



**Town Planning**

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DX5727 Bromley

Mr Burns  
C/o Frank Knight  
Knight Projects  
1 Forde Avenue  
Bromley  
BR1 3EU

/  
Application No : DC/16/04467/FULL6  
Date : 15th December 2016

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

**NOTIFICATION OF GRANT OF PLANNING PERMISSION**

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 **GRANTED** planning permission for the development, referred to in your application received on 26th September 2016.

at : 122 Madeira Avenue Bromley BR1 4AS

Proposal: Single storey rear extensions and alterations to land levels and steps in the rear gardens of no's 122 and 124 Madeira Avenue and roof alterations to incorporate rear dormer and front rooflights to no. 122 Madeira Avenue  
(JOINT APPLICATION)

Subject to the following conditions **and for the reasons set out below**:-

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

Signed:



**CHIEF PLANNER**

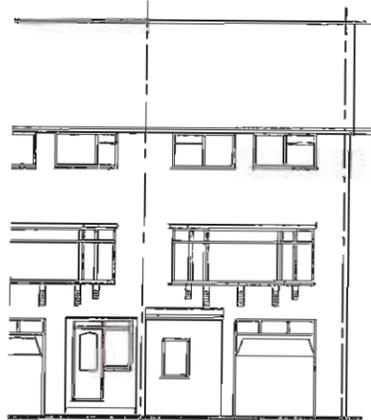
On behalf of the London Borough of Bromley Council

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

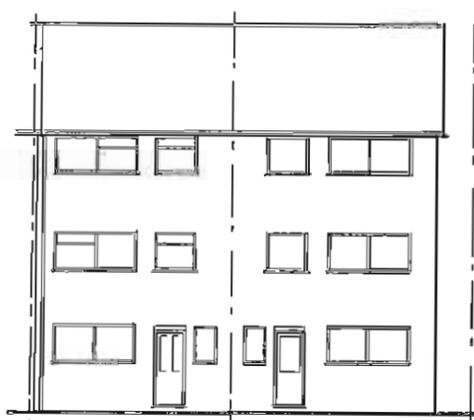
The Local Planning Authority is actively seeking to reduce the need to impose conditions. Any pre-commencement conditions imposed on this planning permission are necessary to ensure that the detail of the development to which they relate is carried out in a satisfactory manner and the submission of the information in relation to this is required before commencement as it would not be possible or desirable for this to happen at a later stage in relation to the specific reasons for imposing each condition.

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website at [www.bromley.gov.uk/planning](http://www.bromley.gov.uk/planning). Through the provision of a pre-application advice service the Local Planning Authority encourages early engagement to resolve problems that can occur in relation to dealing with a planning application by providing clear guidance as to how the aims of the development plan can be achieved in a sustainable and appropriate manner in accordance with paragraphs 188 - 190 of the National Planning Policy Framework 2012.

Please note that your development may be liable for Community Infrastructure Levy (CIL). For more information please visit [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL).



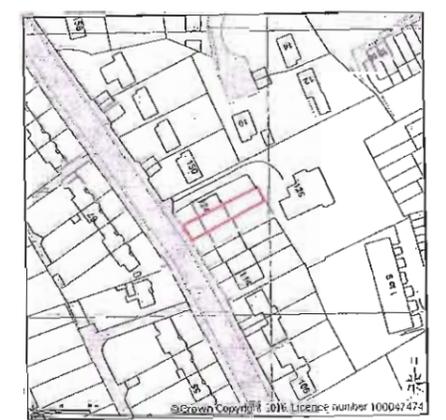
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



ROOF & BLOCK PLAN @ 1:500



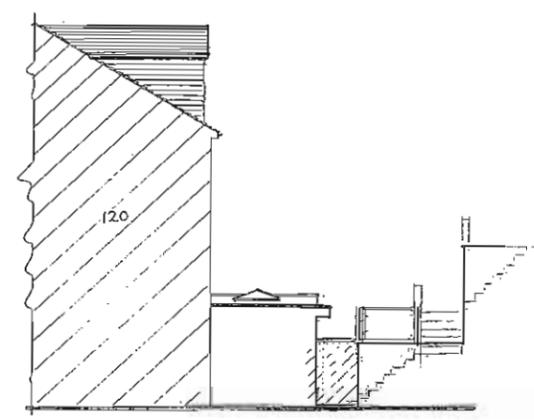
SITE LOCATION PLAN @ 1:1250  
CENTRE COORDINATES: 539284, 170335  
Licence No: 100047474



