

SECTION '4' – Applications submitted by the London Borough of Bromley

**Application No :** 10/01196/FULL1

**Ward:**  
**Bromley Town**

**Address :** Community House South Street  
Bromley BR1 1RH

**OS Grid Ref:** E: 540393 N: 169447

**Applicant :** London Borough Of Bromley (Mr Simon Horton) **Objections :** NO

**Description of Development:**

Replacement high level windows

Key designations:

Conservation Area: Bromley Town Centre  
Locally Listed Building

**Proposal**

The proposal is for the replacement of high level windows at first floor of the building.

**Location**

The application site is situated at the junction of South Street and Court Street and comprises of a two storey building, part of which is Locally Listed, it also falls within the Bromley Town Conservation Area.

**Comments from Local Residents**

No representations were received from nearby owners/occupiers regarding this application.

**Comments from Consultees**

Heritage and Urban design have no objections to this proposal.

APCA did not inspect the application.

Environmental Health has no comments regarding the application.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas

Supplementary Planning Guidance – Bromley Town Centre Conservation Area  
Paragraph 3.27 states that original windows and door proportions, materials and detailing should be retained.

This case is presented to Plans –Sub Committee as it is a Council application and is therefore outside of delegated powers.

## **Planning History**

Application was granted for: change of use from magistrate's court to offices Class B1 with ancillary parking spaces as existing under ref. 95/02582. Under application ref. 98/03003, permission was granted for alterations to fenestration and elevations access ramp to front entrance lift shaft to roof and permission was granted for Security grilles to ground floor windows of the south elevation under ref. 01/03335.

## **Conclusions**

The main issues relating to the application are the effect the alterations would have on the character of the building. The proposal is for selected wooden windows on the first floor of the building to be replaced with new windows also in wood. This complies with the councils Supplementary Planning Guidance for Bromley Town Centre Conservation Area and Councils Policies BE10 and BE11.

Having had regard to the above it was considered that the proposed windows are acceptable; in that they would not impact detrimentally on the character of the building or the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01196, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | AJ02B  | Justification UNIQUE reason OTHER apps   |

Policies (UDP)

BE1 Design of New Development

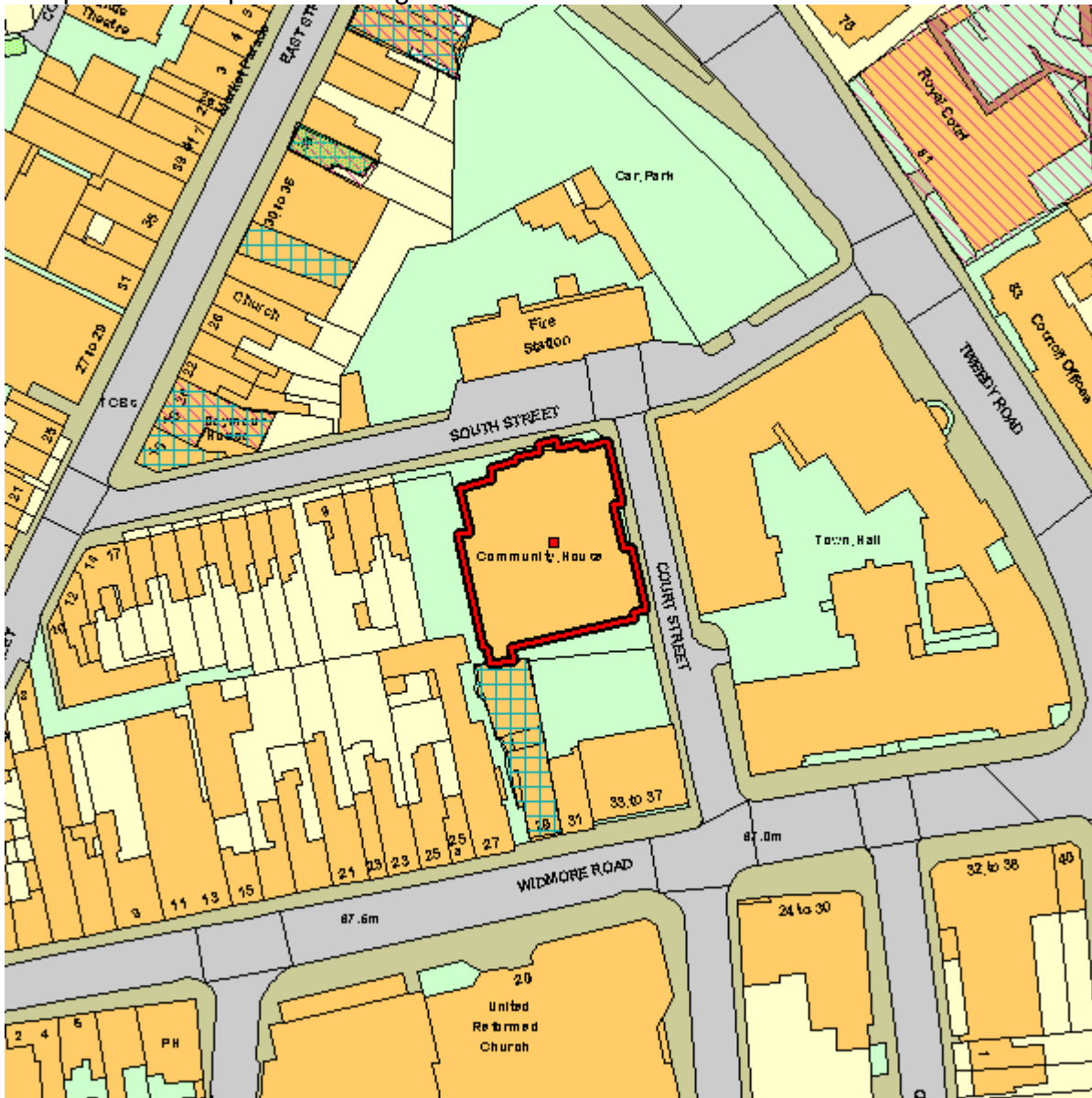
BE10 Locally Listed Buildings

BE11 Conservation Areas

Reference: 10/01196/FULL1

Address: Community House South Street Bromley BR1 1RH

Proposal: Replacement high level windows



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