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| <b>Committee Date</b>   | 22.02.2024  |                                     |
| <b>Address</b>  | Bandstand<br>Croydon Road<br>Beckenham                |                                     |
| <b>Application Number</b>   | 23/04018/ADV  | <b>Officer</b> - Louisa Bruce       |
| <b>Ward</b>   | Kelsey And Eden Park                                  |                                     |
| <b>Proposal</b>   | Steel Lectern with plaque and A3 sized advertisement. |                                     |
| <b>Applicant</b>  | <b>Agent</b>  |                                     |
| Mr David Braybrook  |   |                                     |
| Civic Centre<br>Stockwell Close<br>Bromley<br>BR1 3UH<br>United Kingdom |   |                                     |
| <b>Reason for referral to committee</b>                                 | Outside Delegated Powers                              | <b>Councillor call in</b><br><br>No |

|                       |                             |
|-----------------------|-----------------------------|
| <b>RECOMMENDATION</b> | Grant Advertisement Consent |
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| <p>KEY DESIGNATIONS</p> <p>Article 4 Direction</p> <p>Biggin Hill Safeguarding Area</p> <p>London City Airport Safeguarding</p> <p>Smoke Control SCA 15</p> <p>Smoke Control SCA 18</p> <p>Statutory Listed Building</p> <p>Urban Open Space</p> <p>Views of Local Importance</p> |
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| <b>Representation summary</b> | <i>A site notice was displayed on the entrance/exit gates to the park on the 6<sup>th</sup> December 2023.</i> |
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|---------------------------|---|
| Total number of responses | 0 |
| Number in support         | 0 |
| Number of objections      | 0 |

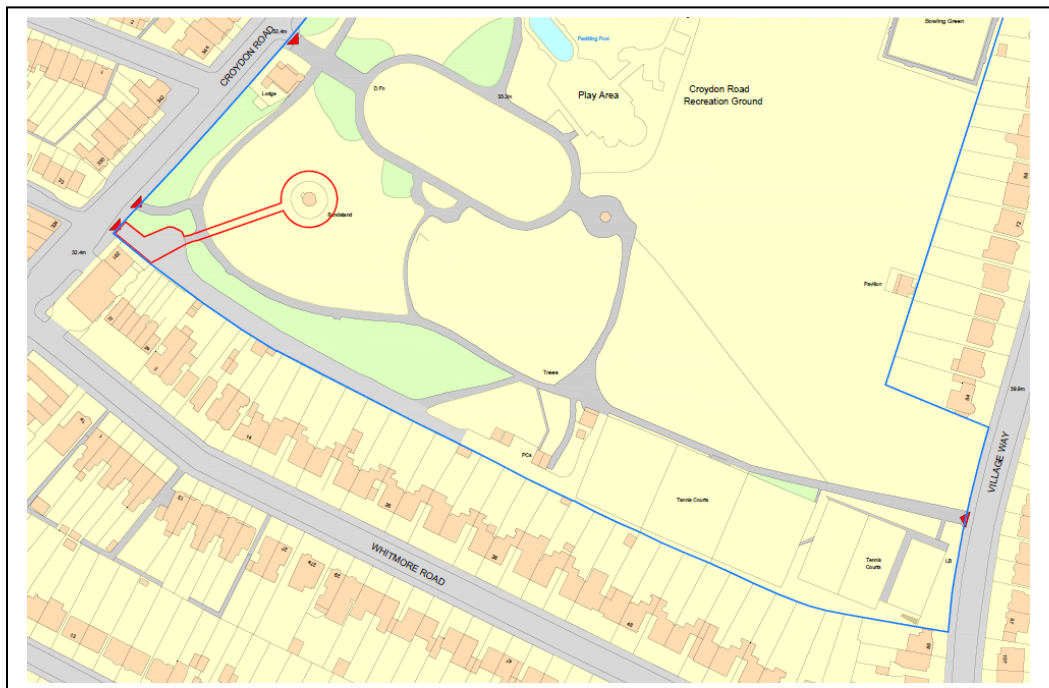
## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The advertisement would not result in a harmful impact on the character and appearance of the newly restored Grade II Listed Bandstand.
- The proposed lectern has been sensitively designed to limit the impact on the Urban Open Space.
- The proposed new lectern and advertisement 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 border the site. The newly proposed lectern would be positioned in front of the Bandstand.

