

Committee Date	09.06.2022	
Address	Churchill Theatre High Street Bromley BR1 1HA	
Application Number	22/01299/FULL1	Officer - Susanna Stevenson
Ward	Bromley Town	
Proposal	Installation of luminaires on the east and south elevations of Churchill Theatre and Bromley Central Library as part of a façade lighting scheme for the upper floors of the building.	
Applicant	Agent	
Ms Jessica Naylor	Ms Louise Morton	
Civic Centre Stockwell Close Bromley BR1 3UH	The Office 14 Harcourt Close Henley On Thames Oxon RG9 1UZ	
Reason for referral to committee	Outside delegated powers (LBB application)	Councillor call in No

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Bromley Town Centre Areas of Archaeological Significance Biggin Hill Safeguarding Area Bromley Town Centre Area London City Airport Safeguarding Primary Shopping Frontage Smoke Control SCA 51 Urban Open Space</p>

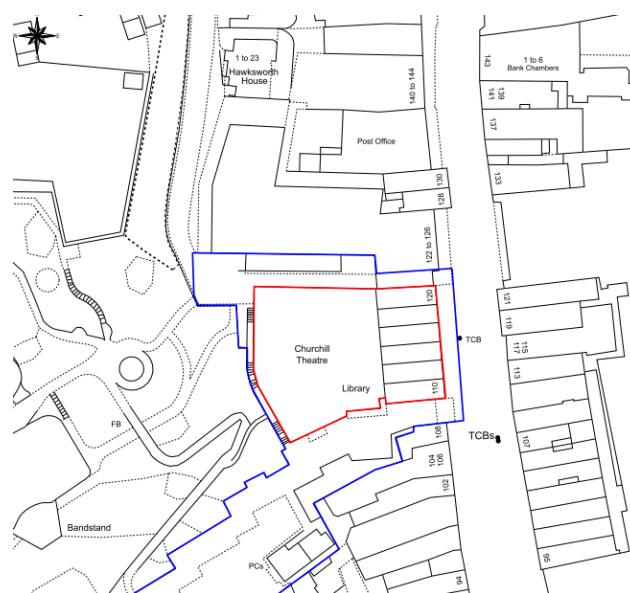
Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing and proposed	Theatre and library building	No change

Representation summary	Letters were sent to nearest neighbouring residents on 1 st April 2022. A site notice was displayed on 20 th April 2022 (expired 11 th May) A press advertisement was published on 13 th April 2022 (expired 4 th May).
Total number of responses	0

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would have no significant impact on the visual and residential amenities of the area
- The proposal would be located within a Metropolitan Centre and the lighting would not result in unacceptable light pollution
- The landmark host building would be highlighted and the proposal would raise the visual presence of the Library/Theatre site
- There are no technical highways objections to the proposal

2. LOCATION



- 2.1 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.



- 2.2 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.



- 2.3 The site lies in the Bromley Town Centre 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, Biggin Hill Safeguarding Area, the Primary Shopping Frontage and an area of Urban Open Space.

3. PROPOSAL

- 3.1 The existing lighting scheme at the application site will be upgraded through the installation of luminaires on the east and southern elevations of the Churchill Theatre/Bromley Central Library. A luminaire is a complete lighting unit and in this case the proposed luminaires include projector lighting, recessed lighting and linear lighting installation.



Figure 4: Existing Luminaires on the First Floor Roof will be Removed

- 3.2 The application submission states that the overall updated lighting scheme will include architectural lighting to highlight the vertical and horizontal frame of the building, projection lighting within the centre and recessed lighting within window reveals at second floor level on the eastern and southern facades. The western elevation onto Church House Gardens will remain unlit as will be northern elevation.
- 3.3 On the southern elevation, which is widely visible from the lower unpedestrianised part of the High Street the lighting scheme will integrate linear lighting (shown in pink and green on the subsequent elevation Fig.6).

