

Decision Maker: **DEVELOPMENT CONTROL COMMITTEE**

Date: **Thursday 24 September 2020**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **PETTS WOOD CONSERVATION AREAS**

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Ward: Cray Valley West; Petts Wood and Knoll;

1. Reason for report

1.1 An historic assessment of the Petts Wood Area of Special Residential Character (ASRC) has been prepared by specialist heritage consultants (BEAMS). The conclusions of this assessment will form the basis of a public consultation exercise. This exercise will seek views regarding the designation of a new Conservation Area and the extension of an existing Conservation Area adjacent to the ASRC.

2. **RECOMMENDATION(S)**

2.1 **That Members note the historic area assessment report on the Petts Wood Area of Special Residential Character at Appendix 1.**

2.2 **That Members agree to undertake a public consultation exercise to seek views on proposals to:**

- **Extend the Chislehurst Road Conservation Area to include Birchwood Road to the west and Chislehurst Road, Ladywell Road and Princes Avenue to the south, as shown on the map at Fig. 50 in Appendix 1 and**
- **Create a new Conservation Area of The Thrifts, as shown on the map at Fig. 51 in Appendix 1.**

Corporate Policy

1. Policy Status: Not applicable
 2. BBB Priority: Regeneration Quality Environment
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Financial

1. Cost of proposal: Cost of consultants already incurred, cost of staff time and consultation
2. Ongoing costs: N/A
3. Budget head/performance centre: Planning Policy and Strategy
4. Total current budget for this head: £0.596m
5. Source of funding: Existing Revenue Budget for 2020/21

Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Not Applicable
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Procurement

1. Summary of Procurement Implications: N/A
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. The assessment of the Petts Wood Area of Special Residential Character was provided to Petts Wood and Knoll and Cray Valley West Councillors on an informal basis in July 2020

3. COMMENTARY

- 3.1 An historic area assessment of the Petts Wood Area of Special Residential Character (ASRC) has been prepared by the Built Environment Advisory and Management Service (BEAMS), a specialist independent heritage consultant. This assessment is provided at Appendix 1.
- 3.2 The purpose of the report is to establish whether the ASRC warrants Conservation Area designation based on an assessment of its special architectural and historic character, and to look at the townscape qualities which contribute to the overall character of the area (which is a significant aspect of historic area assessment).
- 3.3 BEAMS conclude, on page 36 of the assessment, that the ASRC should not be upgraded to Conservation Area status in its entirety, due to the size of the area, the tradition of small high quality Conservation Areas within Bromley, the moderate interest and repetitive nature of the some of the roads, the effectiveness of existing local policy and Article 4 directions to date and a willingness by the London Borough of Bromley to use Article 4 directions effectively¹. Officers agree with the conclusions of the specialist independent advice set out in the BEAMS report.
- 3.4 The BEAMS report cites the NPPF which makes it clear the Local Planning Authorities must ensure that the areas that they designate as a Conservation Area hold sufficient interest so that the concept of conservation is not devalued; and states that the London Borough of Bromley has clearly adhered to this principle to date *“by limiting the size of its Conservation Areas to ensure that the quality of its Conservation Areas within the Borough remains high and undiluted.”*
- 3.5 The assessment does support the designation of a new Conservation Area encompassing part of the ASRC; and the extension of the existing Chislehurst Road Conservation Area to include areas currently within the ASRC.
- 3.6 The proposed new Conservation Area is named ‘The Thrifts’ and lies to the northwest of the ASRC, as shown on the map at Fig. 51 of the assessment. Page 16 of the BEAMS report considers the special interest of this area in more detail, and page 38 concludes that this area is deserving of Conservation Area designation due to its “special” architectural quality.
- 3.7 The proposed extension to the existing Chislehurst Road Conservation Area would include Birchwood Road to the west and Chislehurst Road, Ladywell Road and Princes Avenue to the south, as shown on the map at Fig. 50 of the assessment. Pages 17-20 of the assessment consider the special interest of this area in more detail, and pages 37-38 set out the reasons why the Conservation Area should be extended to include these areas.
- 3.8 It is recommended that the conclusions of the assessment – namely the potential options for the creation of the Thrifts Conservation Area and the extensions to the Chislehurst Road Conservation Area - are now consulted on. Consultation responses would inform any future decision whether to designate the proposed Conservation Areas.
- 3.9 The consultation will include the following:
- Letters sent out to notify properties within the proposed new and extended Conservation Areas, and to properties in close proximity to these areas.
 - A questionnaire which will accompany the notification letters and will also be available online. This will gauge views of the local community about the proposal to designate the

¹ The BEAMS report recommends that an Article 4 direction requiring planning permission for demolition could be applied to the entire ASRC. The making of any Article 4 Directions covering the ASRC will be subject to a separate process and decision. Similarly, the report recommendation for further local listing will be considered separately.

new and extended Conservation Areas; the proposed boundary and the content of BEAMS assessment.

- Information on the Council's Conservation Area webpage.

3.10 Consultation would commence by the end of October 2020, for a period of 6 weeks.

4. POLICY IMPLICATIONS

4.1 The proposed consultation has no policy implications.

5. FINANCIAL IMPLICATIONS

5.1 The publication can be undertaken using existing resources.

6. LEGAL IMPLICATIONS

6.1 Designation of a Conservation Area following consultation will be subject to a future decision. Designation will follow the relevant statutory requirements.

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	None