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# Appeal 6000205

Submitted on 11 April 2025.

## Before you start

Local planning authority	Bromley
Appeal type	Full planning
Decision date	17 October 2024

## Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
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What is the applicant's name?	Luke Osborne Churchfield Road BR3 Ltd
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Contact details	Tom Lawson Rolfe Judd Planning
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What is your phone number?	+447895626531
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What is the address of the appeal site?	London Electricity Board Depot Churchfields Road Beckenham BR3 4QZ
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What is the area of the appeal site?	9300 m <sup>2</sup>
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Is the appeal site in a green belt?	No
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Do you own all of the land involved in the appeal?	Yes
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Is the appeal site part of an agricultural holding?	No
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<b>Will an inspector need to access your land or property?</b>	Yes To understand relationship with neighbours.
<b>Are there any health and safety issues on the appeal site?</b>	Yes Active scaffold yard - PPE required
<b>What is the application reference number?</b>	24/00815/FULL2
<b>What date did you submit your application?</b>	29 March 2024
<b>Was your application for a major or minor development?</b>	Major development
<b>Was your application about any of the following?</b>	General industry, storage or warehousing
<b>Enter the description of development that you submitted in your application</b>	Full application for the temporary (5 years) change of use from SUI Generis formed of an electricity undertaker's depot to a dual use of Class B8 and SUI Generis retaining the existing electricity undertaker's depot. Retrospective.
<b>Did the local planning authority change the description of development?</b>	Yes, I agreed a new description with the local planning authority
<b>How would you prefer us to decide your appeal?</b>	Inquiry
<b>Why would you prefer an inquiry?</b>	<p>Due to the complexity of the issues raised, which relate to transport and noise which are technical areas that are considered to require a detailed cross-examination of witnesses and evidence. This approach is especially important given the clear difference of opinion between the consultants on behalf of the Appellant and the LPA officer team, and the lack of common ground, notably on the topic of noise.</p> <p>We believe that the need for the Inspector to sufficiently understand the technical evidence is alone sufficient reason to necessitate an Inquiry.</p> <p>In any case, there has also been significant public interest in the Appeal Scheme. This creates a realistic expectation that other parties may seek to gain Rule 6 status. An inquiry is also an appropriate means for these parties to be able to express their view.</p>

In addition this appeal is submitted in conjunction with an appeal against an enforcement notice issued by the Council for the same site.

**How many days would you expect the inquiry to last?** 5

**How many witnesses would you expect to give evidence at the inquiry?** 4

**Are there other appeals linked to your development?** No

## Upload documents

**Application form** [Document 1 - Application Form.pdf](#)

**Agreement to change the description of development** [Document 2 - Delegate Decision.pdf](#)

**Decision letter** [Document 3 - Decision Notice.pdf](#)

**Do you plan to submit a planning obligation to support your appeal?** No

**Did you submit a separate ownership certificate and agricultural land declaration with your application?** Yes

**Separate ownership certificate and agricultural land declaration** [240401 - Churchfields Road Notice - Mason and UKPN.pdf](#)

**Appeal statement** [250408 - Churchfield Road - Appeal Statement.pdf](#)

**Draft statement of common ground** [Document 11 - Draft Statement of Common Ground.pdf](#)

**Do you need to apply for an award of appeal costs?** No

**Did you submit a design and access statement with your application?** No

**Plans, drawings and supporting documents** [237324 - L01 Trransport Statement - 2024-02-21.pdf](#)  
[425.001968.00001 Churchfields Road FRA V1.pdf](#)  
[240221 - Churchfield Road COU Planning Cover Letter.pdf](#)

[B20100-P03.pdf](#)

[240221 - CIL Form Churchfield.pdf](#)

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**Do you have any new plans or drawings that support your appeal?**

Yes

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**New plans or drawings**

[Z1\\_10\\_20100-P02.pdf](#)

[Z1\\_9\\_20100-\[P01\].pdf](#)

[B20100-\[P05\].pdf](#)

[240819 - Response to Acoustic Comments.pdf](#)

[Document 14 - Existing Site Plan.pdf](#)

[240814 - Applicant Transport Response.pdf](#)

[240827 - Site Images.pdf](#)

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**Do you have any other new documents that support your appeal?**

Yes

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**Other new supporting documents**

[Document 8 - Enforcement Notice.pdf](#)

[Document 12 - LBB Highway Comments.pdf](#)

[Document 10 - Official Copy \(Lease\) 30.03.1990 - SGL541237.pdf](#)

[Document 6 - Watermans Acoustic Report.pdf](#)

[Document 13 - LBB EHO Comments.pdf](#)

[Document 7 - SLR Rebuttal to LBB - Final.pdf](#)

[Document 9 - Site Location Plan.pdf](#)

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