

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 30 November 2022

DECISIONS	
	Comments
<p>Change of use of the existing first floor retail (class E) space to create 3 no. self-contained dwellings (Use Class C3) with access to the rear, external alterations to the rear and bin and cycle storage <u>Unit 2 62 High Street Bromley BR1 1EG</u> Ref. No: 22/03042/FULL1 Received: Mon 01 Aug 2022 Validated: Mon 01 Aug 2022 Status: Application Permitted</p>	<p>This site is Alice's Attic, 2 doors down from the Laura Ashley site above which permission has been granted for conversion of the first floor to flats and extend upwards, I think, 3 floors. Access from Ringers Rd.</p>
<p>Repair and enhancement of The Victorian Folly, including necessary replacement and reinstatement of materials (LISTED BUILDING CONSENT) <u>Victorian Folly Bromley Civic Centre Stockwell Close Bromley</u> Ref. No: 22/03023/LBC Received: Fri 29 Jul 2022 Validated: Fri 29 Jul 2022 Status: Listed Building Consent</p>	<p>For information</p>
<p>Change of use of first floor, second floor and rear of ground floor from Solicitors (Use Class E(g)) to residential (Use Class C3), extension to the rear of second floor and upward extension to create third and fourth floors to provide 2 no. 1 bedroom flat, 3 no. 2 bedroom flats and 1 no. 1 bedroom flat <u>50 High Street Bromley BR1 1EG</u> Ref. No: 22/01832/FULL3 Received: Thu 05 May 2022 Validated: Thu 05 May 2022 Status: Application Refused</p>	<p>Interesting refusal, particularly no. 1 <i>1. Insufficient information has been submitted to demonstrate a lack of demand for the existing permitted upper level office use, including evidence of recent, active marketing of the site for reuse or redevelopment undertaken prior to the submission of the planning application over a minimum period of six months or that it would not be feasible and/or viable to refurbish, renew or modernise the offices in order to meet the current requirements of occupiers, contrary to Policies 10, 83 and 97 of the Bromley Local Plan and Policy SD6 of the London Plan.</i> <i>2 The proposed development would fail to provide a satisfactory standard of good quality accommodation for future occupiers due to poor flat layouts with constrained outlook, poor internal daylight and sunlighting, poor quality of amenity space provision, direct overlooking and poor levels of privacy between resultant flat layouts, and a poorly identifiable street entrance contrary to Policies 4 and 37 of the Bromley</i></p>

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<p>Demolition of the existing buildings and redevelopment of the site for a new part 8/part 11 storey building comprising flexible commercial floorspace (Use Class E) at ground floor and residential units (Use Class C3) above, along with the associated amenity space, ancillary refuse and recycling storage, cycle parking and disabled persons car parking.</p> <p><u>33 Masons Hill Bromley BR2 9HD</u> Ref. No: 21/00741/FULL1 Received: Tue 23 Feb 2021 Validated: Tue 23 Feb 2021 Status: Application Refused</p> <p>T1 Dead Pine - Fell and plant replacement tree. T2 Willow - Fell and plant replacement tree. T3 Robinia - Remove dead wood. T4 Ash - Crown reduce eastern lateral spread by 3m (from 10m to 7m).</p> <p><u>Shortlands Golf Club Meadow Road Bromley BR2 0DX</u> Ref. No: 22/04130/TREE Received: Fri 21 Oct 2022 Validated: Fri 21 Oct 2022 Status: Decision No objection</p> <p>Amendment to planning application Ref 21/04672/FULL6: Addition of a new patio to the rear, part of which will be more than 30cm above the existing ground level</p> <p><u>48 Durham Avenue Shortlands Bromley BR2 0QB</u> Ref. No: 21/04672/AMD3 Received: Wed 12 Oct 2022 Validated: Wed 12 Oct 2022 Status: Amendment requires planning permission</p> <p>Single storey rear extension, conversion of garage into habitable room, construction of a front entrance porch and rear rooflights LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)</p> <p><u>13 Caygill Close Shortlands Bromley BR2 0PS</u> Ref. No: 22/03925/PLUD Received: Thu 06 Oct 2022 Validated: Thu 06 Oct 2022 Status: Proposed</p>	<p><i>Local Plan, Policy D6 of the London Plan.