

PART 1 - PUBLIC

- Info on notices, orders or directions

Decision Maker: PLANS SUB COMMITTEE 1

Date: 29 September 2011

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

Title: NEW SHOPFRONT & SHUTTERS - E W PAYNE 159 HIGH STREET BROMLEY

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Chief Officer: Chief Planner

Ward: Bromley

1. Reason for report

A new shopfront and solid shutters have been installed at EW Payne on Bromley High Street without planning permission. A letter was first sent to the owner on 13th August 2010 but no retrospective application has been received despite numerous promises. The work is now complete and it is necessary to consider whether any further action is required.

2. **RECOMMENDATION(S)**

Enforcement action requiring the removal of external cladding and solid shutters.

3. COMMENTARY

- 3.1 EW Payne has one of the few remaining original 1930s shopfronts in Bromley Town Centre. During the summer of 2010 external polished granite cladding has been installed to the front elevations of the building. The new cladding partially obscures the original detailing and is therefore contrary to Policy BE19 (Shopfronts): “period shopfronts and existing or original features are retained or reintroduced where appropriate”
- 3.2 Solid shutters have also been installed contrary to Policy BE20 (Security Shutters). The relevant policy states that ‘Solid shutters, or those that give the appearance of being solid, have a deadening effect on the character and appearance of the area and should be avoided’. The visual impact during the day is limited but at night when the shutters are closed the impact is greater. It would be preferable for a lattice type shutter to be installed.
- 3.3 It is therefore considered that enforcement action is expedient to remove the unauthorised shutters and cladding.