

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

Application No : 17/03321/LBC

Ward:
Crystal Palace

Address : Pedestrian Subway Under Crystal
Palace Parade Crystal Palace Parade
Anerley London

OS Grid Ref: E: 533796 N: 170975

Applicant : Mr Paul Redman

Objections :NO

Description of Development:

Installation of new retaining walls behind the existing north and south retaining walls of the East Courtyard of Crystal Palace Subway. Removal of the trees behind the north retaining wall of the East Courtyard.

Proposal

Installation of new retaining walls behind the existing north and south retaining walls of the East Courtyard of Crystal Palace Subway.

Consultations

Historic England were consulted and are supportive of the proposal.
APCA raise no objections.

No other representations were received.

Planning Considerations

The application falls to be determined in accordance with S.7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires work to a listed building that would affect its special architectural or historic interest to be authorised by the relevant planning authority. The following policies of the Unitary Development Plan are further considerations:

BE8 Statutory Listed Buildings
Chapter 12 NPPF

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the submission of the draft Local Plan will be to the Secretary of State in mid 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

History

07/03897/OUT Crystal Palace Park Masterplan

The masterplan envisaged a museum on the site. The proposal would not conflict with this vision should it come forward at any stage.

Conclusions

The subway and courtyard are listed at Grade II and are described in the list entry as follows:

Subway. C1865. Red and cream brick. Leading from the now demolished Crystal Palace High Level Station (1865). Entrance down 3 flights of steps, the last under plain brick arch, to courtyard, once roofed but now open. Moulded red brick arches, blank on north and south sides, blocked on east and opening on west into parallel rows of octagonal brick columns with moulded stone bases and capitals. Half-octagonal responds against oblong piers at either end, and along moulded walls. Fan-vaulted roof, with roundels between fans in red and cream brick with diaper patterning. Ovolo stone mouldings at edges of roundels and fans. Retaining wall to south east side of Crystal Palace Parade is attached to north and south side walls and is of stock brick with end brick square piers and has six red bricks with dog tooth cornices. Stone paving to subway, largely covered by concrete in courtyard. Terrace at west overlooking old station ground.

The Council's Highways Department and a conservation report by heritage consultants have identified that the north and south retaining walls of the submerged courtyard are in poor condition and at risk of collapse from lateral pressures due to the soil behind. Discussions between the Council and Historic England took place and identified the best solution would be to install a new retaining wall behind the existing Victorian walls. The approach proposed uses drilled micro piles in close succession which would then take all the lateral forces from the soil. The approach is known as a Pali Radice.

Some trees are being removed and as they are on LBB land no application is required but it is understood that the Council's Parks and Green Spaces department have been notified and raise no objection.

The solution proposed would not be visible when completed and would also allow for conservation of the original walls without loss of fabric. The approach is also theoretically reversible. On this basis the proposal is considered good conservation practice with no conflict with Policy BE8 for Statutory Listed Buildings. The approach would also not compromise any future uses of the site which were identified in the 2007 Masterplan and the current park Regeneration Plan.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/03321 and any other applications on the site set out in the Planning History section above, excluding exempt information.

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.