



13 April 2023

Dear Sir,

**23/00999/FULL1 | Demolition of existing dwellings at Romany Ridge and 15 Hillbrow Road and erection of part two/three storey building comprising 5 two bedroom and 1 one bedroom flats (6 in total) with terrace/balconies associated parking, amenity space, secure bin and cycle storage (revised/reduced application following refusal of application DC/22/02035/FULL1). | Romany Ridge Hillbrow Road Bromley BR1 4JL**

We are a residents' association of approximately 500 subscribing households serving an area in which Hillbrow Road is situated. We concern ourselves with the built environment and with generally improving the area for the benefit of residents.

We object to this application.

### **Street Scene and visual amenity**

The applicant compares the proposal to the neighbouring Matilda House and St Peter's Heights. However, this proposal would be very close to the road and thus its height would be very dominating in a prominent position.

We are concerned that guard rails and heat pumps on the roof (not shown in some documents supplied by the applicant) would introduce an ugly and uncharacteristic element into the street scene.

### **Accommodation/Quality of living**

It is not clear how big the flats are (no area given) but they appear to be rather small and thus affect the living standards of potential occupiers

### **Cycle parking**

There is no visitor cycle parking.

Vertical hanging cycle racks are shown as being provided but these are difficult to use and off-putting (how would you hang a very heavy electric bike?) As such, this is contrary to London Plan Para 10.5.1: -

“Development should facilitate and encourage cycling”

### **Amenity Space**

Potential noise and disturbance from the balconies, terraces and outdoor raised amenity spaces is also considered to be substantial.

### **Soft Landscaping**

There is little detail about landscaping and we are concerned that it would be inadequate to screen such a large building. We note that landscaping schemes have failed repeatedly at St Peter's Heights and Matilda House resulting in multiple complaints (Breach of Condition) and enforcement action. This is because the soil cannot readily support new shrubs/trees and as such, should permission be given, a condition that an automatic watering system be installed is essential.

A further condition must be that any plantings are protected from being driven over – we are seeing many cases where tight carparks result in drivers running over flower beds in order to park.

### **Additional conditions**

We would suggest the following conditions: -

- Access to roof should be prohibited permanently for leisure purposes
- Guard rails on roof should be of a folding variety and kept permanently folded down unless maintenance is being carried out.

Best wishes

Yours faithfully

Clive Lees

Planning Officer

Ravensbourne Valley Residents

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