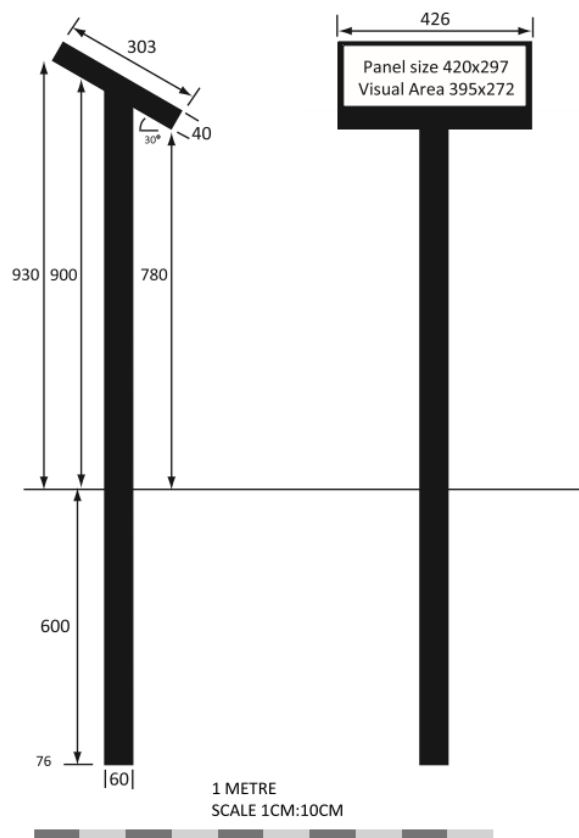
**Figure 1: Location Plan**



### 3. PROPOSAL

- 3.1 Planning permission was granted on the 28<sup>th</sup> November 2022 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.
- 3.2 The current application seeks advertisement consent to display a 'plaque' in the form of an A3 420MM X 297mm Single Leg Stainless Steel Lectern and n-viro graphic panel to fit.
- 3.3 The application is accompanied by a covering letter from the Council's Regeneration Department which states that the 'plaque' will accompany the restoration works to the Croydon Road Recreation Ground Grade II Listed Bandstand, the provision of which is a stipulation of the grant conditions of the Heritage of London Trust, one of the funders of the project.

**Figure 2: Plaque**



**Figure 3: Photograph of Bandstand**



#### **4. RELEVANT PLANNING HISTORY**

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

Under planning application ref: 22/02953/FULL1 planning permission was granted 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.

Under planning application ref: 22/02954/LBC Listed Building Consent was granted for Restoration of Grade II Listed Bandstand.

## **5. CONSULTATION SUMMARY**

### **A) Statutory**

Conservation Officer: No heritage objection

This proposed sign will be freestanding and in my view will cause no harm to the designated heritage asset.

I note that the provision of such a plaque is a stipulation within the grant conditions of the Heritage of London Trust - one of the grant funders towards the project. This is an excellent example of a well research conservation job.

Historic England: we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

The Gardens Trust: LPG has considered the information that you have provided and on the basis of this it supports the application as it improves the interpretation of the bandstand for park users.

### **B) Local Groups**

No comments received.

### **C) Adjoining Occupiers**

No representations received.

## **6. POLICIES AND GUIDANCE**

### **National Planning Policy Framework 2023**

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
- G4 Open Space
- G7 Trees and woodlands

## **Bromley Local Plan 2019**

|     |                                   |
|-----|-----------------------------------|
| 37  | General Design of Development     |
| 38  | Statutory Listed Buildings        |
| 55  | Urban Open Space                  |
| 73  | Development and Trees             |
| 79  | Biodiversity and Access to Nature |
| 102 | Advertisements                    |

### Supplementary Planning Guidance

Bromley Council's Urban Design Guidance – July 2023

## **7. ASSESSMENT**

### **7.1 Principle of development/Advertisement - *Acceptable***

7.1.1 Policy 102 of the Bromley Local Plan states that advertisements, hoardings and signs should:

- a - have regard to the character of the surrounding area,
- b - be in keeping with the scale, form and character of any buildings on which they are placed,
- c - generally not be located in residential areas and the Green Belt, Metropolitan Open Land (MOL) and Urban Open Space,
- d - preserve or enhance the character or appearance of conservation area,
- e - not be likely to create a hazard to road users, and
- f - avoid harm to the significance of listed buildings.

7.1.2 The proposed lectern with A3 sized advertisement, whilst not related to education or outdoor sport of children's play facilities, is considered small scale and would not undermine the Urban Open Space designation. . The proposed advertisement will provide information that supports the application as it improves the interpretation of the bandstand for park users.

### **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 38 (Statutory Listed Buildings) of the Bromley Local Plan states that applications for development involving a listed building or its setting, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.
- 7.2.6 Planning permission on the 28<sup>th</sup> November 2022 for Restoration of grade II listed bandstand, located in Croydon Road Recreation Ground. The current application seeks to install a plaque in front of the Bandstand in the form of an A3 420MM X 297mm Single Leg Stainless Steel Lectern and n-viro graphic panel to fit.
- 7.2.7 The planning application forms state that the lectern will be made from aluminium and have a graffiti resistant coating. The advertisement will have black text on a white background and include the logo's of the London Borough of Bromley, Friends of Croydon Rd Recreation Ground , Heritage of London Trust and Idverde.
- 7.2.8 The Conservation and Listed Buildings Officer has confirmed that they would not object from a heritage point of view and The Gardens Trust are supportive of the application.
- 7.2.9 The lectern and its advertisement are not considered to harm the significance of the Listed Bandstand.

### **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 lectern and its advertisement 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 and the lectern is situated in the centre of the park. Given the location no concerns are raised in respect of their impact on the amenity of the neighbouring occupiers.

## **8. CONCLUSION**

- 8.1 Having had regard to the above it is considered that the lectern and advertisement in front of Bandstand located within Croydon Road Recreation Park would respect the setting of the Listed Structure and not result in any harm to the sites designation as Urban Open Space and would not result in a significant loss of amenity to local residents.

### **RECOMMENDATION: Grant Advertisement Consent**

Subject to the following conditions:

1. Standard – maintenance of sign clean and tidy
2. Standard – maintenance of sign safe condition
3. Standard – removal of sign in accordance with Advert Regulations
4. Standard – consent of the landowner
5. Standard - The advertisement shall be sited or displayed so as to not obscure, or hinder the highway.
6. Time limit of 5 years
7. Compliance with the approved plan
8. No illumination

And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary