

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 16/03185/REG3

Ward:
Bromley Town

Address : Churchill Theatre High Street Bromley
BR1 1HA

OS Grid Ref: E: 540217 N: 169118

Applicant : London Borough Of Bromley

Objections : YES

Description of Development:

Replacement slate cladding

Key designations:

Conservation Area: Bromley Town Centre

Areas of Archeological Significance

Biggin Hill Safeguarding Area

Bromley Town Centre Area

London City Airport Safeguarding

Smoke Control SCA 51

Urban Open Space

Proposal

Planning permission is sought for the replacement of the existing slate cladding on the Churchill Theatre/Library building. The application has been submitted by the London Borough of Bromley.

The existing cladding at first floor level (viewed from the south and east) has been in place since the building was originally erected. The applicant states that it is beginning to come away from the substrate resulting in sections falling off, posing a health and safety risk to pedestrians below.

Temporary fencing has been erected beneath the cladding on the pedestrian concourse to keep passers-by away from the exposed elevations of the building.

It is proposed to replace the existing slate cladding with a new system of cladding. The cladding would not be a like for like replacement and would comprise a stone cladding panels in a charcoal colour. The panels are multi-faceted with the appearance of multiple randomly applied blocks of stone.

The existing signage would be reapplied to the re-clad exterior.

Location

The application site lies set back from the main pedestrianised High Street, adjacent to a wide public concourse which leads down to the park and library

gardens with ornamental lake. It comprises the Churchill Theatre and Bromley Central Library.

The building is prominent within the street scene as a consequence of its height and design which includes a wide 1st floor podium level which projects over the commercial units fronting the High Street, from which the bulk of the library projects upwards. Due to the site levels and the setting of the Churchill Theatre into the sloping site, the first floor viewed from the High Street and entrance to the building appears at higher level in the west elevation.

The podium level is almost entirely slate clad. The existing slate cladding is vertically hung and has the appearance of discrete slate planks individually mounted with a nail-hole effect. The colour of the cladding is grey with a greenish tinge in some lights.

The site lies in the Bromley Town Conservation Area, adjacent to the Site of Interest for Nature Conservation which is formed by the park grounds. The site also lies within the Bromley Town Centre Area.

Consultations

No comments have been received to date in response to the press advertisement, site notice and neighbour notifications. Any comments will be reported verbally.

The Advisory Panel for Conservation Areas has been consulted and any comments will be reported verbally at Committee.

Planning Considerations

Policies BE1 and BE11 are of particular relevance to the assessment of the proposals.

Policy BE1 relates to the design of new development and requires that development should complement, amongst other things, the form and material of adjacent buildings and areas, respecting the existing street scene.

Policy BE11 relates to development within conservation areas and requires that proposal for alterations to buildings within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals should, inter alia, "respect or complement the layout, scale, form and materials of existing buildings and spaces."

The Supplementary Planning Guidance for the Bromley Town Centre Conservation Area is also a material planning consideration.

London Plan

Policy 7.4 of the London Plan relates to local character.

Policy 7.8 relates to heritage assets (including conservation areas) and archaeology.

Planning History

Planning permission was granted under reference 14/04868 for the installation of a new chilled water plant.

There is no recent planning history which relates directly to the cladding of the building. The planning history relates predominantly to the installation of advertisements and closed circuit cameras within the forecourt.

Conclusions

The main issue in the assessment of the proposal is the impact of the replacement cladding on the appearance of the host building and the extent to which it would preserve or enhance the character and appearance of the Conservation Area.

The host building is neither statutorily or locally listed. It is however prominent in the street scene in the High Street and the pedestrian concourse at the library and theatre entrances. It is noted that some of the existing cladding slates have fallen/been removed and at present it is necessary to provide temporary barriers at ground floor level in the interest of pedestrian safety.

The proposed cladding is not a direct like-for-like replacement of the existing external cladding system and would lack some of the distinctiveness of the existing slates which have a patina and distinctive character.

However, the comprehensive replacement of all the podium cladding would result in there being a uniform appearance and the stone finish and vertical detailing would echo the materials of the existing cladding. That the entire first floor would be finished in the proposed replacement material would prevent direct comparison between the existing and proposed claddings and on balance Members may consider that while the cladding would not be a direct replacement of the existing distinctive material, the proposal would adequately complement the retained external finishes of the building and would preserve the character and appearance of the Bromley Town Conservation Area and the visual amenities of the street scene.

as amended by documents received on 08.07.2016

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

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.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In the interest of the appearance of the building, the visual amenities of the street scene and the character and appearance of the Conservation Area, to accord with Policies BE1 and BE11 of the Unitary Development Plan.