylights to front roof line providing rooms in roofspace.</td>
</tr>
<tr>
<td>13/02073/LDCP</td>
<td>07/01/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>24 Duckett's Road Crayford Dartford Kent DA1 4BA</td>
<td>Certificate of Lawfulness (Proposed) for formation of a rear dormer extension and two roof lights on front elevation to provide room in roofspace.</td>
</tr>
<tr>
<td>13/02076/LDCP</td>
<td>12/02/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>17 Longlands Park Crescent Sidcup Kent DA15 7NG</td>
<td>Certificate of Lawfulness (Proposed) rooms in roof incorporating rear dormer extension, three rooflights to front roofslope and rooflight to existing single storey rear extension. Extension to soil vent pipe.</td>
</tr>
<tr>
<td>13/02093/LDCP</td>
<td>14/02/2014</td>
<td>REFUSE</td>
<td>Exceeds Permitted Development limits</td>
<td>41 Christchurch Road Sidcup Kent DA15 7HQ</td>
<td>Certificate of Lawfulness (Proposed) for a single storey rear extension.</td>
</tr>
<tr>
<td>13/02102/LDCP</td>
<td>06/02/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>149 The Drive Bexley Kent DA5 3BU</td>
<td>Certificate of Lawfulness (Proposed) for alteration to roofline from hip-to-clipped gable end (dutch barn) incorporating rooms in roofspace and a rear dormer extension with juliet balcony plus a window on the side elevation and two rooflights on the front roofslope. Extension to the existing soil vent pipe.</td>
</tr>
<tr>
<td>13/02118/LDCP</td>
<td>27/02/2014</td>
<td>REFUSE</td>
<td>Exceeds Permitted Development limits</td>
<td>63 Abbey Road Belvedere Kent DA17 5DL</td>
<td>A Certificate of Lawfulness (Proposed) is sought for alterations to the existing roof including a hip to gable roof enlargement, the formation of a rear dormer extension, the provision of two rooflights to the front facing roof slope, the extension of an existing soil and vent pipe and the removal of a chimney breast at the rear.</td>
</tr>
<tr>
<td>14/00004/LDCP</td>
<td>24/02/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>42 Langdale Crescent Bexleyheath Kent DA7 5DY</td>
<td>Lawful Development Certificate (Proposed) for alterations to the roofline to form a gable end, rear dormer extension, installation of two roof light windows on the front elevation and alterations to the soil and vent pipe to provide room in roofspace.</td>
</tr>
<tr>
<td>14/00008/LDCP</td>
<td>03/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limits</td>
<td>17 Priory Drive London SE2 0PP</td>
<td>Certificate of Lawfulness (Proposed) for alterations to existing roof comprising of hip to gable to rear, dormer extensions and skylights to both side elevations providing room in roofspace.</td>
</tr>
<tr>
<td>Reference</td>
<td>Decision Date</td>
<td>Decision</td>
<td>Reason</td>
<td>Address</td>
<td>Proposal</td>
</tr>
<tr>
<td>--------------------</td>
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<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>14/00019/LDCP</td>
<td>13/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>13 Dunwich Road Bexleyheath Kent DA7 5EW</td>
<td>Certificate of Lawfulness (Proposed) for a single storey rear extension.</td>
</tr>
<tr>
<td>14/00038/LDCP</td>
<td>05/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>2 Harold Avenue Belvedere Kent DA17 5NW</td>
<td>Certificate of Lawfulness (Proposed) for a single storey rear extension and alterations to roofline to provide rooms in roofspace to form a hip to gable enlargement and rear dormer extension. Provision of two rooflights to front rooftops. Provision of vent pipe.</td>
</tr>
<tr>
<td>14/00055/LDCP</td>
<td>04/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>224 Days Lane Sidcup Kent DA15 8LA</td>
<td>Certificate of Lawfulness (Proposed) for a single storey rear extension.</td>
</tr>
<tr>
<td>14/00083/LDCP</td>
<td>07/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>7 Penshurst Road Bexleyheath Kent DA7 5ES</td>
<td>Certificate of Lawfulness (Proposed) for alterations to roofline to form a gable end to provide rooms in roofspace incorporating a rear dormer extension and three rooflights on the front roof.</td>
</tr>
<tr>
<td>14/00085/LDCP</td>
<td>14/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>30 Fen Grove Sidcup Kent DA15 8QN</td>
<td>Certificate of Lawfulness (Proposed) for alterations to existing roofline comprising of a gable end, rear dormer extension with Juliet balcony and 2 skylights to front roof, providing room in roofspace.</td>
</tr>
<tr>
<td>14/00091/LDCE</td>
<td>24/03/2014</td>
<td>GRANT</td>
<td>Use has existed for a period in excess of ten years</td>
<td>Belvedere Community Centre Mitchell Close Belvedere Kent DA17 6AA</td>
<td>Certificate of Lawfulness (existing) for community centre use.</td>
</tr>
<tr>
<td>14/00092/LDCP</td>
<td>17/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>37 Lewis Road Welling Kent DA16 1SD</td>
<td>Certificate of Lawfulness (Proposed) for formation of a rear dormer extension and three roof lights in front elevation.</td>
</tr>
<tr>
<td>14/00127/LDCP</td>
<td>17/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>28 Cold Blow Crescent Bexley Kent DA5 2DS</td>
<td>Certificate of Lawfulness (Proposed) for the formation of a rear dormer extension incorporating Juliet balcony and rooflight on front elevation, and installation of soil and vent pipe.</td>
</tr>
<tr>
<td>14/00133/LDCP</td>
<td>19/03/2014</td>
<td>GRANT</td>
<td>Within Permitted Development limitations</td>
<td>76 Wellington Avenue Sidcup Kent DA15 9HE</td>
<td>Certificate of Lawfulness (Proposed) For formation of rear dormer extension to provide room in roof space.</td>
</tr>
</tbody>
</table>
Reference: 14/00136/LDCP  Decision Date: 18/03/2014  Decision: REFUSE
Reason: Exceeds Permitted Development limitations
Address: 48 Chapel Road Bexleyheath Kent DA7 4HN
Proposal: Certificate of Lawfulness (Proposed) for alterations to roofline to form gable end, rear dormer extension and rooflight in front elevation to provide rooms in roof space.

