

Committee Date	24 th November 2022	
Address	Bandstand Croydon Road Beckenham	
Application Number	22/02954/LBC	Officer - Louisa Bruce
Ward	Kelsey And Eden Park	
Proposal	Restoration of grade II listed bandstand, located in Croydon Road. Recreation Ground. Redecoration and re-introduction of traditional roofing material and rainwater guttering. Localised landscaping works to improve access and usability LISTED BUILDING CONSENT	
Applicant	Agent	
Mr David Braybrook	Mr Stephen Athanasiou	
Civic Centre Stockwell Close Bromley London BR1 3UH	9 The Precincts Canterbury CT1 2EE	
Reason for referral to committee	Outside Delegated Powers Council owned land	Councillor call in No

RECOMMENDATION	Grant Listed Building Consent
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding London Distributor Roads Smoke Control SCA 15 Statutory Listed Building Urban Open Space Views of Local Importance</p>
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Representation summary	A site notice was displayed at the site on the 15 th August 2022 and a Press Ad was published in the News Shopper on the 17 th August 2022.	
Total number of responses	0	
Number in support	0	
Number of objections	0	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the existing Grade II Listed Structure.
- The repair and restoration works would not cause any harm to neighbour amenity.

2. LOCATION

- 2.1 The Bandstand is located on a grassed area towards the south-western corner of the Croydon Road Recreation Ground which is located between Croydon Road, Whitmore Road and Village Way, Beckenham. The surrounding area is primarily residential but Beckenham Beacon Hospital and a Petrol Filling Station also boarder the site.



Figure 1: Site Location Map

3. PROPOSAL

- 3.1 Listed Building consent is sought for the restoration and repair of the listed Bandstand located in the south-western corner of Croydon Road Recreation Ground, Beckenham.
- 3.2 The application is accompanied by a Design and Access and Heritage Statement. The Heritage Statement sets out that the bandstand is a highly valued and historically important structure, not just for its age, rarity and design, but also for its important historic and cultural association to David Bowie – one of the most influential and important cultural figures of the 20th Century.
- 3.3 The application should also be considered alongside the Full planning application (Application Ref: 22/0953/FULL1) which is also pending consideration.

