



Town Planning

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DC/15/05259/FULL1

Mr R Stone
C/o Kerry Garnham-Jong
Architect Zone Limited
Chislehurst Business Centre
1 Bromley Lane
Chislehurst
Kent
BR7 6LH

16th December 2015

Dear Sir / Madam,

Reference No : DC/15/05259/FULL1

Proposal : Demolition of existing bungalow and replacement with two semi-detached properties each with two off street car parking spaces

Location : 74 Madeira Avenue Bromley BR1 4AS

Thank you for your application and fee of £770 which I received on 3rd December 2015.

If, by 9th February 2016: you have not been given a decision in writing and:

- you are not told after receiving this letter that your application is invalid; or
 - you have not been told that your fee cheque has been dishonoured; or
 - you have not agreed in writing to extend the period in which the decision may be given,
- then you can appeal to the Secretary of State for Communities and Local Government under sections 78 or 195 of the Town and Country Planning Act 1990. You should appeal within 6 months of 9th February 2016 or, if the development in your application is the same or substantially the same as development that is currently the subject of an enforcement notice, within 28 days of 9th February 2016, and you must use a form which you can get from the Planning Inspectorate at 2 The Square, Temple Quay, Bristol BS1 6PN or at <https://www.gov.uk/planning-inspectorate>. This does not apply if your application has already been referred to the Secretary of State for Communities and Local Government.

If an enforcement notice is 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.

Please note that the Council may have amended the description of the proposal and if you have any queries regarding this or any other matter, the case officer for this application is Louisa Bruce who can be contacted on the number above or by email at planning@bromley.gov.uk.

Please note that your application may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and more information regarding this is available on our website at www.bromley.gov.uk/CIL

Yours faithfully

Planning Support Team

Information about the determination of planning applications

Please note that due to the volume of correspondence we receive, the Council is unable to inform any parties of planning meeting or decision dates, however you can view dates and track applications by registering on our website www.bromley.gov.uk/planningaccess, or you can call or email us to check if a meeting date has been scheduled.

There are two main methods of determination for planning applications. These are under the Chief Planner's delegated authority, or at a planning committee. We aim to meet the government target of determining 90% of applications under delegated powers and most cases will be decided this way. The planning committee is a public meeting and agendas are available up to five working days prior to the meeting on our website at www.bromley.gov.uk/meetings. There are no agendas available for decisions made under delegated powers, and the public are not able to be present when such decisions are made, however a summary report is made public after a decision is made and can be viewed on our website.

If you wish to contact your local Ward Councillors; their details are available on our website www.bromley.gov.uk/councillors, or by calling us. If the application is likely to be decided under delegated powers, a Councillor can request that it be considered by the planning committee, so that the councillor, you, or someone on your behalf, can speak at the meeting. If an application is to be considered by a committee and you wish to speak at the meeting in support of the proposal you will need to register **no later than 10am the day before the meeting** by telephoning 020 8313 4745.

Issues which can be considered in the determination of an application

Material planning considerations include such issues as: relevant planning policies; siting, design and external appearance of the development; impact on lighting, privacy or outlook; and impact on highway safety.

The following types of concerns are **not** generally planning considerations and cannot be taken into account: loss of property value or commercial competition; loss of a view; disturbances during building work; land ownership disputes and private deeds or covenants; building regulations matters; the fact that development has already started; and matters covered by other legislation including licensing or gambling.

Useful information

Please note that following the introduction of our chargeable pre-application advice service, in order to ensure that the advice service is properly administered, it will not be possible to negotiate or provide advice on the merits of proposals once planning applications have been received and validated. The Council is not normally able to accept revised plans on current applications except by specific agreement.

If you do have any queries regarding the timescale or method for determination of your application, please contact planning@bromley.gov.uk or telephone 020 8313 4956.