</i></p> <p><i>3 The rear extension scale, height and bulk of the proposed development by reason its overbearing nature, excessive height and enclosure effect, siting and close proximity to neighbouring buildings to the rear and north property boundaries would have a serious and adverse effect on the residential amenity enjoyed by the occupants of neighbouring property contrary to 4, 8 and 37 of the Bromley Local Plan and Policies D3, D6 and H2 of the London</i></p> <p>And this one refused-too close to river, no plan for affordable housing, no plan for dealing with contaminated soil.</p>
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<p>use/development is lawful</p> <p>Proposed telecommunications installation: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works including equipment cabinets (56 DAY CONSULTATION BY C K HUTCHISON NETWORKS UK LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE OF TELECOMMUNICATIONS APPARATUS)</p> <p><u>Land Outside 2 To 8 Caygill Close Cumberland Road Shortlands Bromley</u> Ref. No: 22/03714/TELCOM Received: Thu 22 Sep 2022 Validated: Thu 22 Sep 2022 Status: Prior approval required and granted</p> <p>Hip to gable loft conversion with rear dormer and front roof lights <u>131 Queen Anne Avenue Shortlands Bromley BR2 0SH</u> Ref. No: 22/03634/FULL6 Received: Thu 15 Sep 2022 Validated: Thu 15 Sep 2022 Status: Application Permitted</p> <p>Front porch extension to the ground floor to give a ground floor access. Remove the existing front door which is located at first floor level and replace with a window. Removal of external balcony and stairs. (Lawful Development Certificate Proposed) <u>16 Scotts Lane Shortlands Bromley BR2 0LH</u> Ref. No: 22/03509/PLUD Received: Tue 06 Sep 2022 Validated: Tue 06 Sep 2022 Status: Proposed use/development is not lawful</p> <p>Variation of condition 2 of permission 21/04672/FULL6 (approved plans) granted for two storey side extension, part one/two storey rear extension, elevational alterations and extension of garage (minor material amendment to allow increase in width of front dormer under Section 73 of the Town and Country Planning Act) <u>48 Durham Avenue Shortlands Bromley BR2 0QB</u> Ref. No: 21/04672/RECON Received: Mon 05 Sep 2022 Validated: Thu 08 Sep 2022 Status: Application Refused</p> <p>T1 Cypress - Lift to approx 5m. T2 Yew - Lift to approx 5m. T3 Sycamore - Lift to approx 5m and reduce lower lateral limbs to previous reduction points. T4 Sycamore - Lift to 5m and reduce lower lateral limbs to previous reduction points. T5 Oak - Lift to 5m and reduce lower lateral limbs to previous reduction points. T6 Oak - Lift to 5m and reduce lower lateral limbs to previous reduction points. T7 Holly - Lift to 5m. T8 Oak - Lift to 5m and reduce lower lateral limbs to previous reduction points. SUBJECT TO TPO 1795 (16.3.2001) <u>35 Mays Hill Road Shortlands Bromley BR2 0HS</u> Ref. No: 22/03474/TPO Received: Fri 02 Sep 2022 Validated: Fri 02 Sep 2022 Status: Consent (e.g.tree works, haz subs)</p>	
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<p>Oak - Crown reduce height and spread by up to 2m. SUBJECT TO TPO 1168A (27.3.1995) <u>Tanglewood South Hill Road Shortlands Bromley BR2 0RA</u> Ref. No: 22/03446/TPO Received: Thu 01 Sep 2022 Validated: Thu 01 Sep 2022 Status: Consent (e.g.tree works, haz subs)</p> <p>Hip to gable loft conversion with rear dormer, Juliet balcony and three front rooflights <u>111 Farnaby Road Bromley BR1 4BN</u> Ref. No: 22/03394/FULL6 Received: Tue 30 Aug 2022 Validated: Thu 08 Sep 2022 Status: Application Permitted</p> <p>1 x Oak tree in rear garden - Crown reduce all around by approximately 4m. SUBJECT TO TPO 2214 (23.4.2007) <u>Flat 1 Highwood 61 Shortlands Road Shortlands Bromley BR2 0JJ</u> Ref. No: 22/03376/TPO Received: Wed 24 Aug 2022 Validated: Wed 24 Aug 2022 Status: Consent (e.g.tree works, haz subs)</p> <p>Erection of an external outbuilding to the rear communal gardens of no.44 Westmoreland Road, to be utilised as a Gym (with changing facilities) and Garden Store. <u>44 Westmoreland Road Bromley