

## SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 December 2023

DECISIONS	
	Comments
<p>Change of use of part ground floor (for entrance), first, second and third floors from office (Use Class E(g)(i)) to an aparthotel (Use Class C1) together with minor internal alterations, roof light to rear roofslope and replacement external door to street.</p> <p><u>179 High Street Bromley BR1 1NN</u>  Ref. No: 23/04075/FULL2   Received: Wed 25 Oct 2023   Validated: Wed 25 Oct 2023   Status: Application Permitted</p>	The Royal Bell
<p>Demolition of a garage and associated buildings including a substation at No. 2 Station Road, redevelopment of the Bromley North Station Road car park to provide 75 residential units with 260.8sq.m(GIA) commercial floor space (Use Class Order Class E), provision of disabled parking spaces with electric vehicle charging points, cycle parking, a landscaped outdoor space and associated works.</p> <p><u>Car Park Station Road Bromley</u>  Ref. No: 23/01547/FULL1   Received: Wed 19 Apr 2023   Validated: Wed 26 Apr 2023   Status: Permission Subject to Legal Agreement</p>	By Bromley North station
<p>2-4 Ringers Road and 5 Ethelbert Road: Demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage (Revised scheme incorporating a second stair into Block A and Block B, internal layout and elevational changes, and changes to the on street parking bays and footpath along Ringers Road and Ethelbert Road).</p> <p><u>2 - 4 Ringers Road Bromley BR1 1HT</u>  Ref. No: 21/05585/FULL1   Received: Mon 29 Nov 2021   Validated: Thu 24 Feb 2022   Status: Application Refused</p>	<p>This was the proposed major development parallel with the High St. between Ringers Rd and Ethelbert Ave.</p> <p>Two blocks, 14 and 12 storeys, 94 flats plus commercial, no car parking except 2 disabled spaces. 250 cycle spaces.</p> <p><b>Summary of reasons for refusal:</b></p> <ol style="list-style-type: none"> <li>1.Failure to maximise delivery of affordable housing.</li> <li>2. No larger family units, 3 bed +</li> <li>3. Over intensive development in a confined site. Harm would be caused to the character of the area and fail to preserve or enhance the setting of the Bromley Town Centre CA.</li> <li>4. Poor outlooks from proposed flats, compromised internal layout, inadequate provision of play areas.</li> <li>5. Overbearing when viewed from nearby residential properties, those properties would lose amenity, light, privacy.</li> </ol>

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<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) <u>101 Farnaby Road Bromley BR1 4BN</u> Ref. No: 23/04461/HHPA   Received: Mon 20 Nov 2023   Validated: Mon 20 Nov 2023   Status: Prior Approval Not Required</p> <p>Loft conversion with front rooflights, rear and side dormers and elevational alterations. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) <u>8 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 23/03788/PLUD   Received: Thu 05 Oct 2023   Validated: Thu 05 Oct 2023   Status: Proposed use/development is lawful.</p>	<p><b>Supplemental point:</b> London Fire Brigade had raised concerns about evacuation lift arrangements, ventilation systems</p>
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APPLICATIONS	
	Comments
<p>Construction of outbuilding to rear garden <b>LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)</b>  <b><u>32 Recreation Road Bromley BR2 0DZ</u></b>  Ref. No: 23/04934/PLUD   Received: Fri 29 Dec 2023   Validated: Fri 29 Dec 2023   Status: Pending Consideration</p> <p>Permanent standby generator at Shortlands Water Treatment Works <b>LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)</b>  <b><u>Pumping Station Valley Road Shortlands Bromley BR2 0HB</u></b>  Ref. No: 23/04911/PLUD   Received: Fri 22 Dec 2023   Validated: Fri 22 Dec 2023   Status: Pending Consideration</p> <p>Details submitted to comply with the requirements of the following conditions relating to planning permission 23/01185/OUT: Condition 4 - Detailed design of the measures in the submitted "Drainage Strategy Report"  <b><u>13 Lancaster Close Shortlands Bromley BR2 0QF</u></b>  Ref. No: 23/01185/CONDT2   Received: Fri 22 Dec 2023   Validated: Fri 22 Dec 2023   Status: Pending Consideration</p> <p>Loft conversion with rear dormer and two front rooflights  <b><u>22 Meadow Road Bromley BR2 0DX</u></b>  Ref. No: 23/04858/FULL6   Received: Thu 21 Dec 2023   Validated: Thu 21 Dec 2023   Status: Pending Consideration</p> <p>Demolition of existing shed. Construction of single storey side/rear extension, loft conversion with rear dormer, Juliet balcony and front rooflights. Construction of garden room to rear.  <b><u>50 Meadow Road Bromley BR2 0DX</u></b>  Ref. No: 23/04840/FULL6   Received: Wed 20 Dec 2023   Validated: Wed 20 Dec 2023   Status: Pending Consideration</p> <p>T1 Apple - Reduce in height back to previous knuckles, leaving low drooping branches for fruiting and shape. Remove stem growth.  <b><u>41 Shortlands Road Shortlands Bromley BR2 0JG</u></b>  Ref. No: 23/04738/TREE   Received: Mon 11 Dec 2023   Validated: Mon 11 Dec 2023   Status: Pending Consideration</p> <p>Proposed boundary wall renewal  <b><u>47 Scotts Lane Shortlands Bromley BR2 0LT</u></b>  Ref. No: 23/04748/FULL6   Received: Mon 11 Dec 2023   Validated: Mon 11 Dec 2023   Status: Pending</p>	<p>We have objected again to the full application.</p> <p>Both these Meadow Rd applications might generate interest-CA-no contact with us to date.</p>

