



Town Planning

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DC/20/04376/FULL1

Rey Enterprises Ltd
C/o Mr Anish Patel
ABP Architectural Services Ltd
7 The Crossway
Mottingham
SE9 4JJ

15th January 2021

Dear Sir / Madam,

Reference No : DC/20/04376/FULL1

Proposal : Subdivision of existing 3-bedroom maisonette into 2x 2-bedroom flats with associated parking, refuse storage, cycle storage and erection of glazed roof terrace (to Nos. 59 and 59A Chislehurst Road).

Location : 59A Chislehurst Road Chislehurst BR7 5NP

Thank you for your application and fee of £462 which was received on 30th October 2020.

If, by 12th March 2021: you have not been given a decision in writing and:

- you are not told after receiving this letter that your application is invalid (including no fee payment) or
 - you have not agreed in writing to extend the period in which the decision may be given,
- then you can appeal to the Secretary of State for Communities and Local Government under sections 78 or 195 of the Town and Country Planning Act 1990. You should appeal within 6 months of 12th March 2021 or, if the development in your application is the same or substantially the same as development that is currently the subject of an enforcement notice, within 28 days of 12th March 2021, and you must use a form which you can get from the Planning Inspectorate at 2 The Square, Temple Quay, Bristol BS1 6PN or at <https://www.gov.uk/planning-inspectorate>. This does not apply if your application has already been referred to the Secretary of State for Communities and Local Government.

We are currently working to clear a validation backlog, which is having a significant impact on the delivery of the planning applications service. Whilst we are still aiming to determine as many applications as we can within the statutory determination targets, there are likely to be delays and we would be grateful for your understanding at this time and whilst we work to rectify this issue.

Planning officers are currently working from home in line with Government advice regarding the COVID-19 outbreak. We are unable to carry out site visits at the current time and would ask that if you have photos of the site or are able to take some and email them in it will help to progress the application. Please make sure photographs are current and the date that they were taken can be verified. If we do not have adequate information to be able to assess the impacts of your development proposal it may not be possible to determine the application within the statutory timeframe. Thanks for your patience and understanding at this time.

If an enforcement notice is 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.

Please note that the Council may have amended the description of the proposal to make it easier to understand, and if you have any queries regarding this please email planning@bromley.gov.uk

Once your application is valid and registered it is not possible to keep applicants informed of the progress with an application and we are unable to negotiate or meet to discuss the application generally. We will contact you if we require anything specific to enable determination of the application and you are able to track the progress of your application and find details of the Case Officer on our website at <https://searchapplications.bromley.gov.uk/online-applications/>

Please note that your application may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and more information regarding this is available on our website at www.bromley.gov.uk/CIL

Yours faithfully

Planning Support Team

Please read the notes below relating to how we deal with planning applications carefully:

Information about the determination of planning applications

Please note that due to the volume of correspondence we receive, the Council is unable to inform any parties of planning meeting or decision dates, however you can view dates and track applications by registering on our website www.bromley.gov.uk/planningaccess, or you can call or email us to check if a meeting date has been scheduled.

There are two main methods of determination for planning applications. These are under the Assistant Director's delegated authority, or at a planning committee. We aim to meet the government target of determining 90% of applications under delegated powers and most cases will be decided this way. The planning committee is a public meeting and agendas are available up to five working days prior to the meeting on our website at www.bromley.gov.uk/meetings. There are no agendas available for decisions made under delegated powers, and the public are not able to be present when such decisions are made, however a summary report is made public after a decision is made and can be viewed on our website.

If you wish to contact your local Ward Councillors; their details are available on our website www.bromley.gov.uk/councillors, or by calling us. If the application is likely to be decided under delegated powers, a Councillor can request that it be considered by the planning committee, so that the councillor, you, or someone on your behalf, can speak at the meeting. If an application is to be considered by a committee and you wish to speak at the meeting in support of the proposal you will need to register **no later than 10am the day before the meeting** by telephoning 020 8313 4745.

Please note that as we operate a chargeable pre-application advice service, in order to ensure that the advice service is properly administered and to be fair to those who use the service, it will not be possible to negotiate or provide advice on the merits of proposals the subject of a planning application other than via the pre-application service. The Council is not normally able to accept revised plans on current applications except by specific agreement. More information is available at www.bromley.gov.uk/planningpreapplication.

Issues which can be considered in the determination of an application

Material planning considerations include such issues as: relevant planning policies; siting, design and external appearance of the development; impact on lighting, privacy or outlook; and impact on highway safety.

The following types of concerns are **not** generally planning considerations and cannot be taken into account: loss of property value or commercial competition; loss of a view; disturbances during building work; land ownership disputes and private deeds or covenants; building regulations matters; the fact that development has already started; and matters covered by other legislation including licensing or

gambling.

If you do have any queries regarding the timescale or method for determination of your application, please contact planning@bromley.gov.uk or telephone 020 8313 4956.

****You can now pay for planning applications and pre-application advice online****

Pay planning application fees: www.bromley.gov.uk/PlanningApplicationPayment

Pay for planning pre-application: www.bromley.gov.uk/PrePlanningPayment