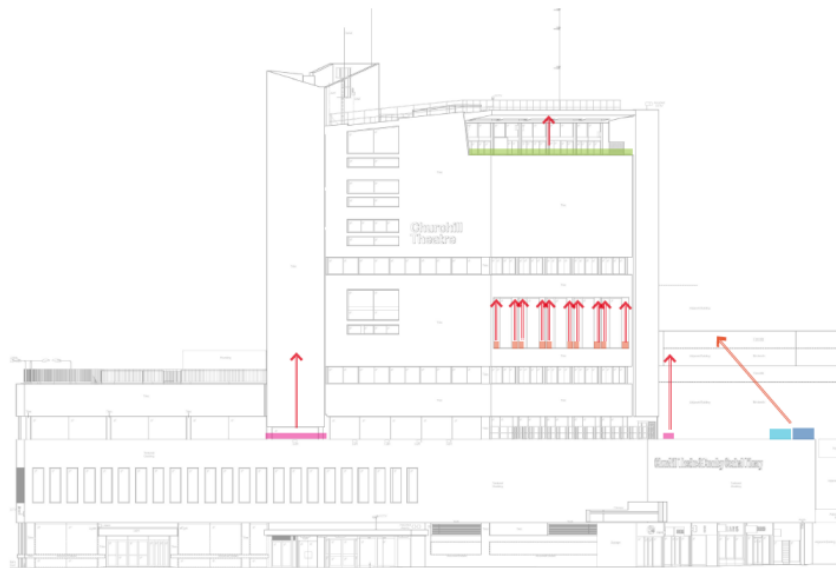


Figure 6: Proposed Lighting on Southern Elevation

- 3.4 On the eastern elevation facing the opposite side of the High Street which comprises 2 storey commercial buildings the lighting scheme would incorporate linear lighting to wash the soffits (shown in green in the image below – Fig. 5), linear lighting to the totem (shown in pink), recessed lighting (shown in brown) and projector lighting (shown in blue). The projector lighting would wash the blank area below the soffits and would provide potential for the promotion of the theatre or local groups and for providing visual content. It would not be used for advertising.

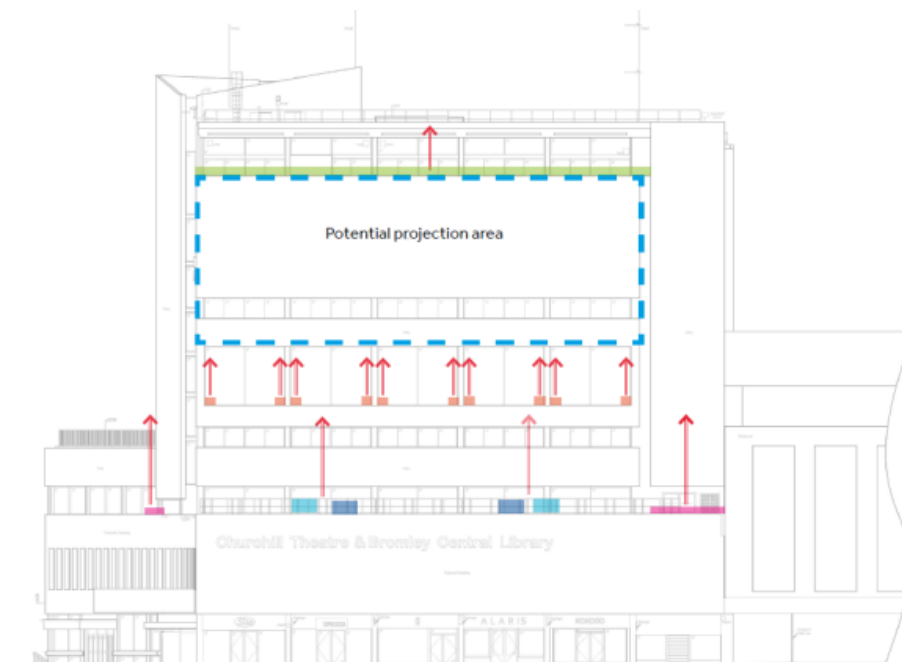


Figure 5: Proposed Lighting on Eastern Elevation

- 3.5 The Lighting Assessment submitted with the application proposes the hours of illumination for the architectural lighting:

Sunday – Thursday 18.00 – 22.00

Friday – Saturday 18.00 – 00.00



3d visual of potential appearance

4. RELEVANT PLANNING HISTORY

- 4.1 There is no recent planning history relating to lighting at the application site. The most recent applications have related to the installation of plant on the roof of the building (14/046868/FULL1) and the installation of replacement cladding (16/03185/REG3)
- 4.2 The more distant planning history indicates that between 1983 and 1996 a number of advertisement consent applications were submitted in relation to the application site. There is no record of planning permission being sought/granted for the current lighting which the Planning Statement suggests was originally installed in 2013.

5. CONSULTATION SUMMARY

A) Statutory

Highways: No objections

B) Local Groups

None commented.

C) Adjoining Occupiers

No representations received.

6. POLICIES AND GUIDANCE

National Policy Framework 2021

NPPG

The London Plan

SD6 Town centres and high streets

HC1 Heritage conservation and growth

D3 Optimising site potential through the design-led approach

Bromley Local Plan 2019

Policy 32 Road Safety

Policy 37 General Design of Development

Policy 41 Conservation Areas

Policy 48 Skyline

Policy 122 Light Pollution

Bromley Supplementary Guidance

Supplementary Planning Guidance for the Conservation Area

7. ASSESSMENT

7.1 Principle of development – Acceptable

7.1.1 The application site already has external lighting and as a commercial building within Bromley Town Centre the principle of upgraded lighting to highlight the theatre and library building is considered acceptable subject to consideration of the design of the development and its impact on the character and appearance of the conservation area, the impact on light pollution and neighbouring amenity as well as any highways impacts arising from the illumination.

7.2 Design and impact on character and appearance of the conservation area - Acceptable

- 7.2.1 The application building is neither statutorily or locally listed. It is however highly prominent in the street scene in the High Street and the pedestrian concourse at the library and theatre entrances, with the tower visible in distant views from neighbouring areas.
- 7.2.2 Policy 37 of the Bromley Local Plan relates to the general design of development and Policy 41 to conservation areas. The combined thrust of these policies is that development proposals should complement the host building and surrounding areas, should be attractive to look at and should preserve and enhance the characteristics and appearance of the conservation areas in which they are sited.
- 7.2.3 The application building is identified in the supporting text to Policy 48 as a "landmark building." This acknowledges the prominence of the building and its wide visibility. It falls to consider the impact of the proposal on the appearance of the building and the skyline visibility of the landmark building.
- 7.2.4 The supporting Planning Statement outlines the objectives of the proposal, stating that the proposal aims "to add subtle definition to the building, promoting the theatre as the flagship destination that it should be." The statement refers to the venue as lacking visibility on the main high street, with the access being off a passageway leading from the high street rather than having a direct high street frontage.
- 7.2.5 It is considered that, subject to consideration of the luminance output of the installation, the upgrading of the lighting scheme for the building would complement the site's function and the appearance of the building. It is not considered that the proposal would harm the appearance of the building, as the actual physical units would be modest in size and sensitively sited and the function (the lighting provided by the units) would be consistent with the site's Metropolitan Centre location and status as a town centre destination. No screens or hoardings would be installed, with the building itself acting as the "canvas" for images/lighting effects.
- 7.2.6 The conservation officer has confirmed that there are no objections to the proposal, stating that the scheme will be a positive contribution to the host building which would enhance the character and appearance of the Bromley Town Conservation Area and the visual amenities of the street scene.

7.3 Neighbourhood Amenity and Light Pollution - Acceptable

- 7.3.1 Policy 37 relates to the general design of development and states that development should respect the amenity of occupiers of neighbouring buildings, providing healthy environments.
- 7.3.2 Policy 122 of the Bromley Local Plan relates to light pollution and requires that

lighting have no adverse effect on residential amenity through glare and hours of operation, would not be visible from the wider area and has no adverse impact on road safety, landscape or nature conservation.

