

**SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 March 2025**

DECISIONS	Comments
<p>Change of use of first, second, third floor from Use Class E to provide 2No. two bedroom flats (Use Class C3) under Class G, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (56 day application for prior approval in respect of contamination risks, flood risk, noise impacts from commercial premises, provision of natural light to habitable rooms, and arrangements for storage and management of domestic waste)  <u>36 Market Square Bromley BR1 1NF</u>                      Ref. No: 25/00473/CUETC3   Received: Wed 05 Feb 2025   Validated: Wed 05 Feb 2025   Status: Grant prior approval</p>	<p>Brownfield example.</p>
<p>Change of use from retail unit (Use Class E(a)) to public library (Use Class F.1(d)) together with façade elevation alterations, shopfront alterations, new and replacement plant rooms, box lantern rooflight, roof top pergola and external seating area, green sedum roof and bio solar photo voltaic panels at roof level.  <u>145 High Street Bromley BR1 1JD</u>                      Ref. No: 24/04416/FULL3   Received: Mon 25 Nov 2024   Validated: Mon 02 Dec 2024   Status: Application Permitted</p>	<p>New library location approved.</p>
<p>Retention of parcel locker(s) (RETROSPECTIVE APPLICATION)  <u>60 Beckenham Lane Bromley BR2 0DW</u>                      Ref. No: 25/00340/FULL1   Received: Thu 30 Jan 2025   Validated: Thu 30 Jan 2025   Status: Application Refused</p>	<p>Lockers by off-licence:                      Reasons for refusal:  <i>1. The proposal, by reason of its excessive scale and siting, would result in a dominant and overbearing form of development within the streetscene, which fails to preserve or enhance the character and appearance of Shortlands Village Conservation Area, thereby contrary to Policies 37 and 41 of the Bromley Local Plan and Policy HC1 and D3 of the London Plan.</i>  <i>2. The proposal, by reason of its height and siting close to the shared boundary, would appear overly bulky and obtrusive to the occupiers of the neighbouring dwelling at No.62 Beckenham Lane, and would therefore be contrary to Policy 37 of the Bromley Local Plan and Policy D3 of the London Plan.</i>  <i>3. In the absence of information to the</i></p>

## SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 March 2025

<p>Demolition of existing lean-to extension and construction of a single storey rear and side extension with part front extension and open porch canopy. <u>7 Den Close Beckenham BR3 6RP</u> Ref. No: 25/00263/FULL6   Received: Mon 27 Jan 2025   Validated: Wed 29 Jan 2025   Status: Application Permitted</p> <p>T1 Sycamore on rear boundary - Reduce in height and radial spread by no more than 2m and crown raise lower growth to finished height of 4m by reducing end weight only where possible and not removing branches to source. T2 Horse chestnut, adjacent to T1 on rear boundary - Reduce in height and radial spread by no more than 2m and crown raise lower growth to finished height of 4m by reducing end weight only where possible and not removing branches to source. T3 Horse chestnut on rear boundary - Reduce in height and radial spread by no more than 2m and crown raise lower growth to finished height of 4m by reducing end weight only where possible and not removing branches to source. Clear debris from fallen stem in garden T4 Sycamore on rear right hand side - Reduce in height and radial by no more than 2m and crown raise to 3m without removing major branches to source. Remove major dead wood only. T5 Ash adjacent to T4 - Reduce in height and radial by no more than 2m and crown raise to 3m without removing major branches to source. Remove major dead wood only. SUBJECT TO TPO 2504 (13.11.2012) <u>165 Ravensbourne Avenue Bromley BR2 0AZ</u> Ref. No: 25/00260/TPO   Received: Fri 24 Jan 2025   Validated: Fri 24 Jan 2025   Status: Consent (e.g.tree works, haz subs)</p> <p>Single storey rear extension, replacement raised garden terrace with steps and balustrade, enclosed front porch and side elevational alterations <u>28 Celtic Avenue Shortlands Bromley BR2 0RU</u> Ref. No: 25/00093/FULL6   Received: Tue 14 Jan 2025   Validated: Wed 15 Jan 2025   Status: Application Permitted</p>	<p><i>contrary, the parcel lockers as constructed are likely to create visibility issues for drivers and pedestrians thereby detrimental to road safety contrary to Policy 32 of the Bromley Local Plan and Policy T2 and T4 of the London Plan.</i></p> <p>We were contacted by a neighbour. We did not oppose but linked her with a party wall surveyor.</p>
--	--

**SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 March 2025**

<p>Demolition of rear lean-to and construction of single storey rear extension with solar panels on roof, garage conversion to habitable space and detached garden building. <u>14 Kingswood Avenue Shortlands Bromley BR2 0NY</u> Ref. No: 25/00088/FULL6   Received: Tue 14 Jan 2025   Validated: Tue 14 Jan 2025   Status: Application Refused</p> <p>T3 Oak - Remove (fell) 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: 25/00053/TPO   Received: Thu 09 Jan 2025   Validated: Thu 09 Jan 2025   Status: Consent (e.g.tree works, haz subs)</p> <p>T1 Oak - Remove. SUBJECT TO TPO 573 (22.11.1988) <u>5A Church Road Shortlands Bromley BR2 0HP</u> Ref. No: 24/03540/TPO   Received: Mon 23 Sep 2024   Validated: Mon 23 Sep 2024   Status: Consent (e.g.tree works, haz subs)</p> <p>Timber refuse store enclosure and 1.8m high front boundary fencing <u>Everglades 43 Shortlands Road Shortlands Bromley BR2 0XW</u> Ref. No: 24/03472/FULL1   Received: Tue 17 Sep 2024   Validated: Mon 14 Oct 2024   Status: Application Refused</p>	<p>Reason: interesting. <i>The proposed outbuilding, due to its location, would cause a risk of unacceptable harm to valuable trees protected by a Tree Preservation Order (TPO) and insufficient information has been submitted to provide reassurance that any such risk can be controlled to within acceptable levels. The proposal is therefore contrary to Policies 73 and 74 of the Bromley Local Plan and Policy G7 of the London Plan.</i></p> <p>Decision: <i>The proposed bin store, additional hard surfacing and 1.8m high front boundary fencing would have a significant detrimental impact on the character and appearance of Shortlands Road Conservation Area and would set an undesirable precedent for other similar developments in the locality, thereby contrary to Policies 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan.</i></p>
--	---

## SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 March 2025

<p>Demolition of chimney. Loft conversion with rear dormer including Juliet balcony, 3x front rooflights and 1x second floor side window.  <u>18 Meadow Road Bromley BR2 0DX</u>            Ref. No: 24/04575/FULL6   Received: Mon 16 Sep 2024   Validated: Mon 09 Dec 2024   Status: Application Refused</p>	<p>Decision: Just one objection-from RVR  <i>The proposal, by reason of the excessive size and design/appearance of the rear dormer extension, would have a detrimental impact on the character and appearance of Shortlands Village Conservation Area, thereby contrary to Policies 6, 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan.</i></p>
<p><b>APPLICATIONS</b></p>	
<p>Replacement of timber panelled fencing at front of site with timber fencing and metal security gates.            RETROSPECTIVE  <u>Land Adjacent To 29 Hayes Lane Hayes Bromley</u>            Ref. No: 25/00674/FULL1   Received: Tue 25 Feb 2025   Validated: Tue 18 Mar 2025   Status: Pending Consideration</p> <p>Redevelopment of the site to provide a 6 storey building comprising 49 one and two bedroom Retirement Living units for older persons with associated communal facilities, parking and landscaping  <u>Conifer House 44 Southend Road Beckenham BR3 1SL</u>            Ref. No: 24/04718/FULL1   Received: Thu 19 Dec 2024   Validated: Fri 21 Mar 2025   Status: Pending Consideration</p> <p>Single storey rear extension.  <u>90 South Hill Road Shortlands Bromley BR2 0RT</u>            Ref. No: 25/00830/FULL6   Received: Fri 07 Mar 2025   Validated: Mon 24 Mar 2025   Status: Pending Consideration</p> <p>Demolition of existing rear extension, construction of part one/two storey rear extension.  <u>33 Recreation Road Bromley BR2 0DY</u>            Ref. No: 25/00788/FULL6   Received: Tue 04 Mar 2025   Validated: Mon 17 Mar 2025   Status: Pending Consideration</p> <p>Demolition of existing garage and construction of two storey side extension and single storey rear extension  <u>67 Kingswood Avenue Shortlands Bromley BR2 0NR</u>            Ref. No: 25/00666/FULL6   Received: Mon 24 Feb 2025   Validated: Mon 10 Mar 2025   Status: Pending Consideration</p>	<p>Comments</p> <p>For information</p> <p>Couple of substantial proposals. No contact from neighbours.</p>

**SHORTLANDS RESIDENTS' ASSOCIATION. DEVELOPMENT REPORT : 31 March 2025**

<p>Change of use of the property from Class C3 to C4 <b>LAWFUL DEVELOPMENT CERTIFICATE (EXISTING)</b>  <u>123 Queen Anne Avenue Shortlands Bromley BR2 0SH</u>                  Ref. No: 25/00747/ELUD   Received: Fri 21 Feb 2025   Validated: Mon 03 Mar 2025   Status: Pending Consideration</p>	
<p><b>APPEALS SUBMITTED &amp; DECISIONS</b></p>	
	<p>Comments</p>
<p>Decided: None relevant                  Submitted: None relevant</p>	
<p><b>ENFORCEMENT</b></p>	
	<p>Comments</p>
<p>None relevant</p>	<p>.</p>