

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

DELEGATED DECISION on 17th September 2018

17/01955/CONDIT **61 The Avenue**
 Beckenham
Susanna **BR3 5EE**
Stevenson

Description of Development

Details to discharge the conditions in relation to application 17/01955/FULL1:
Condition 6 - Details of finished levels

Proposal

The applicant seeks to discharge the following condition of permission 17/01955/FULL1 where planning permission was granted on appeal for the demolition of existing dwelling and erection of 2 two storey buildings with basements and accommodation in roof space, each comprising 3 no. two bedroom flats (6 flats in total) including formation of lightwells, associated landscaping, cycle and car parking and formation of vehicular access.

Condition 6 - Details of finished levels

Condition No. 6 states:

No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved levels.

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

Topographical Survey Drawing No. 6383 - PL10

Officer comments:

The topographical survey drawing provides levels at ground floor of 66.913 in respect of the building adjacent to the northern boundary of the site corresponding to surveyed levels of 67.46 (rear) and 67.19 (front).

The southern building is annotated with a FFL of 67.813 which corresponds to surveyed site levels of 68.30 (towards boundary with 59A) and 67.90 towards the front of the site.

The plans include a drawing showing the outline elevations of the neighbouring dwellings to the west and north of the site in relation to a datum level of 60.000m. The existing site levels are also annotated on the submitted drawing, illustrating the sloping nature of the site where ground levels rise from east up to west.

This drawing, in conjunction with the levels provided on the survey, illustrates the ground finished floor level of the buildings would be set slightly into the site and would not be higher than the surveyed ground levels in either of the buildings. Taking into account the height of the buildings shown on the drawings approved by the Inspector and the heights of the adjacent buildings, the topography of the site and the siting of the buildings it is not considered that the buildings would dominate the area (which was the reason for the Inspector imposing the condition when allowing the appeal).

The information received regarding the ground floor levels in relation to existing ground levels are considered acceptable to discharge Condition 6.

Decision

Decision for Planning Conditions

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