BR2 0QS</u> Ref. No: 22/03281/FULL1 Received: Thu 18 Aug 2022 Validated: Thu 18 Aug 2022 Status: Application Refused</p> <p>Single storey rear extension and first floor rear extension. <u>59 Recreation Road Bromley BR2 0DY</u> Ref. No: 22/03180/FULL6 Received: Wed 10 Aug 2022 Validated: Wed 10 Aug 2022 Status: Application Permitted</p> <p>Single storey side and rear extension with raised patio to rear. <u>42 Scotts Lane Shortlands Bromley BR2 0LL</u> Ref. No: 22/02974/FULL6 Received: Tue 26 Jul 2022 Validated: Tue 26 Jul 2022 Status: Application Permitted</p> <p>Garage conversion to habitable room and proposed first floor side extension. Loft conversion with part hip to gable end on the sides, raised ridge height and mansard roof with four dormers to the rear and six roof lights to the front and elevational alterations. <u>32 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 22/02367/FULL6 Received: Tue 14 Jun 2022 Validated: Tue 14 Jun 2022 Status: Application Refused</p>	
APPLICATIONS	

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	Comments
<p>Erection of part ground, side, rear and first floor rear extension. <u>111 Hayes Lane Hayes Bromley BR2 9EG</u> Ref. No: 22/04376/FULL6 Received: Tue 08 Nov 2022 Validated: Tue 08 Nov 2022 Status: Pending Consideration</p> <p>Construction of replacement/upgraded East stand incorporating seating and standing spectator areas with open-sided roof canopy. <u>Bromley Football Club Hayes Lane Hayes Bromley BR2 9EF</u> Ref. No: 22/03782/FULL1 Received: Tue 27 Sep 2022 Validated: Wed 02 Nov 2022 Status: Pending Consideration</p> <p>Construction of a half hip to gable loft conversion with rear dormer and four front rooflights LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>3 Druids Way Shortlands Bromley BR2 0NQ</u> Ref. No: 22/04692/PLUD Received: Mon 28 Nov 2022 Validated: Mon 28 Nov 2022 Status: Pending Consideration</p> <p>T1 & T2 Yew trees - Crown reduce all over by 2m. SUBJECT TO TPO 479 (19.6.1987) <u>Kings Keep 15 Mays Hill Road Shortlands Bromley BR2 0HR</u> Ref. No: 22/04661/TPO Received: Fri 25 Nov 2022 Validated: Fri 25 Nov 2022 Status: Pending Consideration</p> <p>Hip to gable loft conversion with rear dormer and front rooflights <u>158 Farnaby Road Bromley BR2 0BB</u> Ref. No: 22/04652/FULL1 Received: Fri 25 Nov 2022 Validated: Fri 25 Nov 2022 Status: Pending Consideration</p> <p>Single storey side extension (Lawful Development Certificate Proposed) <u>2 Winchester Road Shortlands Bromley BR2 0PZ</u> Ref. No: 22/04628/PLUD Received: Wed 23 Nov 2022 Validated: Wed 23 Nov 2022 Status: Pending Consideration</p> <p>First floor side extension with pitched roof over. <u>147 Ravensbourne Avenue Bromley BR2 0AZ</u> Ref. No: 22/04606/FULL6 Received: Tue 22 Nov 2022 Validated: Tue 22 Nov 2022 Status: Pending Consideration</p> <p>Single storey infill extension to form larger kitchen and elevational alternations</p>	<p>Some of us have an interest in such things!</p>

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<p><u>20 Recreation Road Bromley BR2 0DZ</u> Ref. No: 22/04567/FULL6 Received: Mon 21 Nov 2022 Validated: Mon 21 Nov 2022 Status: Pending Consideration</p> <p>Proposal for a patio to the rear of the property, which has some parts over 300mm above the existing ground level.</p> <p><u>48 Durham Avenue Shortlands Bromley BR2 0QB</u> Ref. No: 22/04575/FULL6 Received: Mon 21 Nov 2022 Validated: Mon 21 Nov 2022 Status: Pending Consideration</p> <p>Front porch extension to the ground floor to give a ground floor access. Remove the existing front door which is located at first floor level and replace with a window. Removal of external balcony and stairs. (Retrospective)</p> <p><u>16 Scotts Lane Shortlands Bromley BR2 0LH</u> Ref. No: 22/04531/FULL6 Received: Thu 17 Nov 2022 Validated: Thu 17 Nov 2022 Status: Pending Consideration</p> <p>Part one/two storey side and single storey rear extension, loft conversion with rear dormer, front rooflights and elevational alterations</p> <p><u>11 Martins Road Bromley BR2 0EE</u> Ref. No: 22/04424/FULL6 Received: Thu 10 Nov 2022 Validated: Thu 10 Nov 2022 Status: Pending Consideration</p> <p>Demolition of existing conservatory and construction of single storey rear extension</p> <p><u>58 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 22/04342/FULL6 Received: Fri 04 Nov 2022 Validated: Fri 04 Nov 2022 Status: Pending Decision</p> <p>Hip to gable loft conversion with rear dormer (Lawful Development Certificate Proposed)</p> <p><u>173 Farnaby Road Bromley BR2 0BA</u> Ref. No: 22/04298/PLUD Received: Wed 02 Nov 2022 Validated: Tue 08 Nov 2022 Status: Pending Consideration</p>	<p>APCA were against</p> <p>Another CA appn. Considering whether to respond.</p>
