



Town Planning

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Planning & Development Associates Ltd
118 Pall Mall
London
SW1Y 5ED

Application No : / DC/15/02452/CONDIT
Date : 24.05.2019

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF APPROVAL OF DETAILED PARTICULARS

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **APPROVED** the detailed particulars referred to in your application received on
27th July 2018.

at : Bromley Court Hotel Coniston Road Bromley BR1 4JD

Proposal: Details of conditions submitted in relation to planning permission ref: 15/02452/FULL1

- Condition 4 - Landscaping
- Condition 5 - External materials
- Condition 6 - Slab and roof levels
- Condition 7 - Arboricultural method statement
- Condition 8 - Excavation
- Condition 9 - Arboricultural method statement and tree protection plan
- Condition 11 - Energy assessment
- Condition 12 - Surface water drainage system
- Condition 13 - Drainage
- Condition 14 - Construction method
- Condition 16 - Turning areas
- Condition 17 - Refuse
- Condition 18 - Light to access drive and parking areas
- Condition 19 - Construction management plan
- Condition 20 - Acoustic assessment
- Condition 21 - Secured by design
- Condition 25 - Bicycle parking

Subject to the following conditions **and for the reasons set out below:-**

1. Condition 4 - Landscaping

In order to approve this condition the following information was submitted:
Arboricultural Implications Statement (AIS) and Arboricultural Method Statement (AMS),

Hard surfacing: drawings numbered 100/118, 101/118, 161/118, 4000/P1 and 4110/P3,
Means of enclosure: drawings numbered 100/118, 101/118, 170/118 and Secured by Design
details,

Planting: drawing numbered 101/118,

Front boundary: drawings numbered 101/118, 170/118,

Illuminated signage: document numbered PC4/E&PC18/Rev1,

The details are acceptable to approve the condition.

Condition 5 - External materials

In order to approve this condition the following information was submitted:

External materials: drawings numbered 120/118 and 170/118,

Entrance canopies: drawings numbered 101/118 and 162/118,

The details are acceptable to approve the condition.

Condition 6 - Slab and roof levels

In order to approve this condition the following information was submitted:

Existing site levels, proposed slab levels and finished roof levels: drawings numbered 100/118,
101/118, 110/118 and 162/118,

The details are acceptable to approve the condition.

Condition 7 - Arboricultural method statement

In order to approve this condition the following information was submitted:

Arboricultural Implications Statement (AIS) and Arboricultural Method Statement (AMS) by
Arbtech.

The details are acceptable to approve the condition.

Condition 8 - Excavation

In order to approve this condition the following information was submitted:

Construction details - pavements and external works: drawing numbered 4110/P3,

The details are acceptable to approve the condition.

Condition 9 - Arboricultural method statement and tree protection plan

In order to approve this condition the following information was submitted:

Arboricultural Implications Statement (AIS), Arboricultural Method Statement (AMS) and Tree
Protection Plan (TPP) by Arbtech.

The details are acceptable to approve the condition.

Condition 11 - Energy assessment

In order to approve this condition the following information was submitted:

Proposed Fourth Floor Plan (approved) numbered 104/113, Proposed section drawing numbered
110/118 and Proposed elevation drawing numbered 120/118,

Energy Statement & Zero Carbon Technology Assessment (updated 30 April 2019)

The details are acceptable to approve the condition.

Condition No. 12 - Surface water drainage

In order to approve this condition the following information was submitted:
Proposed Drainage Layout: drawing numbered 4000/P1,

The details are acceptable to approve the condition.

Condition No. 13 - Drainage

In order to approve this condition the following information was submitted:
Proposed Drainage Layout: drawing numbered 4000/P1,

The details are acceptable to approve the condition.

Condition No. 14 - Construction method

In order to approve this condition the following information was submitted:
Construction method, layout, species and maintenance regime for green roof: drawings numbered 100/118, 101/118 and 161/118,
Detailed plans: drawings numbered: 101/118 and 161/118,
Roof section: drawings numbered 100/118, 101/118 and 161/118,
Green roof planting methodology, plug planting, seed composition and management strategy:
Green roof general maintenance information,

The details are acceptable to approve the condition.

Condition No. 16 - Turning areas

In order to approve this condition the following information was submitted:
Proposed site plan (showing vehicle tracking): drawing numbered 998/117

The details are acceptable to approve the condition.

Condition No. 17 - Storage of refuse and recyclable materials

In order to approve this condition the following information was submitted:
Illustration and notes: drawings numbered 101/118 and 162/118 and document numbered PC17(Rev1).

The details are acceptable to approve the condition.

Condition No. 18 - Light to access drive and parking areas

In order to approve this condition the following information was submitted:
External lighting drawings numbered REF; PB659 PC4/E & PC18 (Rev1), SP/BCH/IL001, and SP/BCH/IL002, along with further supporting information/clarification from the Applicant.

The details are acceptable to approve the condition.

Condition No. 19 - Construction Management Plan

In order to approve this condition the following information was submitted:

Construction Management Plan: document numbered MP/SP/009/Rev7 including Appendices A, B and C,

The details are acceptable to approve the condition.

Condition No. 20 - Acoustic Assessment

In order to approve this condition the following information was submitted:

Plant Noise Assessment: document numbered 17/0458/R1,

The details are acceptable to approve the condition.

Condition No. 21 - Secured by Design

In order to approve this condition the following information was submitted:

Secured by Design details including: minutes of the meeting between the Applicant and the Metropolitan Police Designing Out Crime Officer; to be read in conjunction with the site plan drawing PD659-101 rev 118, the Applicant's application form for the SBD award, drawing numbered 101/118,

The details are acceptable to approve the condition.

Condition No. 25 - Bicycle parking

In order to approve this condition the following information was submitted:

Cycle parking details including: drawings numbered 101/118, 162/118 and Secured by Design details including minutes of the meeting between the Applicant and the Metropolitan Police Designing Out Crime Officer; to be read in conjunction with the site plan drawing PD659-101 rev 118, the Applicant's application form for the SBD award, drawing numbered 101/118,

The details are acceptable to approve the condition.

Informatives:

1. The developer is advised that the development should be carried out in accordance with the Council's adopted Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2017.
2. The developer is advised that the development should be carried out in accordance with the submitted Construction Management Plan; including the hours of operation of the construction site, hereby approved.
3. The developer is advised that the development should be carried out in accordance with the submitted Acoustic Assessment (including stated decibel levels of plant and equipment) hereby approved.

Signed:

A handwritten signature in black ink, appearing to read 'J. Ashwell'.

CHIEF PLANNER

On behalf of the London Borough of Bromley Council

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Approvals with or without conditions, or refusals of applications for planning permission under the Town and Country Planning Act 1990 and the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and applications for Listed Building and Conservation Area Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

If you disagree with the decision of the Local Planning Authority (LPA) to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, you may appeal to The Planning Inspectorate (PINS). This is an independent Executive Agency which provides fair and impartial decisions on appeals against LPA decisions on planning consents in accordance with Section 78 of the Town and Country Planning Act 1990 and for Listed Building and Conservation Area consents in accordance with Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appeals must be made within 12 weeks of the Decision Notice date for householder planning applications and within 6 months for any other application. They must be submitted on a form, which is obtainable from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/planning-inspectorate> If an enforcement notice is or has been served relating to the same or substantially the same development as in your application, then the time limit to appeal will expire 28 days after the enforcement notice is served – except that you will have a minimum of 28 days to appeal after the right of appeal begins and the time limit will expire no later than it would if there were no enforcement notice.

The Secretary of State (including PINS) is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the Statutory requirements, to the provisions of the development order, and to any directions given under the order.

If planning permission, listed building or conservation area consent to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State (including PINS) on appeal, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Bromley a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI Chapter 1 of the Town and Country Planning Act 1990 or in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission or consent is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 and in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Applications for Express Consent under the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 2007

If you disagree with the decision of the local planning authority to refuse consent for the display of an advertisement or to grant consent subject to conditions, you may by notice served within 8 weeks of the receipt of this notice, or such longer period as the Secretary of State may agree, appeal to the Planning Inspectorate in accordance with the provision of Part 3 Section 17 of The Town and Country Planning (Control of Advertisements) Regulations 2007. Forms are available from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/planning-inspectorate>.

Town and Country Planning Act 1990 (as amended). A Certificate of Lawfulness for an existing proposed use or development

If you are aggrieved by a refusal to grant, a Certificate of Lawfulness, you may appeal to the Planning Inspectorate under Section 195 and 196 of the Town and Country Planning Act 1990 (as amended).

AN IMPORTANT FOOTNOTE

Permission or approval referred to overleaf is confined to permission under the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning General Development Order 1995 as amended, and the Town and Country Planning (Control of Advertisements) Regulations 2007, and does not obviate the necessity of compliance with any other enactment, by law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, Building Regulation, consent, approval or authorisation which may be required.

You are reminded that the Borough Council's permission does not modify or affect any personal or restrictive covenants, easement, etc., applying to or affecting either this or any other land or the rights of any persons (including the London Borough of Bromley Council) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

ACCESS FOR PEOPLE WITH DISABILITIES

Your attention is drawn to British Standard and Government advice concerning means of access for people with a disability. This advice applies to educational, recreational and retail premises as well as office, factories and business premises.

