

London Borough of Bromley  
Planning Department

Our Ref: 2020.29-1

October 2020

## Discharge of Conditions Information

**Property Address: 300A, High Street, Orpington, BR6 0NF**

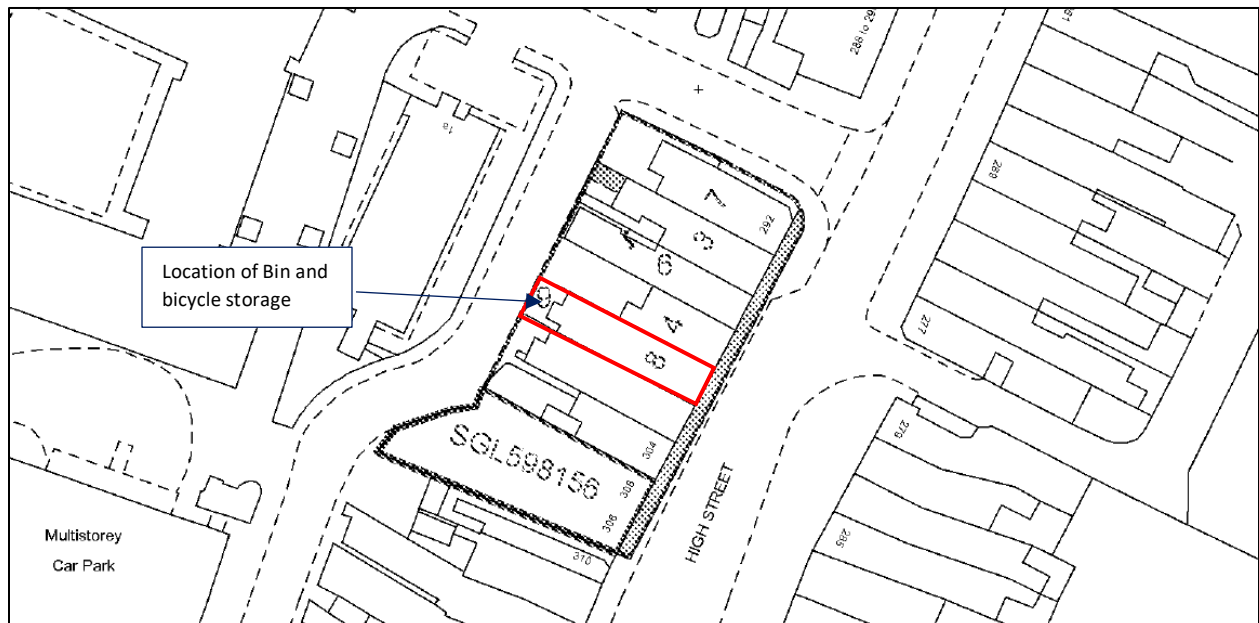
**Application Reference: 20/02967/FULL1**

Planning permission for the “Conversion of three bedroom duplex flat into 2 one bed self-contained flats including installation of external staircase and elevational alterations” was granted on 16 October 2020.

This application seeks to discharge the following conditions.

### **Condition 3 (a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary)**

Please find attached a site plan showing the location of the proposed refuse and recycling bins and bicycle storage.



The bin storage facilities will be as shown on the approved plans. The bin storage will be a wooden gated structure with a roof above as shown below. The structure will provide storage for 3 x 120L wheelie bins.



#### **Condition 4 (a) Bicycle Storage**

Bike Storage will be provided as per the approved plans. These will be enclosed bicycle sheds

#### **Cycle store (Appearance + Materials)**

The bicycle storage will be located to the rear of property as marked on the attached site plans. The storage units provided will be a Keter Store it Out Ultra Garden Storage Units - Beige & Brown - 2000L (as seen in the image below), with capacity for two adult bikes, allowing for the storage of a total of 2 bicycles, one for each flat.

