

London Borough of Bromley

Report No.
ESLD05098

PART 1 - PUBLIC

Agenda
Item No.

8

Title: **BUILT HERITAGE IN BROMLEY - UPDATE**

Decision Maker: **Development Control Committee**

Decision Date:
19th April 2005

Decision Type: Non-Urgent Executive Non-Key

Budget/Policy Framework: Within policy and budget

Chief Officer: Chief Planner

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Ward: All

1. SUMMARY

1.1 This report provides an update on the workload commitments arising since the DCC report of 26 October 2004 and other matters including -

- Changes to the Statutory Listing Process,
- Additions to the Borough's Statutory List,
- Additions to the Borough's Local List (LL) and the approval of a LL SPG document,
- Conservation Area Appraisals which are now included in national Best Value indicators; and a
- Study of NE Part of the Borough.

2. RECOMMENDATIONS

2.1 Members are asked to note the contents of the report.

3. COMMENTARY

Current Work Load

- 3.1 A part time conservation assistant has been employed on a temporary basis to assist with the implementation of the G L Hearn Phase 1 recommendations as approved by DC Members on 26th October 2004. This work has included –
- Consultations on proposed Elm Road Conservation Area. The proposed Elm Road Conservation Area designation is considered elsewhere on this agenda and if designation is approved it will go before the Executive in May 2005.
 - Bromley, Hayes and Keston Commons Supplementary Planning Guidance. This has been subject to consultation and is to be considered by the Executive in May 2005.
 - Consultations on proposed extension to Aldersmead Road Conservation Area. These are current and will be considered by the executive in May 2005.
 - Consultation on additions to the List of buildings of local architectural or historic interest (local list). These are to be approved by the Executive in April 2005.
 - Supplementary Planning Guidance (SPG) on the Local List. This was formally approved by the Executive on 7 March 2005.
 - Consultations on proposed changes to the boundary at Kelsey Square Conservation Area. This is to be considered by the Executive in April 2005.
 - Consultations on proposed extension to Cator Road Conservation Area. These are current and will be reported back to DCC in June 2005.
 - Consultations on proposed extension to Shortlands Road Conservation Area. These are current and will be reported back to DCC in June 2005.
- 3.2 Officers are due to begin consideration of G L Hearn's Phase II recommendations in the immediate future with a view to reporting to DCC in June 2005. These include –
- Proposed conservation area at Sydney Road, Beckenham.
 - Proposed conservation area at Anerley Park, Anerley.

Changes to the Statutory Listing Process

- 4.3 On 1 April 2005 responsibility for statutory listing transferred from the Department for Culture, Media and Sport to English Heritage. This should lead to a more efficient listing system. At the same time all new listing proposals will subject to prior consultation with property owners and local planning authorities. More detailed explanation of listing will be issued and so too will guidance on the listing criteria for particular building types. The Chief Planner will make consultation responses under delegated authority.
- 4.4 Further changes to national conservation policy, including the replacement of the 'list' with a national Register, are anticipated in the coming years.

Additions to the Borough's Statutory List

- 5.3 Currently only proposals from the Chief Planner for the listing of buildings under immediate threat are submitted to DCMS. English Heritage (EH) accepts that the borough appears to have an under representation of statutory listed buildings and has agreed to consider other listing proposals on an ad-hoc basis where a strong case can be made. It is anticipated that this approach will lead to a modest increase in the number of listed buildings over the coming years. It will have little impact on current workload capacity.

The Borough's Local List

- 5.4 The draft Supplementary Planning Guidance document on local listing considered by DC Committee on 26 October 2004 was adopted by the Executive on 7 March 2005. On 20 April 2005 the Executive will consider the proposed additions to the local list raised in the G L Hearn Report.

Conservation Area Appraisals

- 5.6 National Best Value indicators have recently been issued relating to Conservation Areas. One test is the percentage of Conservation Area Appraisals that are less than five years old. A conservation area appraisal is a detailed analysis of the character and appearance of an area that is then used to inform policy proposal contained within the SPG. The borough's conservation areas were each appraised prior to designation but in the majority of cases that was more than five years ago. As a result the percentage of appraisals under 5 years old is very low. From May the Conservation Officers' work programme will focus on preparing updated appraisals for the Best Value assessment deadline of March 2006. Given that some 43 appraisals are needed the employment of consultants may be required.
- 5.7 It is probable that future assessment of the Planning Delivery Grant will use the same criteria regarding conservation area appraisals and therefore a high % completion rate within deadline is desirable.

Study of NE Part of the Borough

- 5.7 On 30 March 2005 G L Hearn were appointed to undertake a study of current conservation provision in the North East part of the borough. This will following a similar format to their previous study into the NW part of the borough. Wards to be covered are Bickley, Chelsfield and Pratts Bottom, Chislehurst, Cray Valley East, Cray Valley West, Farnborough & Crofton, Orpington, Mottingham & Chislehurst North, and Petts Wood & Knoll. Results from the study are anticipated in June – July 2005.

5. POLICY

- 5.5 The objectives of the Conservation and Built Environment chapter of the 2nd deposit draft UDP include: *to protect and improve the Borough's built environment; to preserve, enhance and raise awareness of the Borough's heritage.* The Environment Portfolio outcome 3 is: *protection of the local environment whilst recognising the demand for homes and local employment* and outcome 5 of the Leisure and Culture Portfolio is: *to conserve and enhance awareness of the Borough's heritage.*

6 FINANCIAL AND PERSONNEL IMPLICATIONS

- 6.4 It is anticipated that most workload will be within current budget and staffing levels. However, additional resources may be required if consultants are to be used for some of the conservation area appraisals.

7 LEGAL IMPLICATIONS

- 7.4 Under the Town and Country Planning (Listed Buildings and Conservation Areas) Act the Borough has a statutory obligation to reconsider conservation area (CA) designations 'from time to time'. PPG15 allows for the creation of local lists (LL).

Non-Applicable Sections:	None
Background Documents: (Access via Contact Officer)	Study of the heritage merit of Victorian and Edwardian residential properties and areas in the north west part of the London Borough of Bromley, GL Hearn, March 2004.