

SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 30 November 2023

DECISIONS	Comments
<p>Infill extensions to the rear at first and second floor, mansard roof extension to create third floor together with change of use of part first and second floor office area (Use Class E(g)(i) to provide a total of 5 No. flats. Roof alterations to rear addition to provide flat roof amenity area to serve dwellings. Refuse and cycle storage. <u>50 High Street Bromley BR1 1EG</u> Ref. No: 23/02947/FULL1 Received: Fri 28 Jul 2023 Validated: Wed 13 Sep 2023 Status: Application Permitted</p>	<p>This is behind MK Law, adjacent to Wilko.</p>
<p>Change of use of 4th floor of Maple House from offices (Use Class E(g)(i)) to flexible Use Class F1 use (learning and non-residential institutions) <u>Maple House 157 - 159 Masons Hill Bromley BR2 9HY</u> Ref. No: 23/02370/FULL2 Received: Mon 19 Jun 2023 Validated: Mon 19 Jun 2023 Status: Application Refused</p>	<p>"Insufficient evidence provided to show a lack of need for offices in this location".</p>
<p>Single storey rear extension, extending beyond the rear wall of the original house by 5.00m, for which the maximum height would be 3.10m, and for which the height of the eaves would be 2.89m (42 Day Notification for Householder Permitted Development Prior Approval) <u>47 Scotts Lane Shortlands Bromley BR2 0LT</u> Ref. No: 23/03970/HHPA Received: Tue 17 Oct 2023 Validated: Tue 17 Oct 2023 Status: Prior Approval Not Required</p>	
<p>Demolition of existing conservatory and construction of a single storey rear extension, and elevational alterations <u>Woodside Romanhurst Avenue Shortlands Bromley BR2 0PF</u> Ref. No: 23/03904/FULL6 Received: Thu 12 Oct 2023 Validated: Thu 12 Oct 2023 Status: Application Permitted</p>	
<p>Single storey rear extension, extending beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.30m (42 Day Notification for Householder Permitted Development Prior approval). <u>101 Farnaby Road Bromley BR1 4BN</u> Ref. No: 23/03880/HHPA Received: Wed 11 Oct 2023 Validated: Wed 11 Oct 2023 Status: Proposal not permitted development</p>	<p>This rear extension is too big for permitted development.</p>

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<p>Garage conversion into habitable room, ground floor rear extension and elevational alterations to include replacement of all windows and doors. <u>8 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 23/03789/FULL6 Received: Thu 05 Oct 2023 Validated: Thu 05 Oct 2023 Status: Application Permitted</p> <p>Ground floor rear and side extension and first floor side extension with alterations to the garage roof and elevational alterations and Juliet balcony. <u>16 Shortlands Road Shortlands Bromley BR2 0JD</u> Ref. No: 23/03612/FULL6 Received: Fri 22 Sep 2023 Validated: Fri 22 Sep 2023 Status: Application Permitted</p> <p>Prayer room in roof void with two front and two rear roof lights, porch to front and new door to side elevation. <u>31 Scotts Lane Shortlands Bromley BR2 0LL</u> Ref. No: 23/03556/FULL6 Received: Tue 19 Sep 2023 Validated: Tue 19 Sep 2023 Status: Application Permitted</p> <p>Demolition of existing garages. Part one/two storey side/rear extensions, incorporating a garage, ancillary annex, rear/side rooflights, patio and steps. Construction of a front boundary wall, piers and automated metal gates, bin enclosure and alterations to front landscaping. <u>23 Durham Avenue Shortlands Bromley BR2 0QH</u> Ref. No: 23/03549/FULL6 Received: Mon 18 Sep 2023 Validated: Wed 20 Sep 2023 Status: Application Permitted</p> <p>Loft conversion, involving modification of the existing roof, including new roof lights, PV panels and a new dormer to the rear of the house with balcony. <u>29 Mays Hill Road Shortlands Bromley BR2 0HS</u> Ref. No: 23/03356/FULL6 Received: Mon 04 Sep 2023 Validated: Mon 04 Sep 2023 Status: Application Permitted</p> <p>T3 