- 7.3.3 While Policy 122 refers to the need for lighting to not be visible from the wider area, it is noted that the wording of the policy refers to “lighting in new development” and it is considered that this arm of the policy more closely refers to the lighting of new development rather than lighting of existing features, landmarks and buildings.
- 7.3.4 The application building is recognised within the Bromley Local Plan as a landmark building, and the main aim of the application proposals is to flag/highlight the building, enhancing its visual presence within Bromley Town Centre. Owing to the prominence of the building it is likely that the lighting will be visible from a wide area, but there would be no significant glare or light-spill to the surrounding area taking into account the directional focus of the lighting onto the façade of the building.
- 7.3.5 The applicant has provided a Lighting Assessment in addition to the Planning Statement. Within the statement it is recognised that light pollution can have serious physiological and ecological impacts, in the form of glow, glare, light trespass and light ingress.
- 7.3.6 The application site lies within a busy Metropolitan Centre dominated by commercial premises. The area is not immediately residential in character, and it is noted that the proposed façade lighting would be limited to the southern and eastern elevations of the building, facing down the High Street and across the High Street to the commercial premises opposite. The projection area would be solely on the eastern elevation facing the opposite side of the High Street and the building already benefits from directional luminaires on the eastern elevation. The proposal would introduce more intensive lighting to the southern elevation.
- 7.3.7 Comments from a technical Environmental Health perspective refer to the lighting assessment and state that the permanent lighting scheme meets the Institute of Lighting Professional standards, with limited light spill and impact on residential property. Curfew times for energy saving and amenity are also proposed. There are no objections to the approval of the application subject to conditions and no concern is raised regarding the impact of the proposal on residential amenity.
- 7.3.8 The temporary or short-term installations would have the potential output of 2500 cd/m² which would exceed the 2014 version of the Professional Lighting Guide. The applicant’s agent has confirmed “whilst the proposed luminaires will be capable of a higher output, there will be a dimming control system which will enable the output to be reduced to 1000 cd/m²” and agree that a planning condition limiting the output to this level would be acceptable.
- 7.3.9 Taking the above into account it is considered that the proposal would not have a detrimental impact on the residential amenities of the area, nor would it result in unacceptable light pollution contrary to Policy 122 of the Bromley Local Plan.

7.4 Transport/Highways - Acceptable

- 7.4.1 The comments of the highways officer have been sought. No technical objections are raised with regards to the lighting installation. It is noted that illuminated signs visible from the highway must comply with the latest issue of the Institute of Lighting Engineers Technical Report (No. 5 – Brightness of illuminated advertisements).
- 7.4.2 It is noted that the lighting installation would be sited in the context of the existing built fabric on the upper storeys and would not project out from the existing ground/first floor “podium.”
- 7.4.3 The High Street is pedestrianised at this location, and the nearest two-way vehicular traffic to the application site terminates at the junction of High Street and Elmfield Road, approx. 120m from the site. The luminance level of the lighting will be controlled, along with hours of operation, by planning condition.

8. CONCLUSION

- 8.1 The proposal would increase the visibility of the host landmark building and would provide a visual focal point for the theatre/library complex and the Metropolitan Centre. The lighting scheme would positively contribute to the appearance of the host building and would preserve and enhance the character and appearance of the conservation area.
- 8.2 Subject to conditions relating to luminance, hours of operation and compliance with the submitted Lighting Assessment, it is considered that the proposal would have no significant impact on neighbouring amenity, the wider visual amenities of the area and light pollution/light spillage.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1 Time Limit**
- 2 Accordance with approved plan**
- 3 Accordance with provisions of lighting assessment**
- 4 Limit hours of illumination**
- 5 Limit luminance output**

Any other planning condition(s) considered necessary by the Assistant Director of Planning