

LONDON BOROUGH OF BROMLEY
TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISIONS on 23rd May 2013

13/01377/DEMCON	The Porcupine	Target Date: 27.05.2013
	24 Mottingham Road	
Officer:	Mottingham	Recommendation:
Tim Horsman	London	Prior Approval Required
	SE9 4QW	
		Neighbour Comment = Yes

Description of Development

Demolition of public house

Proposal

The application seeks the Council's decision as to whether prior approval is required for the demolition of the building. The application comprises application forms, a copy of the required site notice (displayed from 29 April) and a site survey plan.

The site is a public house with a car park to the front and large garden to the rear. The pub itself is a part one part two storey building rendered with a tiled roof. The pub is closed and the site is currently enclosed by a hoarding.

The applicant has provided some limited information in relation to the method of demolition setting out that the building will be stripped out, any asbestos removed by a licensed company, brick and concrete crushed on site for reuse and the site will be excavated to 2m to remove all foundations etc. All landscaping will be removed.

In respect of the method of restoration, this is described on the forms as construction of a food store with 800sqm sales area with 30 car parking spaces. Further information was requested as no planning permission exists for a replacement. The applicant confirmed that the site will be restored in flat, clean and tidy condition, properly hoarded and secured and that Lidl UK and the instructed constructor will comply with the Bromley Council's Code of Practice - Pollution and Noise from Demolition and Construction Sites.

Consultations

A large number of representations have been received from local residents objecting to the proposed demolition of this building. These raise a wide range of issues, the majority of which are unable to be considered in the determination of this prior approval application. In relation to the method of demolition and restoration, concerns are raised that there is no planning permission for any replacement and that the site could be an eyesore for a considerable period of time.

Planning Considerations

Part 31 enables the Local Planning Authority to require prior approval in respect of the method of demolition and restoration of the site if they consider that this is appropriate. Paragraph 22 of Circular 10/95 sets out that the Local Planning Authority have 28 days in which to determine whether prior approval is required. If it is determined that prior approval is required, the Authority have 8 weeks from the date of receipt to decide whether to approve or refuse the details.

Conclusions

The issues for consideration in this application are whether prior approval is required for the method of demolition and restoration of the site. The applicant has provided some limited information in relation to the method of demolition and restoration, although it is a concern that the initial method of restoration relied upon the construction of a foodstore for which no planning permission has yet been sought.

In light of the information provided there is a possibility that the site could be vacant for some time. No permission exists for a replacement building, and given the prominent location of the site, the proximity of nearby residential properties and the relationship of the site with the highway network, and in order that the full implications can be considered, it is necessary that the prior approval of the Council for the method of demolition and restoration be required.

Recommendation

PRIOR APPROVAL REQUIRED