



12.5.2025

Dear Sir/Madam

25/01602/FULL1 | Retention of storage container in rear garden to provide ancillary storage for the Public House (RETROSPECTIVE APPLICATION) | Shortlands Tavern Station Road Shortlands Bromley BR2 0EY

We are a residents' association of approximately 500 subscribing households. We concern ourselves with the built environment and with generally improving our area, especially the Shortlands Village Conservation Area, for the benefit of residents.

We **object** to this application.

While we would very much like to support an important and much-loved community asset, this application is inappropriate for the following reasons.

Appearance

The container, whilst well shielded to view from within the Public House garden, it is very visible from the street and its immediate neighbour.

It is forward of the main elevation of the neighbouring house and detracts from, and is inappropriate, in any street scene of this nature. It is particularly inappropriate in a Conservation Area. It undoubtedly causes 'less than substantial harm' (in the NPPF wording) to the appearance of the Conservation Area.



Figure 1 Container sits forward of main elevation of neighbour



Figure 2 Highly visible in street scene



Figure 3 Highly visible in street scene



Figure 4 Inappropriate juxtaposition with neighbouring house

Alleged need for storage

Whilst we recognise that there may be a need for storage it has not been demonstrated that storage cannot be provided in a more acceptable way.

Business continuity

Whilst the continued successful operation of this business is a benefit to the community and falls to be weighed against the 'less than substantial harm' already noted, it has not been demonstrated, only asserted, that this storage is necessary. Afterall, this business has existed for a long time without this container. In any event, it has not been shown that no alternative storage solution exists that would not harm the character of the Conservation Area.

Planning Enforcement

We observe, in passing, that it is disappointing that the shipping container has given rise to the third planning enforcement case at this site in recent years and we hope this will be the last time enforcement action is required.

For the above reasons we object to this application.



Planning Officer

Ravensbourne Valley Residents Association

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