

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

DELEGATED DECISION on 5th March 2018

17/00812/CONDIT **24 Downs Hill**
Susanna **Beckenham**
Stevenson **BR3 5HB**

Description of Development

Details of conditions submitted in relation to planning permission ref: 17/00812/FULL1
Condition 3- Materials for external surfaces
Condition 4- Windows and rooflights
Condition 6- Windows and doors in flank elevations
Condition 8- Construction method statement

Proposal

The applicant seeks to discharge the following condition(s) of permission 17/00812 which was granted planning permission at appeal. Subsequently, under reference 18/00150/RECON alterations to the proportions of the windows and some amendments to the external landscaping and rear access arrangements were approved (by decision dated 1st March 2018).

The applicant has confirmed by letter dated 1st March 2018 that the details submitted in respect of the conditions on 17/00812 and currently under consideration apply to 18/00150/RECON exactly:

"I can confirm that the windows in drawing 2778 revision 1 and the Kloeber schedule of the same windows in the discharge of conditions application are identical to the windows in drawing 2718 revision 7 submitted with the MMA application and that all the materials are also identical."

Condition 3- Materials for external surfaces
Condition 4- Windows and rooflights
Condition 6- Windows and doors in flank elevations
Condition 8- Construction method statement

Condition No. 3 states:

No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

In order to discharge this condition the following information was submitted:-

Brochure extract - Aval Silicone Hybrid Render (natural off white)
Brochure extract - Marley Eternit Edgemere Interlocking slates (grey slate style)
Brochure extract - Ergosun solar roof tiles (grey slate style)

Officer comments:

The use of render for the external surfaces of buildings in the surrounding conservation area is well-established, and the new dwelling replaces a building which was painted pebbledash/render.

The proposed materials for the external surfaces of the building are considered acceptable to discharge condition 3.

Condition No. 4 states:

Details of the windows (including rooflights) including their materials, method of opening and drawings showing sections shall be submitted to and approved in writing by the local planning authority before any work is commenced. The windows shall be installed in accordance with the approved details.

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

Drawing: ALUMINIUM KL70W WINDOW, EXTERNALLY OPENING VERTICAL SECTION DETAIL SHOWING RECOMMENDED FITTING TOLERANCE REV A

Drawing: ALUMINIUM SINGLE & FRENCH DOOR, INTERNALLY OPENING, VERTICAL SECTION DETAIL SHOWING RECOMMENDED FITTING TOLERANCES REV C

Drawing: KUSTOMFOLD ALUMINIUM FOLDING DOOR EXTERNALLY OPENING WITH STANDARD TRACK, VERTICAL SECTION DETAIL SHOWING RECOMMENDED FITTING TOLERANCES REV D

Drawing: FUNKY FRONT, INTERNALLY OPENING, VERTICAL SECTION DETAIL SHOWING RECOMMENDED FITTING TOLERANCES REV F

Brochure Extract - Velux white painted timber rooflights

Kloeber KLO62773 quotation/schedule listing individual windows. Window frames to be aluminium in matt finish coloured RAL 9004 Signal black.

Officer comments:

The proposed windows tally with the proportions approved under the MMA application 18/00150/RECON and are substantially similar in colour/design/material to those within the scheme granted planning permission at appeal (17/00812/FULL1). It is therefore considered that the window/door details provided do not conflict with the assessment of the development scheme and that the proposed windows are of appropriate proportions and appearance to complement the design of the building and to preserve/enhance the character and appearance of the conservation area.

The details are acceptable to discharge condition 4.

Condition No. 6 states:

No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in the flank elevations of the dwelling hereby permitted, without the prior approval in writing of the local planning authority.

Officer comments:

This is an on-going/enduring condition which cannot be discharged. The applicant has confirmed no objection to the condition not being discharged (email dated 2/3/18).

Condition No. 8 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) wheel washing facilities;
- v) measures to control the emission of dust and dirt during construction;
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- vii) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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

METHOD STATEMENT AND RISK ASSESSMENTS prepared by J Mc DAID
Groundworks Ltd (DH01 (REV 00) 08/12/17)
APPENDIX 12 ENVIRONMENTAL MITIGATION MEASURES - DUST NOISE &
VIBRATION

The following consultee comments have been provided:

Environmental Health:

The Construction Method Statement submitted which was prepared by J McDaid Groundworks Ltd covers only part of the work, with the fitting out being the subject of a further document. Having regard to the scale of the development and that the majority of the work which affects nearby residents is addressed, I would have no objections to the Condition being discharged.

Highways:

No objections raised.

Officer Comments: The details are acceptable to discharge condition 8

Consultations

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Planning Considerations

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Conclusions

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Decision

Decision for Planning Conditions

For conditions or grounds of refusal please refer to the Decision Notice