Oak - Remove to near ground level and treat stump to inhibit regrowth. SUBJECT TO TPO 573 (22.11.1988) <u>5A Church Road Shortlands Bromley BR2 0HP</u> Ref. No: 23/02764/TPO Received: Mon 17 Jul 2023 Validated: Mon 17 Jul 2023 Status: Application Refused</p> <p>Part one/two storey side/rear and single storey front extensions to include solar panels, rooflights and elevational alterations. <u>8 Lancaster Close Shortlands Bromley BR2 0QF</u> Ref. No: 23/02612/FULL6 Received: Thu 06 Jul 2023 Validated: Thu 06 Jul 2023 Status: Application Permitted</p>	<p>The prayer room goes ahead.</p>
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<p>Proposed three storey side extension to form self-contained annex at lower ground/ground floor and enlargement of existing accommodation at first floor.</p> <p><u>22 Kingswood Road Shortlands Bromley BR2 0NJ</u></p> <p>Ref. No: 23/02041/FULL6 Received: Thu 25 May 2023 Validated: Thu 25 May 2023 Status: Application Refused</p>	<p>Decision:</p> <p>1.The proposed three storey side extension, by reason of its scale and design, would result in an overly dominant and inappropriate addition that would fail to respect the scale and form of the Locally Listed host dwelling and is considered harmful to the wider area in general: thereby contrary to Policies 6, 37 and 39 of the Bromley Local Plan.</p> <p>2 The proposal, by reason of its size and severance, would constitute a separate residential unit which is not ancillary to the host dwelling and would result in an over-intensive use of the site, thereby contrary to Policies 6, 7 and 37 of the Bromley Local Plan.</p>
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APPLICATIONS	
	Comments
<p>Alteration/extension to ground floor undercroft of south tower to create new internal lobby/foyer area; elevational alterations to include new façade/fascia and associated signage; reconfiguration of existing podium/ground level car park to create new end of journey facilities comprising shower rooms, lockers and cycle storage facilities; with associated external landscaping/steps leading to new reception area. <u>Bank Of America House 26 Elmfield Road Bromley BR1 1LR</u> Ref. No: 23/04300/FULL1 Received: Thu 09 Nov 2023 Validated: Thu 09 Nov 2023 Status: Pending Consideration</p> <p>Conversion of existing ancillary residential accommodation to create 11 Hotel Suites (Use Class C1) LISTED BUILDING CONSENT <u>175 High Street Bromley BR1 1NN</u> Ref. No: 23/03500/LBC Received: Thu 14 Sep 2023 Validated: Fri 03 Nov 2023 Status: Pending Consideration</p> <p>Conversion of existing ancillary residential accommodation to create 11 Hotel Suites (Use Class C1). <u>175 High Street Bromley BR1 1NN</u> Ref. No: 23/03499/FULL1 Received: Thu 14 Sep 2023 Validated: Fri 03 Nov 2023 Status: Pending Consideration</p> <p>Loft conversion with dormer to the rear roof slope <u>35 Recreation Road Bromley BR2 0DY</u> Ref. No: 23/04585/FULL6 Received: Thu 30 Nov 2023 Validated: Thu 30 Nov 2023 Status: Pending Consideration</p> <p>Holly tree within south western corner of school playing field - Fell. <u>Valley Primary School Beckenham Lane Bromley BR2 0DA</u> Ref. No: 23/04555/TREE Received: Thu 23 Nov 2023 Validated: Thu 23 Nov 2023 Status: Pending Consideration</p> <p>x5 Ash/Sycamore trees in 3 clusters within Network Rail's operational land - Fell. <u>Shortlands Railway Station Shortlands Road Shortlands Bromley BR2 0JA</u> Ref. No: 23/04494/TREE Received: Wed 22 Nov 2023 Validated: Wed 22 Nov 2023 Status: Pending Consideration</p>	<p>These applications are for The Royal Bell. We previously saw applications for Apart-hotel suites.</p> <p>Two applications to fell or reduce trees related to the proposed works in particular for the staircase to the side of platform 1.</p>

