

Planning Services
London Borough of Bromley
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Bromley
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12th December 2017

Dear Sir / Madam,

**BROMLEY COURT HOTEL, CONISTON ROAD, BROMLEY, BR1 4JD.
SECTION 73 APPLICATION TO VARY CONDITION 5 OF PLANNING PERMISSION REF.
17/00422/FULL2.
PLANNING PORTAL REFERENCE: PP-06593978.**

We have been instructed on behalf of the Driver and Vehicle Standards Agency (DVSA) to submit a Section 73 application to vary Condition 5 (time limit) of planning permission ref. 17/00422/FULL2, to allow the Driving Test Centre to remain at the temporary site at Bromley Court Hotel, until 31st March 2019.

Please find enclosed herewith the following documentation and plans which, in addition to this letter, comprises the Section 73 application:

1. Planning Application Form;
2. Copies of Notices (As served);
3. Site Location Plan at 1:1250 scale; and
4. Ground Floor Plan at 1:100 scale.

The planning application fee of £195.00 has been paid via the online portal.

Temporary planning permission was granted on 10th April 2017 for ***Application for change of use of part of hotel to driving test centre (Sui Generis) for a temporary 12 month period RETROSPECTIVE APPLICATION.*** The 2017 permission is subject to the following conditions (inter alia):

5. *The use of part of the building as a vehicle licence testing centre hereby permitted shall be limited for a period between 01/04/17 and 31/03/18 and shall revert to the previous hotel use on or before this date.*

The Site

The site is located one mile to the north of Bromley town centre on the western side of Coniston Road from which the site is accessed. The surrounding area is predominantly a mix of residential and commercial uses.

Bromley Court house was built as a suburban villa by Charles Long, later 1st Baron Farnborough, in circa. 1800 and originally sat in a much larger estate, bordered to the east by the A21 London Road and to the west by the River Ravensbourne. Bromley Court Hotel was established as a hotel in 1931. The main existing vehicular access to the building is via Coniston Road and this will continue to be used by the driving test centre.

The site is located within the administrative boundary of the London Borough of Bromley. The site falls within Flood Zone 1, with an annual flooding probability of less than 1 in 1,000.

The site is undesignated as per the adopted Proposals Map and the subject building is not listed, located within a conservation area, nor of any cultural importance.

Driver and Vehicle Standards Agency

The DVSA is an executive agency, sponsored by the Department for Transport aiming to improve road safety in Great Britain by setting standards for driving and motorcycling, and making sure drivers, vehicle operators and MOT garages follow roadworthiness standards. DVSA are responsible for the statutory regulation of driving instructors and trainers, and promoting voluntary registers and non-statutory activities to improve road safety and driving standards.

The organisation provides a range of licensing, testing, education and enforcement services. There are over 400 practical driving and multi-purpose test centres and theory test centres run by the DVSA nationally.

The Proposal

This application is for the retention of the partial change of use from C1 hotel use to additionally accommodate a car license testing centre (sui generis) use for a temporary period of until 31st March 2019. DVSA are currently in the process of acquiring a lease for a site to be used as a permanent driving test centre in Bromley. However, the additional time sought for the Bromley Court Hotel consent is vital as it will allow for any prolonged negotiation/delays in acquiring the new premises, as well as the submission of a separate planning application to ensure the new premises is fit for operation. Therefore, DVSA are seeking the extension of time to continue to maintain a service level provision to the local communities until the permanent solution is acquired and ready for occupation.

No changes to the current accommodation on site are proposed, and no changes are envisaged in terms of access and/or parking arrangements by DVSA staff or candidates. The proposed use would continue to operate from two meeting rooms within the Hotel; the Bowie room and the MacMillan room. The Bowie room will still be used by 6no. staff for assessment writing/administration purposes and the MacMillan room is used by customers as a waiting room. Access to the MacMillan room is via a separate entrance away from the main hotel reception area. The test centre will continue to benefit from 12no. car parking spaces (as agreed by the existing operators of the site); Half of these for the use of candidates and half for examiners.

The proposal will continue to meet local need/demand for testing purposes, and will also benefit the local economy by facilitating the continued employment of testing staff in the local area. Since the submission and acquirement of the original consent in January 2017 the London Borough of Bromley have not implemented any new relevant local policy. Therefore, the proposal will continue to fully accord

with National and Local planning policy to make the most efficient use of land, maximise the use of developed sites and support both employment and skills development in the local area.

We trust that you find the enclosed planning application in order and look forward to hearing confirmation of the application's validation. Should you have any queries or require any further information then please do not hesitate to contact either myself or my colleague Adam Pyrke (02032 964144 | adam.pyrke@cushwake.com)

Yours faithfully,



Ellen Bailey MPLAN (Hons)
Development & Planning Consultancy
Cushman and Wakefield