<p>APPEALS SUBMITTED & DECISIONS</p>	
<p><u>Appeals submitted:</u></p> <p>Demolition of existing dwelling and erection of part three/four storey block of 9 flats (3 no. 1 bedroom units and 6 no. two bedroom units), with provision of car parking, refuse and cycle storage and hard and soft landscaping.</p> <p>8 Green Close Shortlands Bromley BR2 0HJ</p>	<p>Comments</p> <p>This doesn't surprise me. It is too big and parking is inadequate but this is a very mixed housing area.</p>

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<p>Ref. No: 22/00240/S78 Received: Tue 15 Nov 2022 Status: Appeal Lodged</p> <p><u>Appeals decided:</u></p> <p>Demolition of existing 2-storey dwelling house and construction of 3-storey building including accommodation in the roofspace comprising of 5 apartment units with associated parking, amenity space & cycle storage for 14 bikes.</p> <p><u>2 Bromley Avenue Bromley BR1 4BQ</u></p> <p>Ref. No: 22/00084/S78 Received: Tue 12 Apr 2022 Status: Appeal Allowed</p> <p>Construction of additional storey above existing building to provide 3 new flats (3 x 2 bedroom) (56 day application under Class A, Part 20, Schedule 2 to the General Permitted Development Order 2015 (as amended) with regards to transport and highways impacts, flooding risk, air traffic and defence assets impacts, contamination risks, external appearance of the building, provision of adequate natural light to habitable rooms and nationally described space standards, impact on residential amenities and protected views).</p> <p><u>Kentway Court 1A Hayes Lane Hayes Bromley BR2 9EA</u></p> <p>Ref. No: 22/00033/S78 Received: Mon 14 Feb 2022 Status: Appeal Dismissed</p> <p>Demolition of existing buildings (66-70 High Street) and erection of a part 13 and part 16 storey building to provide 559 sqm retail floorspace (Use Class Ea) and 68 residential units with associated disabled car parking spaces, cycle parking and refuse storage area.</p> <p><u>70 High Street Bromley BR1 1EG</u></p> <p>Ref. No: 21/00242/NONDET Received: Fri 10 Dec 2021 Status: Appeal Dismissed</p> <p>Demolition of existing buildings (No.66 to 70 High Street), construction of 12 storeys to provide 256.4 square metres retail floorspace on the ground floor and 47 residential units above with associated disabled car parking spaces, cycle parking and refuse storage area.</p> <p><u>70 High Street Bromley BR1 1EG</u></p> <p>Ref. No: 21/00208/S78 Received: Tue 26 Oct 2021 Status: Appeal Allowed</p> <p>Change of use of Class B1(a) office space on first, second and third floors to Class C3 Residential to form 13 flats. (56 day application for prior approval in respect of transport and highways, contamination, flooding, noise impacts, natural light to habitable rooms under Class O Part 3 of the GPDO)</p> <p><u>Compass House 36 East Street Bromley BR1 1QU</u></p> <p>Ref. No: 21/00234/S78 Received: Thu 02 Dec 2021 Status: Appeal Dismissed</p>	<p>The original application was strongly opposed and we got involved. Interesting result-see above?</p> <p>Included to show how limited the upward extension relaxation has been effective.</p> <p>This started life as an application for a 26 storey block. One of the tall building applications/appeals dismissed BUT... (this was an appeal against non-determination)</p> <p>A smaller scheme approved. Will this set a benchmark? There were hundreds of objections. We objected and said no more than 6 storeys</p>
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ENFORCEMENT	
	Comments
None relevant	