



Mr J Kehoe
Chief Planner
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley BR1 3UH

24 October 2014

OUR REF: JE/AG/14/73/FD

Dear Mr Kehoe,

PROPOSED RESIDENTIAL REDEVELOPMENT
SUNSET HILL, HILLBROW ROAD, BROMLEY BR1 4JL

I enclose on behalf of my clients, Cavendish and Gloucester Properties Limited, an application for the demolition of an existing dwelling and the erection of a new block comprising nine apartments. My client's cheque for £3,465, which I believe to be the appropriate fee, is enclosed. The application is supported by;

- Design & Access Statement
- Planning Statement
- Tree Survey and Arboricultural Assessment
- CIL information form

The site comprises a substantial residential plot located on the eastern side of Hillbrow Road. There is an existing detached bungalow presently on the site. The site is adjoined to the north by a part two/part three storey detached house and to the south by a relatively modern development of three storey town houses. The area generally has a mixed residential character.

The proposal is to demolish the existing bungalow and to construct a new part two/part three storey building containing nine apartments. The building would be split level because of the slope of the land which rises up from Hillbrow Road. 14 parking spaces would be proposed to the front of the building.

There are mature trees and extensive landscaping around the boundaries of the site with a number of these covered by a Tree Preservation Order. The scheme has been designed to ensure that TPO and other important trees are retained as part of the development.

Because of the varied character of the area, a well designed new apartment building would not give rise to any harmful impacts to the existing residential character. Because there is no strong design context for the site, a building of modern and contemporary design would be entirely appropriate on the site. The scheme would comply with the Council's normal requirements regarding car parking, amenity space etc.



The proposed development would not give rise to any harmful impacts on neighbouring occupiers. The position of the building would accord with the siting of the existing bungalow and would broadly be in line with the adjacent houses. Any views of the development from the neighbouring properties in Tresco Close would largely be screened by the existing tree and dense vegetation screen on the boundary. The proposal would have significant planning benefits in providing additional new housing in a reasonably sustainable and accessible location. The proposal would be entirely in accordance with Policies H7 and BE1 of the Bromley UDP and would also accord with relevant policy in the London Plan. As such, the presumption in favour of development contained within the NPPF should apply in this case.

It seems to me that there are unlikely to be any significant planning issues that would arise in respect of this proposal. However, should you feel that there are matters that require discussion or further clarification then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Escott', written over a light blue horizontal line.

John Escott
ROBINSON ESCOTT PLANNING
Email: fiona@replanning.co.uk

*Enclosure

COPY: Cavendish & Gloucester Properties Ltd