

Committee Date	24 th November 2022	
Address	Bandstand Croydon Road Beckenham	
Application Number	22/02953/FULL1	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.	
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	Application Permitted
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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 Newshopper 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 Planning permission 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 Listed Building application (Application Ref: 22/02954/LBC) which is also pending consideration.

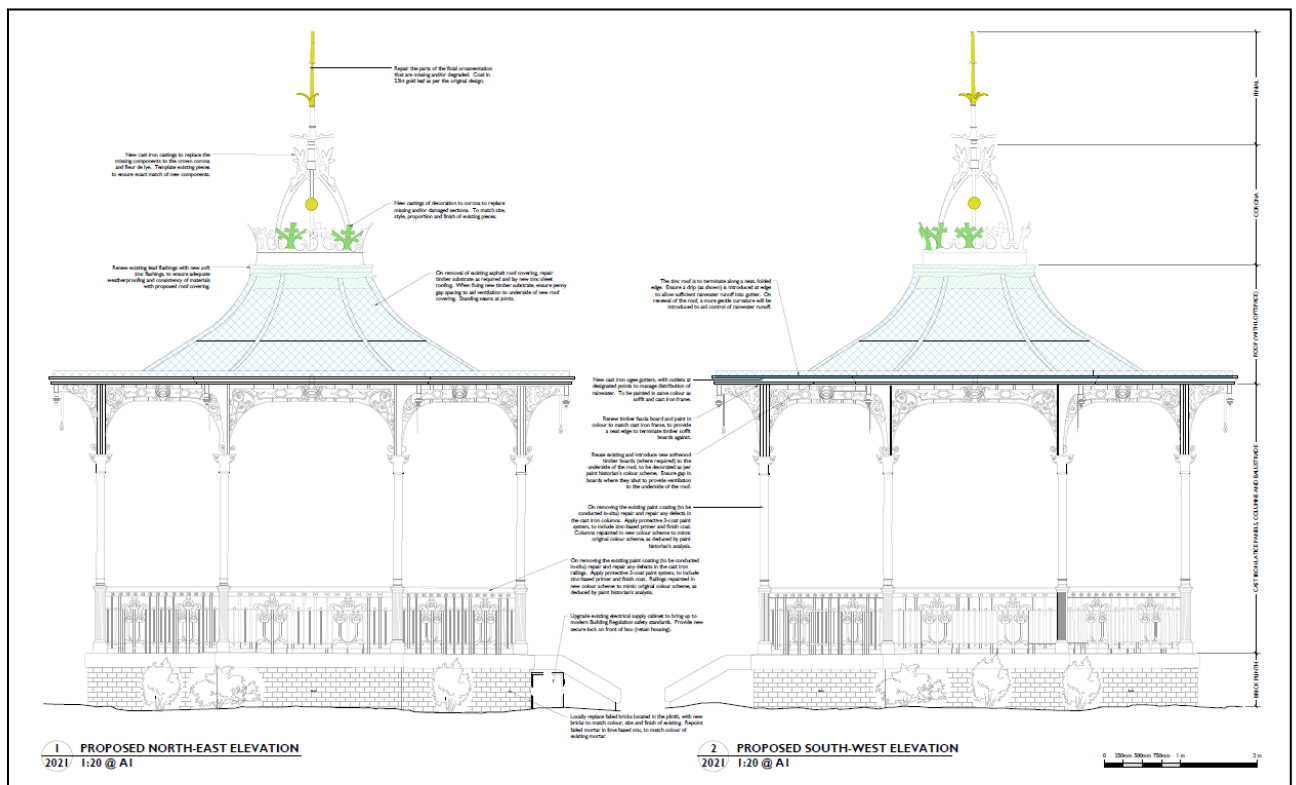


Figure 2: Elevations of Bandstand



Figure 3: Photograph of existing Bandstand

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows;

Under planning application ref: 22/02954/LBC Listed Building Consent is currently pending consideration for Restoration of Grade II Listed Bandstand.

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

Section 16 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 to be considered in respect of this application are:

- o Design & Heritage
- o Neighbouring amenity

7.2 Design and Heritage Impact - Acceptable

7.2.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

7.2.2 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

7.2.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

7.2.4 London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.2.5 Policy 37 of the Bromley Local Plan (BLP) and the Council's Supplementary design guidance seek to ensure that new development are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

- 7.2.6 The existing Bandstand is shown to be restored and repaired. The accompanying Design and Access Statement describes the Bandstand as an octagonal bandstand with eight slender cast-iron columns standing on a brick and granolithic concrete plinth approached by steps. Between the columns is a cast iron railing decorated with ornamental foliage work. Between the railings there are fluted columns but above are plain columns with Corinthian capitals. The columns are supported by decorative cast-iron brackets and elaborate fretwork beneath the roof. The bandstand has a felt covered tented roof crowned by an open cupola enriched with scroll and leaf decorative and other ornamental pattern work which is surmounted by a finial. The roof has an iron structural frame and a ribbed and boarded ceiling.
- 7.2.7 The proposed works will involve redecoration and re-introduction of traditional roofing material and rainwater goods. Localised landscaping works will improve access and usability and reduce maintenance. The accompanying Heritage Statement lists works to include upgrading/repair/restoration of the brick plinth, guttering, ironwork and internal and external roof.
- 7.2.8 The Conservation and Listed Buildings Officer has confirmed that they would not object from a heritage point of view and the proposed repair and restoration works would seek to extend the lifespan of the Bandstand for future use. The works are not considered to harm the significance of the Listed Building.

7.3 Neighbouring amenity - Acceptable

- 7.3.1 Policy 37 of the BLP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.
- 7.3.2 The proposed repair works are not considered to impact on the residential amenity of any nearby residents. The closest neighbours to the Recreation Ground are situated in the Croydon Road, Whitmore Road or Village Way which are separated from the Bandstand by some distance and furthermore are screened by mature trees, hedging and vegetation.

8. CONCLUSION

- 8.1 Having had regard to the above it is considered that the repair and restoration works to the existing Bandstand would respect the setting of the Listed Structure and would not result in a significant loss of amenity to local residents.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Permission

Subject to the following conditions:

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

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