

# London Borough of Bromley

Report No.  
ELS 05034

PART 1 - PUBLIC

Agenda  
Item No.

**XX**

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Title: **CONSERVATION AREAS: BROMLEY, HAYES AND KESTON COMMONS SUPPLEMENTARY PLANNING DOCUMENT AND BOUNDARY EXTENSIONS**

Decision Maker: **Development Control Committee** Decision Date: **8 Feb 2005**

Decision Type: Non-Urgent Executive Non-Key

Budget/Policy Framework: Within policy but outside budget

Chief Officer: Stuart Macmillan

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Ward: Bromley and Keston Common & Hayes and Coney Hall

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## 1. SUMMARY

- 1.1 The first part of Bromley, Hayes and Keston Commons Conservation Area was designated on 25 July 2000 with substantial extensions added on 25 November 2000.
- 1.2 In order to meet the Council's statutory obligation for the designation a draft Supplementary Planning Document (SPD) has been prepared. Prior to formal adoption it must first be subject to a full public consultation.
- 1.3 The characterisation and appraisal process undertaken for the preparation of the SPD provided the opportunity for Officers to identify some groups of buildings that are not presently included that may be worthy of further consideration as extensions to the conservation area.

## 2. RECOMMENDATIONS

- 2.1 Members are asked to approve the contents of the draft Supplementary Planning Document (SPD) and agree its public consultation. Members are asked also to give consideration to the areas, which might be worthy additions to the conservation area. Should they be deemed worthy of consideration they too will be made subject to the public consultation.

### 3. COMMENTARY

#### Draft SPD

- 3.1 The draft SPD is prepared in accordance with the requirements of the new Planning & Compulsory Purchase Act 2004 and Planning Policy Statement Number which requires that Supplementary planning Guidance Documents (SPG) are replaced by SPDs.
- 3.2 The draft SPD explains the special character of the conservation area as well as providing clear guidance to local residents about the sorts of developments that are deemed to be acceptable by the Council. The document is laid out in a similar manner to the already adopted SPG documents for conservation areas. The document also includes analysis of those areas, which might be worthy of addition to the conservation area (see below).

#### Conservation Area Boundary Extensions

- 3.3 The character appraisal carried out for the draft SPD identified some groups of buildings and their settings, which are not currently in the conservation area but may be worthy of inclusion. The consultation required for the SPD provides an opportunity for their consideration. The areas are: -
- Hayes School, West Common Road and its lodge, coach house and grounds.

The school is built on the Gadsden Estate, the original house, a locally listed building in the late Victorian Gothic style, has a matching lodge (East Lodge) to Baston Road and an attractive coach house (West Lodge) to West Common Road. The grounds, although extensively developed with school buildings, has many mature trees and other estate remnants. See map BCA 44 (10).
  - Oakley House, Bromley Common and its surrounding grounds.

This grade II listed building was erected on Bromley Common in the Late 18<sup>th</sup> Century for the Norman family. It has a gate lodge (South Lodge) adjoining the existing conservation area boundary on Oakley Road and another (North Lodge) to Bromley Common. As a group they are of architectural and historic interest. See maps BCA 44 (11 and 1a).
  - Coopers Cottages, 182 – 200 Croydon Road

These cottage properties were originally proposed for inclusion in the initial designation in 2000. However, an oversight meant that none of the residents were consulted then and thus they were omitted from the designation. See map BCA 44 (12).
  - Extension to the existing conservation area at Oakley Road/ Bromley Common

This minor extension would include the South Lodge to Oakley House, Oakley Road and the associated belt of mature trees which lines the road verge. See map BCA 44 (1a).
- 3.5 These buildings and their settings could be deemed to a positive contribution to the character and appearance of the area and are important architecturally and historically. Should members agree that they represent an important element of the Bromley, Hayes and Keston Commons the matter can be taken to public consultation. Should Members feel that the areas are not worthy of further consideration any associated text in the draft SPD documents will be deleted prior to the consultation commencing.

### 4. POLICY IMPLICATIONS

4.1 The review of Conservation Areas fulfils the Council's obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to regularly review Conservation Areas, and will assist implementation and achievement of the objectives contained in Policy E.7 of the UDP.

**5. FINANCIAL IMPLICATIONS**

5.1 The recommended ongoing monitoring and review can be integrated into existing programmes and undertaken within existing departmental budgets.

**6. LEGAL IMPLICATIONS**

6.1 Section 69 of the 1990 Act imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

<b>Non-Applicable Sections:</b>	Personal Implications
Background Documents: (Access via Contact Officer)	DC Report of 4 April 2000 DC Report of 13 June 2000 DC Report of 25 July 2000 DC Report of 28 November 2000 Submissions by the Advisory Panel for Conservation Areas. Reports received for Development Control Committee dated 18 <sup>th</sup> April and 8 <sup>th</sup> June 2000. Files located under reference C51.3. Characterisation documents

**N.B.**

**Maps of the conservation area will be provided at the committee meeting.**