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<p>Consideration</p> <p>Oak - Lift by 1.5-2m. SUBJECT TO TPO 2805 (28.9.2022) <u>55 Scotts Lane Shortlands Bromley BR2 0LT</u> Ref. No: 23/04754/TPO   Received: Mon 11 Dec 2023   Validated: Mon 11 Dec 2023   Status: Pending Consideration</p> <p>Oak tree adjacent to the right fence, bordering with No. 40 - Prune two of the three lowest branches at rear of tree by approximately 5m. Prune the third branch at rear by cutting from the joint with the main branch (whole branch is approximately 8m). Prune one of the three lowest branches at the front of the tree by approximately 5m. Prune the remaining two at the front by cutting from the joint with the larger branch (both branches approximately 5m). SUBJECT TO TPO 2352 (20.1.2010) <u>42 Westmoreland Road Bromley BR2 0QS</u> Ref. No: 23/04560/TPO   Received: Wed 06 Dec 2023   Validated: Wed 06 Dec 2023   Status: Pending Consideration</p> <p>T1 Rowan - Fell. T3 Elm (dead) - Fell. T5 Redwood - Fell. T7 Maple - Reduce by 1m and shape to keep a balanced crown. <u>21 Queens Mead Road Bromley BR2 0ER</u> Ref. No: 23/04684/TREE   Received: Wed 06 Dec 2023   Validated: Wed 06 Dec 2023   Status: Pending Consideration</p> <p>Part one/two storey side extension with garage conversion and new front window, single storey rear extension with terrace above, addition of side rooflights and provision of cycle and bin storage. <u>7 Winchester Close Shortlands Bromley BR2 0PX</u> Ref. No: 23/04626/FULL6   Received: Mon 04 Dec 2023   Validated: Mon 04 Dec 2023   Status: Pending Consideration</p> <p>Single storey rear extension <u>161 Farnaby Road Bromley BR2 0BA</u> Ref. No: 23/04625/FULL6   Received: Mon 04 Dec 2023   Validated: Mon 04 Dec 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 have objected mainly because of loss of open aspect in a CA. Will explain further at our meeting.</p>
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## SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 December 2023

APPEALS SUBMITTED & DECISIONS	
	Comments
<p><i>Submitted:</i> Development of a part sunken, single storey 2 bedroom 3 person dwelling (C3 use), with associated amenity space and landscaping to the rear garden area, including the relocation of the existing cycle storage building and amendments to the communal amenity space. <u>44 Westmoreland Road Bromley BR2 0QS</u> Ref. No: 23/00233/S78   Received: Wed 06 Dec 2023   Status: Appeal Lodged</p> <p><i>Decided:</i> 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. <u>33 Masons Hill Bromley BR2 9HD</u> Ref. No: 23/00081/S78   Received: Thu 27 Apr 2023   Status: Appeal Dismissed</p>	<p>This is in our area.</p> <p>The main reason for dismissal was the risk of flooding.</p>
ENFORCEMENT	
	Comments
<p>Unauthorised Change Of Use to hotel / hmo <u>14 Scotts Lane Shortlands Bromley BR2 0LH</u> Ref. No: 23/00075/CHANGE   Received: Wed 08 Feb 2023   Status: Pending Consideration</p>	.