

**Application number:** DC/15/00141/LBC

**Ward:** Bromley Town

**Address:** Old Town Hall, 30 Tweedy Road, Bromley BR! 3FE

**Grid Reference:** E: 540445 N: 169451

**Applicant:** Mr K Foster

### **Description of Development**

Application for planning permission and listed building consent to enable partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high and internal and external alterations to facilitate a change of use from Office (Class B1) to 94 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with re-configuration of the existing access ramp on Widmore Road and provision of pickup/drop off in Tweedy Road and South Street and Planning Permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1bed, 34 x 2-bed, 1 x 3 bed), with basement parking for 28 cars and 104 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.

### **Key designations:**

Conservation Area; Bromley Town

Listed Building Grade II

Adjacent - conservation area

Adjacent-Listed Building

Biggin Hill safeguarding birds

Biggin safeguarding area

Local Cycle Network

London City Airport safeguarding

Proposal sites in Stat routes

Joint report with 15/00140

Listed building consent is sought for partial demolition of the Old Town Hall and replacement with several extensions no greater than 3 storeys in height.

This will facilitate a change of use from office use to a hotel and 2 independent restaurants and associated conference and event functions, the reconfiguration of the ramp to Widmore Road and the provision of drop off/pick up facilities in Tweedy Road.

Planning permission is sought for the above development and also the erection of a 5 storey residential block with basement parking containing 53 units on the site of the South Street Car Park.

The detailed description and analysis of the acceptability of the scheme and the impact on the listed building is set out in the accompanying planning application report ref 15/00140 which appears elsewhere on this agenda.

Based on the conclusions of the above report, it is considered that listed building consent should be granted for the proposed works to the Old Town Hall and relevant conditions are recommended below.

Recommendation

Grant Listed Building Consent

Subject to the following conditions

1. The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.  
REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below

NTR Planning Statement (Dec 2014); Bermanguedesstretton Design and Access Statement (Dec 2014); Royal Haskoning DHV Transport Assessment (December 2014); Royal Haskoning DHV Framework Travel Plan (November 2014); Royal Haskoning DHV Delivery and Servicing Plan (December 2014); Heritage Statement (December 2014); GL Hearn Daylight and Sunlight Report (December 2014); Statement of Community Involvement (December 2014); CgMs Archaeological Desk Based Assessment (November 2014); idom Merebrook Phase 1 Geo-Environmental Assessment (December 2014); idom Merebrook Air Quality Assessment (November 2014); idom Merebrook Environmental Noise Assessment (November 2014); Ecology Consultancy - Preliminary Ecological Assessment and Preliminary Bat Roost assessment (July 2014) and Update (24.07.2015); The Design Collective Energy Strategy Report (August 2014); Forbes-Laird Arboricultural Consultancy Tree Report (December 2014); Area Schedule (Rev B) by Guy Holloway 13.105 Materials palette for South Street Car Park by Guy Holloway received on 26.08.2015; Main Extension Materials Board by bermanguedesstretton on 19.08.2015  
Additional Roof plant details received 07.07.2015

Details of United Anodiers product Anolok received 07.07.2015

Sesame Lift details LSUB.EB.MainAssembly received 07.07.2015

Letters from NTR dated May 12th 2015; July 3rd 2015

Old Town Hall drawings - 2863

Site plans - A-001 Rev. I2; A-002 Rev. P3; A-003 Rev. P4; A-1001 Rev. P3; A-1002 Rev. P2; A-1003 Rev. P3; Existing plans - A-010 Rev. P2; A-011 Rev. P2; A-012 Rev. P2; A-013 Rev. P2; Demolition plans - A-015 Rev. P2; A-016 Rev. P3; A-017 Rev. P2; A-018 Rev. P2; Proposed floor plans - A-100 P4; A-101 I5; A-102 Rev. I5; A-103 Rev. P2; A-104 Rev. P3; A-105 Rev. P1; A-106 Rev P1

Fire Strategy Plans - A-180 Rev. P2; A-181 Rev. P2; A-182 Rev. P2; A-183 Rev. P2;

Existing and Proposed Elevations - A-200 Rev. P3; A-201 Rev. P3; A-202 Rev. P3; A-203 Rev. P4; A-204 Rev. P2; A-205 Rev. P3; A-206 Rev. P3; A-207 Rev. P3; A-208 Rev. P2; A-209 Rev. P3; A-210 Rev. P2; A-211 Rev. P3;

Proposed detailed elevations and bay studies - A-250 Rev. P2; A-251 Rev. P2; A-252 Rev. P2; A-253 Rev. P2; A-254 Rev. P2; A-255 Rev. P2; A-256 Rev. P2; A-257 Rev. P2;

Existing and Proposed sections - A-300 Rev. P2; A-301 Rev. P2; A-302 Rev. P2; A-303 Rev. P2;

Proposed 3D views - A-800 Rev. P1; A-801 Rev. P1; A-802 Rev. P1; A-803 Rev. P1; A-804 Rev. P2; A-805 Rev. P2; A-806 Rev. P1; A-807 Rev. P1; A-808 Rev. P1; A-809 Rev. P1;

Room Data Sheets - A-900 Rev. P2; A-901 Rev. P2; A-902 Rev. P2; A-903 Rev. P2; A-904 Rev. P2; A-905 Rev. P2; A-906 Rev. P2; A-907 Rev. P2; A-908 Rev. P2; A-909 Rev. P2; A-910 Rev. P2; A-920 Rev. P2; A-921 Rev. P2; A-922 Rev. P2; A-923 Rev. P2; A-924 Rev. P2; A-925 Rev. P2; A-926 Rev. P2; A-927 Rev. P2; A-928 Rev. P2; A-929 Rev. P2; A-930 Rev. P2; A-931 Rev. P2; A-932 Rev. P2; A-933 Rev. P2; A-934 Rev. P2; A-935 Rev. P2; A-936 Rev. P2; A-937 Rev. P2; A-938 Rev. P2; A-939 Rev. P2;

A-150 Rev P1; 567\_SK\_10; 567\_SK\_12B; 567\_SK\_18; 567\_SK\_20; 567\_SK\_21A; 567\_SK\_22

Survey Drawings - 002-001 Rev. F; 002-002 Rev. E; 002.003 Rev. B; 002-004; 002-005; 002-006; 002-007; 002-009 Rev. C;

Reason: Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority when judged against the policies in the London Plan 2015 and the Bromley UDP 2006

3. Before any work is undertaken in pursuance of the consent, details shall be submitted to and approved in writing by the Local Planning Authority of such steps to be taken and such works to be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained. The approved steps to secure the safety and stability of the retained building shall be in place for the full duration of the building works hereby granted consent.

REASON: In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.

4. Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

5. Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area