



Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

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Northbrae Properties Ltd
C/o Kirsten Associates Inc.
179 Robin Hood Lane
Walderslade
Kent
ME5 9NJ

Application No : DC/05/03091/FULL1

Date : 18th November 2005

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** planning permission for the development, referred to in your application received on
18th August 2005 as amended by documents received on 03.11.2005

at : 49 Belvedere Road London SE19 2HP

Proposal: Five storey block (including lower ground level and accommodation in the roof space) comprising 5 two bedroom flats with 5 car parking spaces to the rear

Subject to the following conditions **and for the reasons set out below:-**

- 1 The development to which this permission relates must be begun not later than the expiration of 5 years, beginning with the date of this decision notice.

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become

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seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

Reason: In order to comply with Policy E.1 and Appendix III.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and to secure a visually satisfactory setting for the development.

3 Before any part of the development hereby permitted is first occupied, boundary enclosures of a height and type to be approved in writing by or on behalf of the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently maintained thereafter.

Reason: In order to comply with Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of visual amenity and the amenities of adjacent properties.

4 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

5 Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site and approved in writing by or on behalf of the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until the work is completed. The facing brickwork of the development hereby permitted shall be carried out in accordance with the details of the approved sample panels.

Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

6 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches and reveals (including dimensions of any recess) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

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Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

7 Details of the form, patterning and bonding of the brickwork on the development hereby permitted shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

8 Details of the mix, colour and pointing of the mortar to the brickwork shall be submitted to and approved by or on behalf of the Local Planning Authority.

Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

9 Prior to commencement of works, details of the architraves, string courses, mouldings, eaves details, external doors and transom glazing (above the doors) shall be submitted (at scales of 1:20 and 1:1) and be approved in writing by or on behalf of the Local Planning Authority. These features shall be incorporated within the building in strict accordance with the approved details and shall be retained as such thereafter.

9 Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

10 Prior to commencement of works details of the junction between Nos. 47 and 49 shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and shall be maintained as such thereafter.

10 Reason: In order to comply with Policy E.1 and Appendix III.2 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002) and in the interest of the appearance of the building and the visual amenities of the area.

11 Details of a surface 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 before any part of the development hereby permitted is commenced and the approved system shall be completed

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before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

Reason: To ensure satisfactory means of surface water drainage.

- 12 The surface water drainage system to serve the development shall incorporate an outlet restricted to a 100mm diameter pipe to the surface water sewer and such work shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

Reason: To ensure a satisfactory means of surface water drainage.

- 13 Details of a foul water drainage system shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development hereby permitted is commenced and the approved scheme shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

Reason: To ensure satisfactory means of foul water drainage.

- 14 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T.15 of the adopted Unitary Development Plan and Policy T3 of the second deposit draft Unitary Development Plan (Sept 2002) and to avoid development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

- 15 Before any part of the development hereby permitted is first occupied that part of a sight line of 60m x 2.4m x 60m which can be accommodated within the site shall be provided in both directions at the point of access onto Belvedere Road and with the exception of trees selected by or on behalf of the Local Planning Authority no obstruction to visibility shall exceed 1m in height in advance of this sight line, which shall be permanently maintained as such.

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Reason: In order to comply with Policy T.2 of the adopted Unitary Development Plan and Policy T22 of the second deposit draft Unitary Development Plan (Sept 2002) and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.

16 Before any part of the development hereby permitted is first occupied the point of access onto Belvedere Road shall be provided with 3.3m x 2.4m x 3.3m visibility splays and there shall be no obstruction to visibility in excess of 1m in height within these splays except for trees selected by or on behalf of the Local Planning Authority, and which shall be permanently maintained thereafter.

Reason: In order to comply with Policy T.2 of the adopted Unitary Development Plan and Policy T22 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of pedestrian and vehicular safety.

17 Prior to commencement of works details of the finished surfaces of the access road and parking areas shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and shall be retained as such thereafter.

17 Reason: In order to comply with Policy H.2 of the adopted Unitary Development Plan and Policy H6 of the second deposit draft Unitary Development Plan (September 2002) and in the interest of the visual amenities of the area.

18 Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

Reason: In order to comply with Policy E.1 and Appendix III.4 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenities aspects.

19 Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before the development hereby permitted is commenced, and the approved scheme shall be implemented before the development is first occupied and the lighting shall be permanently maintained thereafter.

Reason: In order to comply with Policy T.15 and Appendix V.10 of the adopted Unitary Development Plan and Policy T3 and Appendix II of the second deposit draft Unitary Development Plan (Sept 2002), in the interest of visual amenity and the safety of occupiers of and visitors to the development.

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20 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by or on behalf of the Local planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to comply with Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the visual and residential amenities of the area.

21 Prior to commencement of works details of the proposed levels for the parking area at the rear, relative to existing rear garden levels, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and shall be retained as such thereafter.

21 Reason: In order to comply with Appendix V.7 of the adopted Unitary Development Plan and Appendix II of the second deposit draft Unitary Development Plan (September 2002) and in the interest of pedestrian and vehicular safety and in the interests of the amenities of the adjacent properties.

22 Prior to commencement of works details of a system to maintain adequate ventilation to existing flats within No. 47 Belvedere Road shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and shall be retained as such thereafter.

22 Reason: In order to comply with Policy H.2 of the adopted Unitary Development Plan and Policy H6 of the second deposit draft Unitary Development Plan (September 2002) and in the interest of the amenities of the adjacent properties.

23 No structure, plant, equipment or machinery shall be placed, erected or installed on or above the roof or on external walls without the prior approval by or on behalf of the Local Planning Authority.

Reason: In order to comply with Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the appearance of the building and the visual amenities of the area.

24 Summary of reasons for granting planning permission

The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan (March 1994) (AUDP) and having regard for the Second Deposit Draft Unitary Development Plan (September 2002)(2DDUDP) including the policies set out below, and taking into account all other relevant material planning considerations:

Please see full list of relevant policies and summaries below.

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Informative

This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.


- 24 Policies (AUDP)
H.2 Design of housing development
E.1 Design of new development
E.7 Conservation areas

- Policies (2DDUDP)
H6 Housing design
BE1 Design of new development
BE9 Conservation areas

You are further informed that :

- 1 The applicant is advised of the requirements of Thames Water or associated drainage authorities as stipulated in their letter of 9th October 2003.
- 2 The applicant is encouraged to liaise with the Leisure Services Division of the London Borough of Bromley to secure an appropriate soft planting scheme adjacent to, or up to the proposed side retaining wall that will be visible from the adjoining open space.

Signed:

Smart Macmillan

CHIEF PLANNER

On behalf of the London Borough of Bromley Council
YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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