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<p>Ash - Reduce the height and spread by up to 2m to previous reduction points. SUBJECT TO TPO 1485 (19.5.1998)</p> <p><u>10 Den Road Shortlands Bromley BR2 0NH</u> Ref. No: 23/04464/TPO Received: Wed 22 Nov 2023 Validated: Wed 22 Nov 2023 Status: Pending Consideration</p> <p>x3 Sycamore trees located to the west of the station, outside of Network Rails operational land - Prune by approximately 2m from all sides of each of the 3no. trees (T1 & T2 have a combined canopy of 16m diameter at present which will be reduced to approx. 12m. T3 has a canopy of 12m which will be reduced to approx. 8m). SUBJECT TO TPO 581 (22.11.1988)</p> <p><u>Shortlands Railway Station Shortlands Road Shortlands Bromley BR2 0JA</u> Ref. No: 23/04493/TPO Received: Wed 22 Nov 2023 Validated: Wed 22 Nov 2023 Status: Pending Consideration</p> <p>Single storey rear extension, extending beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.3m (42 Day Notification for Householder Permitted Development Prior Approval)</p> <p><u>101 Farnaby Road Bromley BR1 4BN</u> Ref. No: 23/04461/HHPA Received: Mon 20 Nov 2023 Validated: Mon 20 Nov 2023 Status: Pending Consideration</p> <p>Use of existing outbuilding to rear garden for gym/relaxion room LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)</p> <p><u>74 Ravensbourne Avenue Bromley BR2 0BP</u> Ref. No: 23/04513/PLUD Received: Fri 17 Nov 2023 Validated: Tue 28 Nov 2023 Status: Pending Consideration</p> <p>Details submitted to comply with the requirements of the following conditions relating to planning permission ref 23/01185/OUT: Condition 3 - Construction and Environmental Management Plan Condition 4 - Detailed design of the measures in the submitted "Drainage Strategy Report" Condition 6 - Details of treatment of all parts on the site not covered by buildings Condition 7 - Details of the materials to be used for the external surfaces of the building Condition 8 - Details of arrangements for storage of refuse and recyclable materials Condition 9 - Details of arrangements for bicycle parking Condition 12 - Details of Electric Vehicle Charging Points.</p> <p><u>13 Lancaster Close Shortlands Bromley BR2 0QF</u> Ref. No: 23/01185/CONDT1 Received: Wed 15 Nov 2023 Validated: Wed 15 Nov 2023 Status: Pending Consideration</p> <p>Details of appearance, landscaping and scale pursuant to Outline permission DC/23/01185/OUT granted permission on 01.06.2023 for demolition of existing dwelling and erection of 2 five bedroom detached houses with</p>	<p>We have objected to both of these applications on the grounds of overdevelopment, loss of garden land, access issues.</p>
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<p>parking. <u>13 Lancaster Close Shortlands Bromley BR2 0QF</u> Ref. No: 23/04312/DET Received: Fri 10 Nov 2023 Validated: Tue 14 Nov 2023 Status: Pending Consideration</p> <p>Alterations to the kitchen roof and existing walls associated with the new replacement windows. <u>9A Station Road Shortlands Bromley BR2 0EY</u> Ref. No: 23/03946/FULL1 Received: Tue 17 Oct 2023 Validated: Fri 10 Nov 2023 Status: Pending Consideration</p> <p>Erection of black metal railings to highway boundary with Ravensbourne Avenue. (RETROSPECTIVE). <u>Shortlands Golf Club Meadow Road Bromley BR2 0DX</u> Ref. No: 23/04404/FULL1 Received: Tue 14 Nov 2023 Validated: Fri 01 Dec 2023 Status: Pending Consideration</p>	<p>We are opposing this retrospective application, supporting RVR, on the grounds that damage is caused to the previously open view and there is no security gain as suggested. (no gates)</p>
APPEALS SUBMITTED & DECISIONS	
<p><i>Submitted:</i> None relevant</p> <p><i>Decided:</i> Demolition of dwellinghouse. Erection of 2 storey building comprising nine flats, parking and amenity space. <u>141 Hayes Lane Hayes Bromley BR2 9EJ</u> Ref. No: 23/00078/S78 Received: Mon 24 Apr 2023 Status: Appeal Allowed</p>	<p>Comments</p>
ENFORCEMENT	
<p>None relevant</p>	<p>Comments</p>