

Item 3

DRAFT SUMMARY PAPER FOR BECKENHAM WORKING GROUP 11 December 2014

Proposed Beckenham Town Centre Conservation Area November 2014 Response to public consultation

A consultation was undertaken on a proposed conservation area in Beckenham Town Centre. A questionnaire was sent to every property in the area and also to some selected adjoining properties. The deadline for responses was the 24th October 2014. 102 responses were received.

Results

Owners/Occupiers were asked how strongly they agreed or disagreed with the proposal to designate a new Beckenham Town Centre conservation area. The feedback was as follows:

55% Strongly agree
22% Agree
15% Neither agree nor disagree
4% Disagree
4% Strongly disagree

Many comments gave only a name or were anonymous so it was not possible to accurately gauge differences in views between residential areas and the High Street commercial occupiers.

General Comments

Most comments were positive, acknowledging a desire to protect and improve Beckenham's character but also to ensure its future vitality as a town centre. However, a variety of general comments were received relating to parking issues, the poor street surfaces, the proliferation of charity shops and some non-conservation matters. Several comments were also received about the proposed boundary and these included:

Suggested Additions

- Addition of Bevington Road, Manor Grove and Downs Road (all cul de sacs off Manor Road)
- Addition of 8-14 Kelsey Park Road to join the opposite side of the road which was included.

Suggested Removals

- Robinson Escott Planning objected to the inclusion of 408-436 Croydon Road (building containing Tesco near the war memorial) on behalf of the owner.

- Addition of Faversham Road on the basis that it had sufficient merit
- Removal of Manor Road on the basis that it has been too altered.
- Removal of Beckenham Junction Station area as this could prevent improvement and redevelopment.

Key Stakeholder Comments

No formal comment from **the Beckenham Society** was received although some individual respondents were members.

The **Advisory Panel for Conservation Areas** welcomed the proposal generally and in particular felt that it could improve the area around Beckenham Junction. They felt however that Manor Road has been altered too much and is not worthy of inclusion.

English Heritage were favourable and noted the requirement of the NPPF to ensure areas designated as conservation are fully justified. Whilst they support in particular the inclusion of the war memorial area and Beckenham Junction they raised concerns about the addition of Manor Road and suggested that a comparative study between this road and the already designated Elm Road, could reveal if the area warranted designation and what measures would need to be taken to reverse the negative changes. They also highlighted the need for a guidance document to be produced in order to positively manage the area.

RB 27-11-14