



Planning Department
Housing, Planning and Regeneration
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Mr Samir Dedarally
124 City Road
London
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Application No: 25/05561/HPA
Date: 05 February 2026

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

APPLICATION FOR PLANNING PERMISSION - NOTIFICATION OF DECISION

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 **REFUSED** planning permission for the development, referred to in your application received on 02 December 2025.

At: 41 VALLEY ROAD, SHORTLANDS, BROMLEY, BR2 0HB

Proposal: Construction of front boundary wall/trellis and gate.

For the following reasons:

1. The proposed front boundary treatments, by reason of their excessive height and design, would result in a disproportionate, incongruous and overly dominant addition which fails to respect the character and appearance of the streetscene and the visual amenities of the area in general, thereby contrary to Policy 37 of Bromley Local Plan and Policy D3 of the London Plan.
2. In the absence of information to the contrary, the height and solid design of the boundary treatments as constructed are likely to create visibility issues for drivers and pedestrians, thereby detrimental to road safety contrary to Policy 32 of the Bromley Local Plan and Policy T2 and T4 of the London Plan.

Signed:

A handwritten signature in black ink, appearing to be "J. A.", written over a horizontal line.

Assistant Director (Planning)
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 2015 (as amended) and applications for Listed Building and Conservation Area Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

APPEAL - PLANNING PERMISSION

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 and minor commercial 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/appeal-planning-decision>. 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (PlanningAppeals@bromley.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. See <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries> for further details.

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.

APPEAL - EXPRESS CONSENT

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/appeal-planning-decision>.

APPEAL - LAWFUL DEVELOPMENT CERTIFICATE

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

Any 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 2015 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.

If the Council has approved your application, it can be challenged by judicial review within 6 weeks of the approval date.

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.

RESPONSIBLE DISPOSAL OF CONSTRUCTION AND LANDSCAPING WASTE TO PREVENT FLY-TIPPING

When builders or landscape gardeners arrange for third parties to remove any waste from your property, it is their responsibility to use registered waste carriers and obtain waste transfer notes. If however you arrange for any construction or landscaping waste to be removed from your property yourself you could be prosecuted and fined up to £5,000 if you do not use someone who is a registered waste carrier. Find and check registered waste carriers online at www.bromley.gov.uk/recycling-rubbish-waste/waste-carriers or call the Environment Agency hotline on 03708 506506. Always obtain a waste transfer note as proof of the transfer of the waste to an authorised person.

GAS PIPELINE SAFETY

Southern Gas Network (SGN) has asked the Council to highlight the importance of working safely near gas pipelines. The following links give clear guidance on what to do and who to contact before starting any work and how to locate pipes near to your property.

- <https://www.sgn.co.uk/damage-prevention>
- <https://www.linesearchbeforeudig.co.uk/>

COMMUNITY INFRASTRUCTURE LEVY (CIL) INFORMATION NOTE

Please be aware that the Community Infrastructure Levy (CIL) is in effect in the London Borough of Bromley. Bromley operates a local CIL as a Charging Authority and is also a Collecting Authority for the Mayor of London's CIL, administering both in tandem, in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). It is the responsibility of a person with a material interest in the relevant land (i.e. the applicant / landowner) to comply with the Regulations, with respect to provision of information to the Collecting Authority, submission of Commencement Notices, payment of sums due, claims for relief / exemption etc.

A development is liable for CIL if it either involves the creation of one or more new dwellings (including change-of-use & replacement dwellings) or it creates 100 square metres or more of new build floorspace –

either as a new building or as an extension to an existing building (including the demolition and re-provision of existing floorspace).

In order for the Collecting Authority to determine whether CIL applies to this development, the amount of CIL due and whether any exemptions / reliefs can be claimed, the Collecting Authority requires information via the submission of a CIL Additional Information Form. If you did not supply this form with the planning application, please do so as soon as possible.

CIL forms can be found on the Planning Portal website - <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms>. Please submit your forms to the Bromley CIL Team at CIL@bromley.gov.uk.

A person with a material interest in the relevant land is liable for the levy, but anyone involved in the development can assume liability to pay via the submission of an Assumption of Liability Form. It is important that the Collecting Authority is supplied the contact details of any liable party via the form, otherwise the issuing of the Liability Notice may be delayed, which could affect the ability to claim relief or exemptions.

There are exemptions and relief from CIL that can be claimed at any time before development commences:

- Exemption for Residential Annexes or Extensions - for residential extensions or annexes over 100 square metres to a claimant's sole or main residence.
- Exemption for Self-Build Housing – for new dwellings built by, or on behalf of the claimant.
- Social Housing Relief – for qualifying Affordable Housing.
- Charitable Relief – for developments intended for a charitable purpose by a registered charity.

Please note that relief / exemptions are not automatically applied to an eligible development; a claim must be made via the submission of the relevant form.

Once the Collecting Authority has sufficient information, it will determine whether the development is liable to pay CIL. If CIL is applicable, the Collecting Authority will issue a Liability Notice detailing the charge and the next steps of the process to the person(s) it has been supplied details of. Where new information is submitted or discovered, a revised Liability Notice may be issued. CIL liabilities are registered as a local land charge on the relevant land / property and will appear in any land search.

CIL becomes payable on the day development commences (when any material operation, as defined in the Town and Country Planning Act 1990, begins to be carried out on the relevant land). A liable party is required under the Regulations to submit a Commencement Notice to the Collecting Authority before works commence – this should not be confused with any submission made for the purpose of Building Control; a Commencement Notice must be sent to the CIL Team at the contact points below. Failure to supply this notice may result in penalties such as surcharges or the loss of relief / exemptions.

Once the Collecting Authority is notified that development is due to commence, it will issue a Demand Notice to the person(s) it has been supplied details for, and a subsequent invoice for payment will be issued.

For developments authorised under a consent order – such as works undertaken through Permitted Development (including those under Prior Approval) – that are liable for CIL, a Liability Notice is issued on the day the Collecting Authority is notified that the development is intended to be implemented. Such developments are required to submit a Notice of Chargeable Development to the Collecting Authority before works commence – once received, the CIL process continues as set out above.

More information can be found at <https://www.bromley.gov.uk/planning-policy/bromleys-community-infrastructure-levy> or <https://www.gov.uk/guidance/community-infrastructure-levy>. You can also contact the Bromley CIL Team at CIL@bromley.gov.uk.