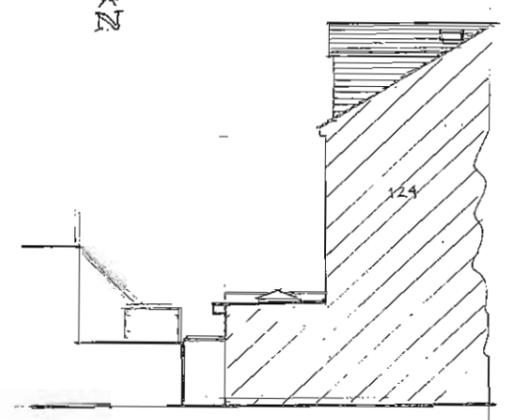
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



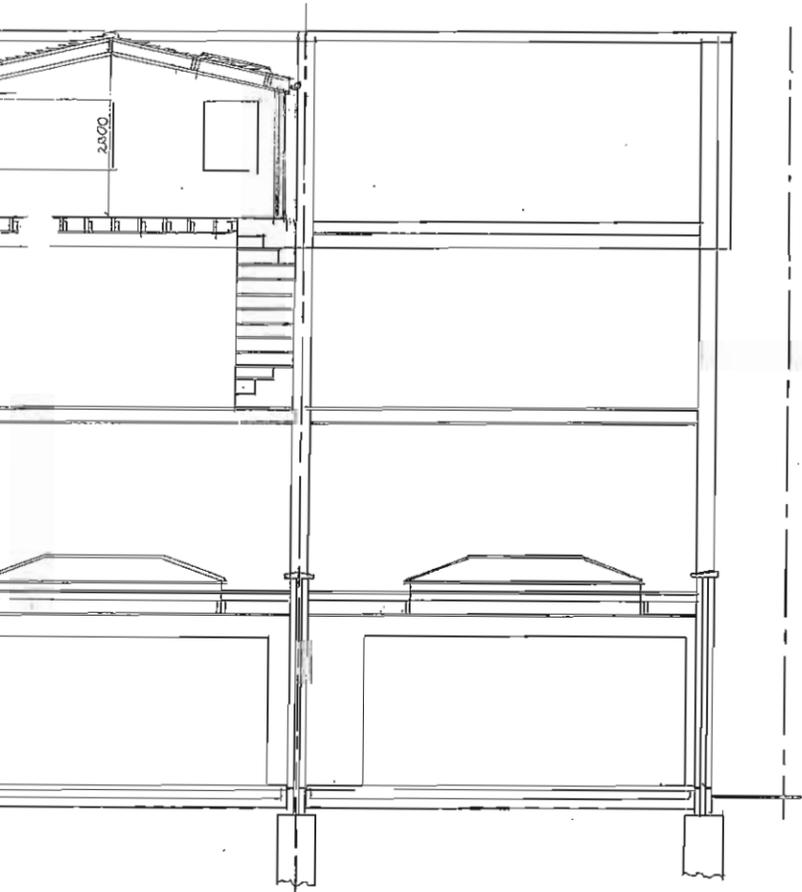
PROPOSED SIDE ELEVATION



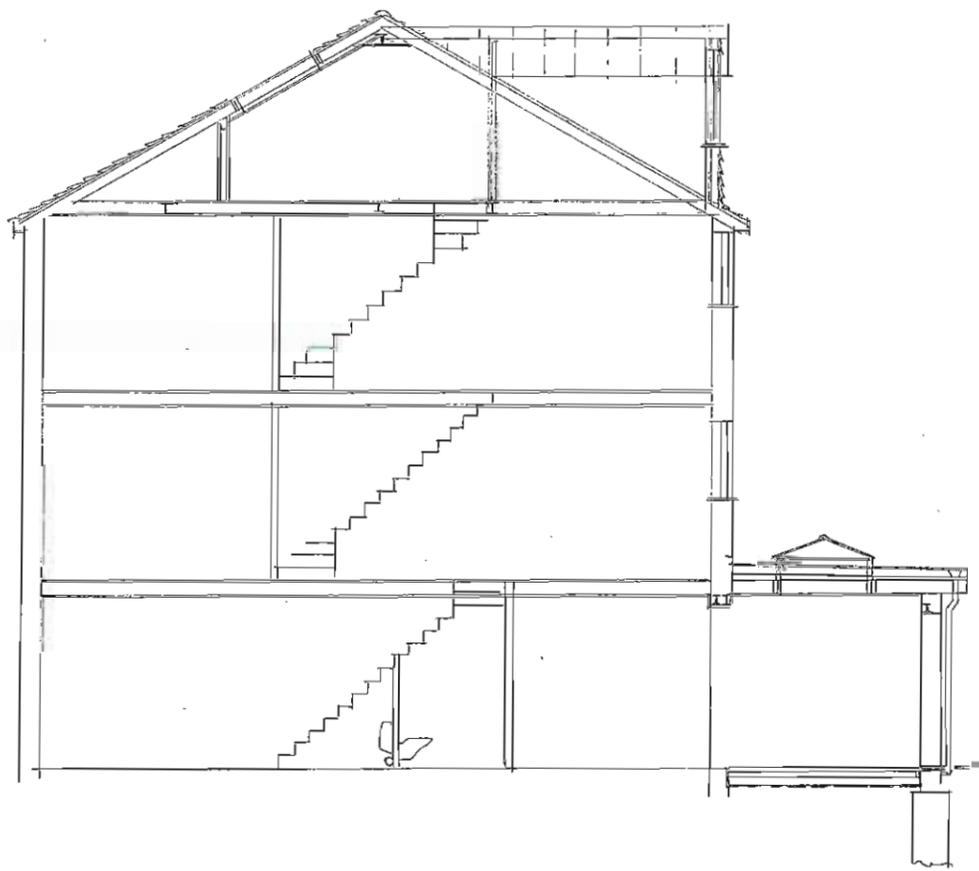
PROPOSED SIDE ELEVATION

DRAWING FOR PLANNING PURPOSES ONLY  
Schedule of materials

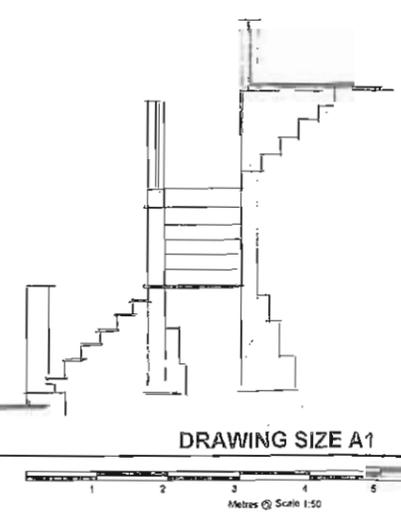
WALLS	Smooth rendered to entire rear elevation and side wall; dormer walls tiled to match the existing.
ROOF	Roofing: Flat warm deck to ground floor extension; tiled to dormer roof
WINDOWS	UPVC double glazed to match the existing
FOLDING DOORS	Powder-coated aluminium framed double glazed



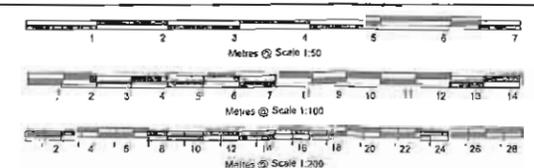
SECTION A-A



SECTION B-B



DRAWING SIZE A1



NOTE: All dimensions must be checked on site prior to commencement of work. Figure dimensions take precedence over dimension scales on all drawings. Contractor to ensure that the materials specified are used. If alternatives are proposed, check with designer before proceeding. In any event all workmanship and materials must comply with approved documents. Any discrepancies between elevations and plans must be checked with designer before commencing work. The designer accepts no responsibility for works undertaken without full plans approval from building control.

Date	22/9/16	Author	AK
Revisions			
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<b>FRANKKNIGHT</b>			
1 Fords Avenue, Bromley, Kent, BR1 1JU Telephone 020 8164 5147    020 84 07946-481610 www.knightprojects.co.uk    email frank@knightprojects.co.uk			
Client	Mr & Mrs Burns		
Job Title	Ground floor rear extension, remodelling of floor layouts and rear dormer extension at 122 Madeira Avenue, Bromley BR1 4AS		
Drawing Title	Existing and proposed elevations, section location and block plans		
Scale	1:1250; 1:200; 1:100 and 1:50		
Date	5 September 2016		
Drawing Number	MAD122/ 1	Revision	A