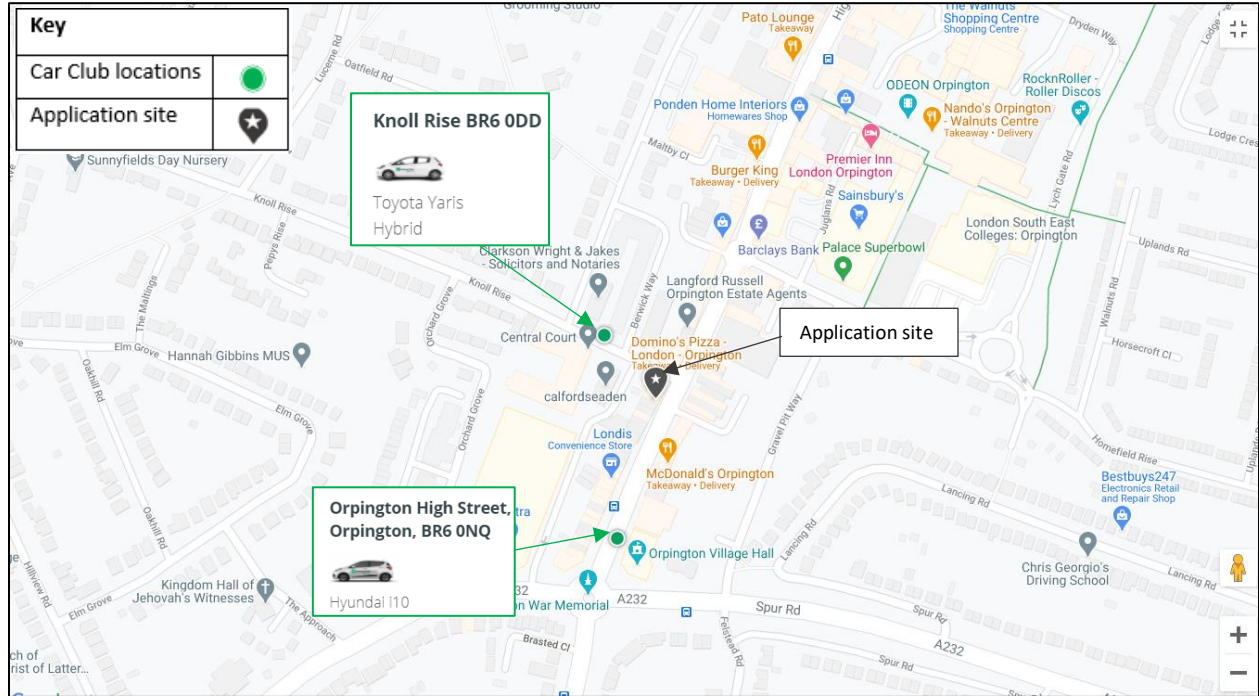


#### **Condition 5 (a) and (b) Details of membership to a car club to serve the development**

5 (a) Enterprise Car Club hosts two conveniently located car clubs in close proximity to the application site (see location map below). Membership to the Enterprise Car Club scheme can be obtained from their website

[https://www.enterpriseclub.co.uk/gb/en/home.html?mcid=paidsearch:31525770&mcid=paidsearch:1738&gclid=CjwKCAjw8-78BRA0EiwAFUw8LCRTVklouchUvJqopa3c2mn6TrmofOxsamjWeyELY6dC\\_vwQ9yXPDxoCBG8QAVD\\_BwE&gclid=aw.ds](https://www.enterpriseclub.co.uk/gb/en/home.html?mcid=paidsearch:31525770&mcid=paidsearch:1738&gclid=CjwKCAjw8-78BRA0EiwAFUw8LCRTVklouchUvJqopa3c2mn6TrmofOxsamjWeyELY6dC_vwQ9yXPDxoCBG8QAVD_BwE&gclid=aw.ds)

The closest car club location is at Orpington High Street Car Club location at BR6 0NQ (directly outside the Village Hall) 1min 130yards away. Slightly further away on the High Street itself, is the Knoll Rise BR6 0DD car club location 2min 150 yards away. Both of the car club locations are within a short walking distance of the site providing excellent accessibility and precluding any additional car parking pressure from the development. Membership to the car club allows for the use of any of the cars within the car club schemes.



