**LBBRF Planning report January 2019**

Please pass on my email contact details to your Chair and/or Planning Representative:

[**andrea.stevens@gmail.com**](mailto:andrea.stevens@gmail.com)

**Current Planning applications that might be of interest**

**Charles Darwin School** Biggin Hill 18/04424/FULL1 – Replacement of existing cladding panels and replacement of selected windows.

**St George’s RAF Chapel** Biggin Hill 18/05025/ADV – 1x non-illuminated freestanding monolith sign, 4x non-illuminated fascia signs, 1x non-illuminated pole mounted sign and 3x flagpoles with banners.

**Footzie Social Club** Lower Sydenham SE26 18/05236/FULL1 – Demolition of existing buildings and the redevelopment of the site by the erection of a 4 to 8 storey development comprising 151 residential units (63 x 1bed, 80 x 2bed and 8 x 3bed) together with the construction of an estate road & ancillary car/cycle parking, landscaping of the eastern part of the site to form open space accessible to the public.

**Allied Bakeries** Cray Avenue Orpington 18/05184/FULL1 – Phased redevelopment of Allied Bakeries. Part demolition of former bakery. Retention of original office and tower. Redevelopment and alterations to retained distribution warehouse & workshop. Creation of 2 new industrial units for B1(b), B1(c), B2 & B8 uses including a service road, yards, parking and landscaping.

**Update on previously highlighted planning applications**

**48-50 London Lane** Bromley18/03023/FULL1 – Change of use from Care Home (Use Class C2) to temporary accommodation to house homeless families (Use Class – Sui Generis). **GRANTED**

**Baston School** Hayes 18/03025/FULL1 – Extension & alteration to existing specialist school for the teaching of students on the autistic spectrum comprising the demolition of 2 redundant sheds, relocation of granary store, felling of 3 trees and the construction of 10 linked single storey classrooms, alterations to vehicular access, circulation and parking arrangements including formation of 20 additional car parking spaces & the planting of replacement trees. **WITHDRAWN**

**The Royal Bell,** 175 High Street Bromley:

1. 18/03201/LBC - Demolition of the former stable block and external steps (173 - 177 High Street), conversion and refurbishment of the former public house (the former Royal Bell) including an extension of a 9 storey building plus a basement to provide a 50-bed hotel with a gym, swimming pool and formation of a new entrance with an associated access to the rear from Walters Yard. (LISTED BUILDING CONSENT) **GRANTED**
2. 18/03252/FULL1 - Demolition of the former stable block and external steps (173 - 177 High Street), conversion and refurbishment of the former public house including an extension of a 9 storey building plus a basement to provide a 50-bed hotel with a gym, swimming pool and formation of a new entrance with an associated access to the rear from Walters Yard. **GRANTED**

**196 – 198 High Street,** Bromley18/04000/FULL1 **-** Reuse and conversion of the existing building to provide restaurant (Class A3/A4) at ground floor, office (Class B1) at first floor, long-term document storage (Class B8) at basement level and 3 residential apartments (Class C3) above. Demolition of existing single storey and erection of new 3 storey extension building to the rear. Retention of the existing Stable Block to provide 5 residential apartments (Class C3) and gym/fitness studio (Class D2) with cycle parking and landscaping. **GRANTED**

**Forthcoming appeal public inquiries**

**Bronze Works,** Kangley Bridge Road, Lower Sydenham 13/03598 (Inquiry 29 January 2019) – Use of building as 8 flats (Class C3) pursuant to grant of prior approval under reference 13/03598. Lawful development certificate – existing.

**The Chinese Garage Ltd** Wickham Road, Beckenham – 2 appeals (Hearing 4 April 2019) 1. NMA to allow for a variation of planning permission 16/02988/FULL1 (removal of conditions 21, 22, 23) 2. Appeal against enforcement notice issued for unauthorized metal hoarding.

**Hayes Street Farm,** Hayes Lane, Bromley 17/05543/FULL1 and 18/00137/LBC (Inquiry 30 April – 3 May 2019) – 2 appeals 1. Demolition of the existing buildings with the exception of the Listed farmhouse and erection of 9 dwellings with associated works. 2. As previous Application for listed building consent.

**Appeal Public enquiries/hearings where a decision has been made**

**St Hughes Playing Fields**, Bickley 17/02468/FULL1 (Inquiry 6 November 2018 4 days) – Proposed erection of a 6FE Secondary Boys school comprising a part 2 storey, part 3 storey building of 8443m² including a sports hall (also for wider community use) together with hard and soft landscaping, creation of a new vehicular access on Chislehurst Road, 69 parking spaces, drop off/pick up area and associated works. Erection of a temporary 2 storey classroom block on site for 12 months to accommodate 5 classrooms, a laboratory, offices and toilets. **APPEAL** **ALLOWED**

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**LBB Residents’ Association Planning Seminar**

Invitations have been sent to RAs in LBB to attend the Planning Seminar. This will be held on Saturday 16 March 2019 from 10am until 1pm.

If you have not received an invitation and would like to attend – each RA can send up to 3 delegates – please contact: [Najmin.Chowdhury@bromley.gov.uk](mailto:Najmin.Chowdhury@bromley.gov.uk)

**LBB DLP – progress**

There are several meetings scheduled for this week regarding the adoption of Bromley’s Local Plan. At the time of writing these meetings are as follows:

1. Special Meeting Development Control Committee – Tuesday 15 January 2019 1930hrs
2. Executive Meeting – Wednesday 16 January 2019 at 1700hrs
3. Full Council meeting – Wednesday 16 January 2019 at 1900hrs

**MOL – Draft New London Plan**

The Examination in Public of the DNLP commenced Tuesday 15 January 2019. The programme of hearings for Matters can be viewed at:

<https://www.london.gov.uk/sites/default/files/lp_hearings_programme_-_final_nov_2018.pdf>

The timetable extends from 15 January 2019 through to 17 May 2019 (11 weeks).

Supplementary documents submitted by various parties for these hearings can be viewed at:

<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/examination-public-draft-new-london-plan/eip-news>

**A.Stevens 14 January 2019**