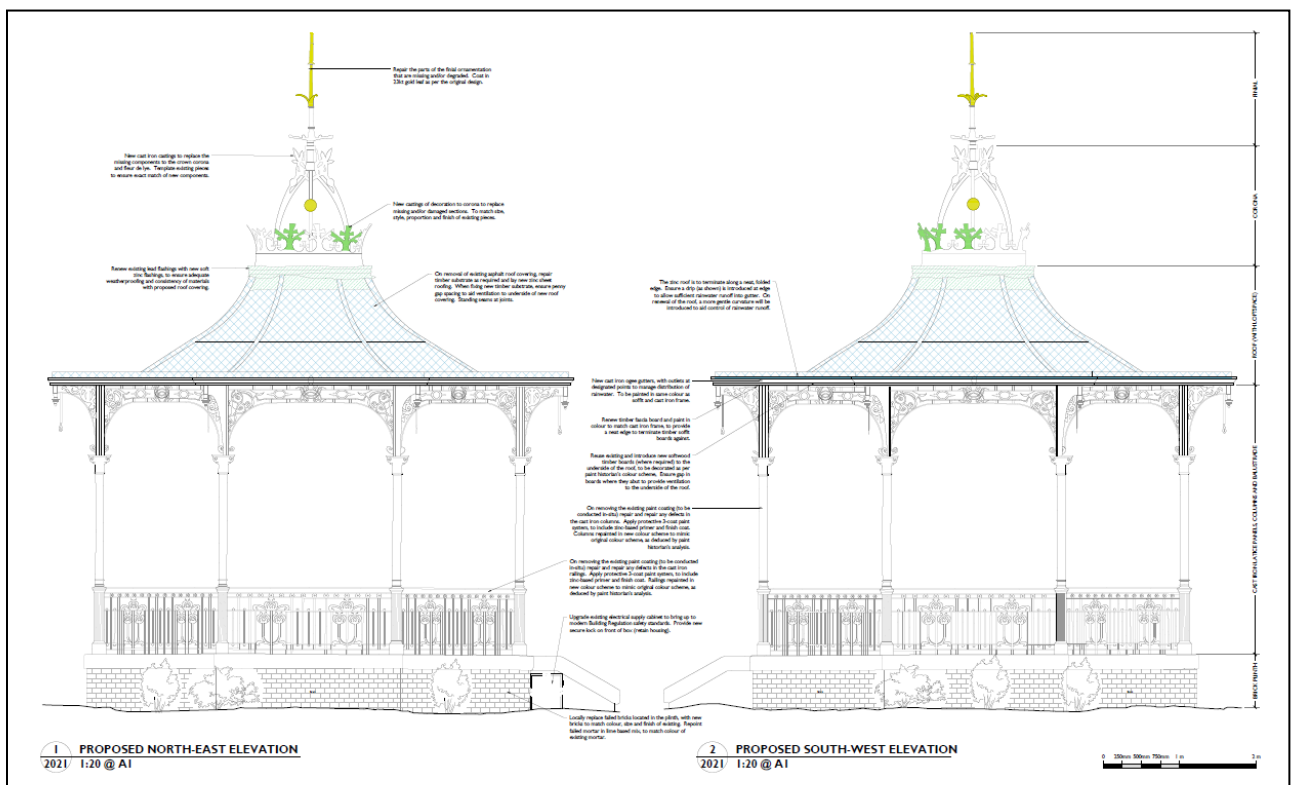


Figure 2: Elevations of Bandstand

4. RELEVANT PLANNING HISTORY

- 4.1 Under planning application ref: 22/02953/FULL planning permission is currently pending consideration for Restoration of grade II listed bandstand, located in Croydon Road. Recreation Ground. Redecoration and re-introduction of traditional roofing material and rainwater guttering. Localised landscaping works to improve access and usability.

5. CONSULTATION SUMMARY

A) Statutory

Conservation Officer: No objections

APCA: No objections, fully welcome the proposals.

Environmental Health: As this is a restoration of a listed structure rather than a new build or extended use, Environmental Health (Pollution) raise no objection to this application.

Highways: No objection

Regeneration: No comments received

Idverde: No comments received

B) Local Groups

No comments received.

C) Adjoining Occupiers

No representations received.

6. POLICIES AND GUIDANCE

National Planning Policy Framework 2021

Section16 Conserving and enhancing the historic environment

The London Plan

- D1 London's form and characteristics
- D4 Delivering Good Design
- HC1 Heritage Conservation and growth

Bromley Local Plan 2019

- 37 General Design of Development
- 38 Statutory Listed Buildings
- 123 Sustainable Design and Construction

Supplementary Planning Guidance

SPG1 - General Design Principles

7. ASSESSMENT

- 7.1 The main issues relating to the application are the effect that it would have on the character of the area and the statutory listed building. The existing Bandstand is a Grade II Statutory Listed Structure. The Conservation Officer has confirmed that they would not object from a heritage point of view as the proposed repair works will seek to ensure the longevity of the existing Listed Structure.
- 7.2 Having regard to the above, it is considered that the proposed repair and restoration works would not harm the setting of the Grade II Listed Structure which was built in 1909 by McCallum and Hope Foundry and has been used for concerts and music events for over 100 years. In 1969 David Bowie used the Bandstand to play at a festival run by The Arts Lab along with other musicians.

8. CONCLUSION

- 8.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in any unacceptable harm to the setting or character of the host structure which is Grade II Listed.

RECOMMENDATION: Grant Listed Building Consent

Subject to the following conditions:

- 1. Commence within 3yrs.**
- 2. Materials in accordance with plans**
- 3. Compliance with plans**
- 4. Materials as specified within Design and Access Statement**

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