

London Borough of Bromley

Report No.
ELS 05134

PART 1 - PUBLIC

Agenda
Item No.

10

Title: **CONSERVATION AREAS: EXTENSION TO THE CATOR ROAD CONSERVATION AREA**

Decision Maker: **Development Control Committee** Decision Date: **14 Jun 2005**

Decision Type: Non-Urgent Non-Executive Non-Key

Budget/Policy Framework: Within policy but outside budget

Chief Officer: Stuart Macmillan

Contact Officer: Doug Black, Principal Conservation Officer
Tel: 020 8461 7532 E-mail: douglas.black@bromley.gov.uk

Ward: Penge and Cator

1. SUMMARY

- 1.1 At the meeting of the Development Control Committee on 26 October 2004, Members considered an extension to the Cator Road Conservation Area to include part of Woodbastwick Road (as shown on Map BCA 14A in Appendix 1).
- 1.2 Officers had recommended the case for no further action but on the request of the Ward Councillor John Getgood, it was agreed that the residents should be consulted on the merits of a possible extension. The consultation ran between 14th March and 14th April 2005 and Officers took the opportunity to reassess the area a second time.

2. RECOMMENDATIONS

- 2.1 In the light of the reassessment of the area and the low public consultation response, Officers recommend no further action should be taken.

3. COMMENTARY

Background

- 3.1 The Cator Road Conservation Area was designated in 1984. It is a street of smart 19th Century villas in stock brick. At its junction with Woodbastwick Road a number of 1930s semidetached houses fall within the designation but are deemed to have little merit. The conservation area is described as follows-

It is a late 19th century residential development, largely consisting of detached houses in an elaborate style. Its special character is derived from the visual unity and common form of the detached houses, many of which remain in a substantially unaltered state. (Adopted SPG for Cator Road Conservation Area, 2000).

- 3.2 The G L Hearn (GLH) study of built heritage of March 2004 suggested that nos. 18 – 52 Woodbastwick Road may be worthy of inclusion within the area. English Heritage expressed concern that the area was of insufficient interest and Officers, following an area appraisal, recommended no further action (Development Control Committee 26 October 2004). However, at the request of the Ward Member, Members agreed the consultation.

Consultation

- 3.3 All of the properties within the existing conservation area, within the proposed extension and adjoining the proposed extension were sent a consultation pack on 14 March 2005 and given 31 days in which to return their comments. The consultation pack consisted of a cover letter, fact sheet P13 (information on conservation areas), a copy of Map BCA 14A showing the existing and proposed conservation area and a response proforma.
- 3.4 A press notice was published in the 17 March 2005 edition of the Kentish Times informing the wider public of the consultation on the proposed extension of the Cator Road Conservation Area. It advised that a copy of Map BCA 14A was available for public inspection at Planning and Engineering Reception at the Civic Centre or alternatively it could be requested by contacting the planning division.

Responses

- 3.5 Whilst 100 consultation packs were sent only 34 responses were received – a response rate of one third. They were as follows: -

Within the existing conservation area (61 consulted)

14 responses	Supported the proposed extension
3 responses	Supported the proposal but recommended a wider extension
1 response	Objected to the proposed extension

Within the proposed extension (20 consulted)

5 responses	Supported the proposed extension
1 response	Supported the proposal but recommended a wider extension
5 responses	Objected to the proposed extension

Adjacent to the proposed extension (18 consulted)

4 responses	Supported the proposed extension
1 response	Supported the proposal but recommended a wider extension

The individual responses are available for inspection from the case files.

- 3.6 English Heritage, in its letter dated 8 October 2004, had previously raised its concerns that the area is of insufficient merit to justify designation. The Advisory Panel for Conservation Areas (APCA) did not comment on the proposal.
- 3.7 Officers revisited the area following the consultation. It should be noted that the area of Woodbastwick Road was previously turned down as an Area of Special Residential Character in 2002. The proposed extension would add 20 houses to the designated area – on the South side of the road. This would mean that the conservation area boundary would run along the middle of the road, which is not considered good practice as conservation areas are intended to protect ‘areas’ rather than just a line of houses.
- 3.8 The proposed extension contains red brick semidetached houses which originally shared attractive window and porch details. Many of the houses have been substantially altered and Officers maintain the view that they are not of the special interest required for conservation area designation.
- 3.9 In the consultation some residents suggested that the whole street be included within the conservation area. The houses on the north side of Woodbastwick Road are 1930s properties of an ordinary character which are of no special interest. Designation would therefore be inappropriate.
- 3.10 In the light of the area’s lack of special interest and the low consultation response – only 23% of those consulted support designation, Officers recommend no further action.
- 3.11 Photographs of some of the properties along Woodbastwick Road (proposed extension) and within the existing conservation area will be circulated at the meeting.

4. PERSONNEL IMPLICATIONS

- 4.1 The increase in the conservation area, which incorporates 20 additional properties, together with the ongoing monitoring and development control workload would have implications for staff levels. Additional designation as envisaged in the October 2004 report will further increase workload. For the time being these are being met by temporary staff funded from the Planning Delivery Grant.

5. LEGAL IMPLICATIONS

- 5.1 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’**.
- 5.2 Designation introduces a general control over the demolition of unlisted buildings and imposes greater planning controls on all properties. Designation brings with it a responsibility for the Council to seek the preservation or enhancement of the area’s character and appearance and to produce policies and guidance. The decision to designate should therefore not be taken lightly.

6. POLICY IMPLICATIONS

6.1 The Council seeks to preserve and enhance the character and appearance of conservation areas. This is reflected in Policy E7 of the Unitary Development Plan (UDP) (1994) and Policy BE9 of the Second Deposit Draft of the UDP (2002).

Non-Applicable Sections:	Financial Implications
Background Documents:	G L Hearn Report into Conservation in the NW part of the Borough. March 2004; DC Report 26 October 2004; Supplementary Planning Guidance for the Cator Road Conservation Area.