Reference: 14/00139/LDCP  Decision Date: 20/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 44 Frensham Road London SE9 3RQ
Proposal: Certificate of Lawfulness (Proposed) for a single storey rear infill extension with rooflight.

Reference: 14/00140/LDCE  Decision Date: 31/03/2014  Decision: GRANT
Reason: Works were completed more than four years ago from the date of the application
Address: 51 Woolwich Road Belvedere Kent DA17 5EE
Proposal: Certificate of Lawfulness (Existing) for a conservatory.

Reference: 14/00158/LDCP  Decision Date: 25/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 21 Rushdene London SE2 9RP
Proposal: Certificate of Lawfulness (Proposed) alterations to roofline to provide rooms in the roof incorporating a hip to gable roof enlargement, rear dormer extension, the provision of one rooflight to the front facing roofslope, provision of two windows to flank elevation and an extension to existing soil and vent pipe.

Reference: 14/00161/LDCP  Decision Date: 21/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 205 Elsa Road Welling Kent DA16 1JR
Proposal: Certificate of Lawfulness (Proposed) for alterations to the roof including a hip to gable roof enlargement, formation of a rear dormer extension, the provision of three rooflights to the front facing roof slope and one side facing window in the gable end, and the extension of an existing soil and vent pipe.

Reference: 14/00184/LDCP  Decision Date: 31/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 15 Maple Crescent Sidcup Kent DA15 9LT
Proposal: Certificate of Lawfulness (Proposed) for dormer extension to rear providing room in roofspace.

Reference: 14/00186/LDCP  Decision Date: 27/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 110 Bexley Road Erith Kent DA8 3SP
Proposal: Certificate of Lawfulness (proposed) for alterations to existing roofline comprising of formation of a gable end, three dormer windows to rear and 3 skylights to front providing rooms in roofspace.

Reference: 14/00188/LDCP  Decision Date: 05/03/2014  Decision: GRANT
Reason: Within Permitted Development limitations
Address: 8 Charmouth Road Welling Kent DA16 1RH
Proposal: Certificate of Lawfulness (Proposed) for alterations to roofline to provide rooms in roofspace incorporating a side dormer extension with two windows on the side elevation and one window to the front elevation.