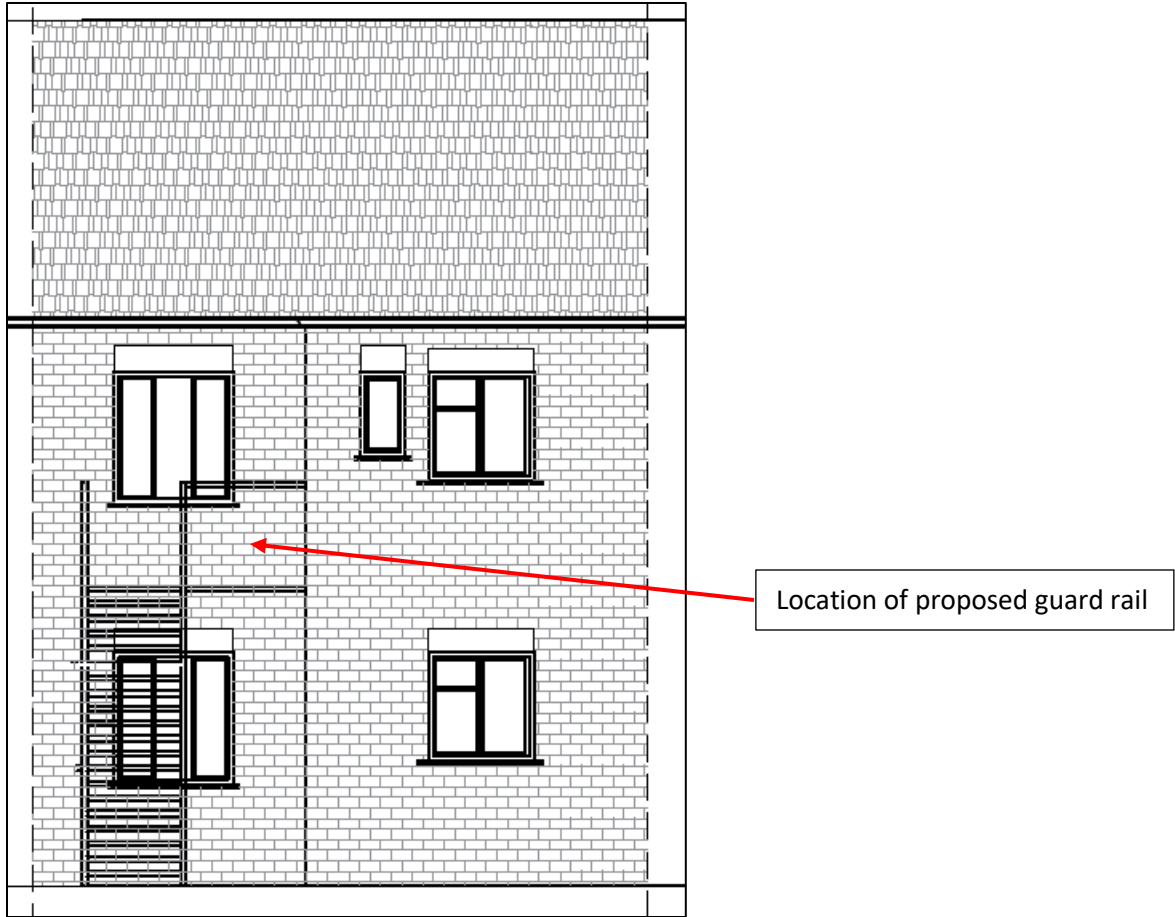
Please find attached a formal undertaking from the applicants committing to obtain membership to the local car club for each of the flats, where required.

**Condition 6 Undertaking precluding future residents from obtaining residents parking permits**

Please find attached a formal statement from the applicants with an undertaking committing to the inclusion of a clause within all future sale/lease agreements for the property which precludes future residents of the flats from obtaining residents parking permits within any controlled parking zone.

**Condition 7 Details of the proposed guard rails to be installed along the perimeter of the second floor landing**

The proposed guard rails to be installed along the perimeter of the second floor landing will be standard black painted steel railing to match the existing staircase.



Example picture of the proposed black guard railing



The specifications for these are as follows:

- Post Centres: 3000mm
- Posts: 60 x 60mm – Rectangular Hollow Section
- Post Length: 1600mm or 1850mm to allow for 0.6m in the ground
- Rails: 50 x 25mm Rectangular Hollow Section

We trust that this provides you with the information you require. If there is anything else you need, please do not hesitate to contact us

Anthony Adler Msc  
**Director**  
EA Town Planning LTD