



## Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020 8464 3333

Direct Line: 020 8313 4956 Internet: [www.bromley.gov.uk](http://www.bromley.gov.uk)

Email: [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk) DX5727 Bromley

DC/19/03203/RECON

AVF Developments  
C/o Offset Architects  
Offset Architects  
Nepicar House  
London Road  
Wrotham Heath  
Sevenoaks  
TN15 7RS

30th June 2021

Dear Sir / Madam,

**Reference No :** DC/19/03203/RECON

**Proposal :** Minor material amendment under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 and 9 of planning permission 19/03203/FULL1 approved for the demolition of the existing building and erection of a part 4 and 5 storey building with additional part lower ground floor comprising two 1 bedroom, three 2 bedroom two 3 bedroom flats and provision of commercial retail unit at ground floor, provision of external amenity space; in order to allow alterations to internal layouts, external layout and elevational alterations and to change condition 9 to be worded prior to occupation.

**Location :** 69 - 71 Church Road Anerley London Bromley SE19 2TA

Thank you for your application and fee of £234 which was received on 21st May 2021.

If, by 19th August 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 19th August 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 19th August 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](mailto: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](http://www.bromley.gov.uk/CIL)

The London Borough of Bromley Community Infrastructure Levy (CIL) proposals were approved for adoption by the Council on 19 April 2021, with a date of effect on all relevant planning permissions determined on and after 15 June 2021. Copies of the report and the meeting minutes can be found at <https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=115&MId=6923>

Further details on the London Borough of Bromley CIL can be found at: [https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)

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](http://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](http://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](http://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](http://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](mailto: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](http://www.bromley.gov.uk/PlanningApplicationPayment)**

**Pay for planning pre-application: [www.bromley.gov.uk/PrePlanningPayment](http://www.bromley.gov.uk/PrePlanningPayment)**



**Housing, Planning & Regeneration**

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**Dear applicant/agent,**

**Thank you for your town planning application to the London Borough of Bromley.**

**To help publicise the application, I would be extremely grateful if you could print and complete a copy of the enclosed site notice using the details set out in the acknowledgement letter, and display it in a prominent position at the site to ensure it is visible to passers-by as soon as you are able to.**

**You may receive a separate request to display a statutory site notice. If you do, that requirement will supersede this request and must be complied with to ensure that your application can be determined without delay.**

**With thanks,**

**Tim Horsman  
Assistant Director (Planning and Building Control)**



## LONDON BOROUGH OF BROMLEY

# NOTICE OF APPLICATION FOR PLANNING PERMISSION

**Application reference:** DC/19/03203/RECON

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in order to allow alterations to internal layouts, external layout and elevational alterations and to change condition 9 to be worded prior to occupation.

**Address:** 69 - 71 Church Road Anerley London Bromley SE19  
2TA

**To view the details of this application, including the date by which comments from members of the public must be submitted, please visit: [www.bromley.gov.uk/planningaccess](http://www.bromley.gov.uk/planningaccess) using the application reference quoted above.**