

Decision Maker: Development Control Committee

Date: 19 April 2011

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

Title: Bromley Town Centre Conservation Area Statement -
response to consultation

Contact Officer: Peter Martin, Head of Strategy and Renewal
Tel: 020 8313 4548 E-mail: peter.martin@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: Bromley Town

1. Reason for report

To report the responses to the consultation listed in Appendix 1 and agree the final form of the Bromley Town Centre Conservation Area Statement (attached)

2. **RECOMMENDATION(S)**

Members are asked to:

- (i) note the responses to the consultation listed in Appendix 1 of this report;
- (ii) agree that the Bromley Town Centre Conservation Area Statement be used as guidance for development control purposes when considering applications for development in the area.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning Division Revenue budget
 4. Total current budget for this head: £3.3m
 5. Source of funding: n/a
-

Staff

1. Number of staff (current and additional): 103.85fte
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

1. Legal Requirement: Non-statutory - Government guidance.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments: Ward Members were consulted along with other Members when the document was published for consultation. No specific comments were received from Ward Members at that time.

3. COMMENTARY

- 3.1 The consultation draft of the Bromley Town Centre Conservation Area Statement was considered by Development Control Committee on 31st August 2010. The Statement was prepared to replace the existing Supplementary Planning Guidance for Bromley Town Centre. The document, once adopted, will form part of the Local Development Framework and has been prepared in accordance with English Heritage guidance.
- 3.2 The consultation process entailed residents being notified of the publication of the Statement and copies were made available to them via the normal channels. A 6 week consultation period took place through October and November 2010. A public display of the document and consultation 'surgery' was held in the library on the evening of 19th October when conservation officers were available for comment.
- 3.3 A total of six representations were received including those from English Heritage and the Bromley Civic Society. The representations received are listed in Appendix 1 of this report with references to possible changes to the document.
- 3.4 Among the representations received are comments concerning the process of adopting the Statement rather than comments concerning the content of the document itself. These comments are dealt with below.
- 3.5 English Heritage raise concerns regarding how the Statement will influence the development of the AAP and note that the latter has already been adopted; the preference is expressed for the Statement to be adopted as a Supplementary Planning Document (SPD) in order to ensure that the details in the Statement will have material weight and be treated as part of the LDF for Bromley. The Council's stated intention and purpose of the document, however, is set out in the Management Plan, policies and guidance section of the document. This states that the guidance given in the document is supplementary to the more generalised heritage conservation objectives and policies detailed in both the UDP and the AAP. It therefore elaborates and expands on existing adopted policies in those documents and does not introduce new constraints or issues. Having been through a process of public consultation the document will carry some weight in development control and adoption as an SPD is not necessary.
- 3.6 English Heritage and the Bromley Civic Society raise the issue of the identification of buildings that make a positive contribution to the character and appearance of the Conservation Area. The Council's view is that that this can cause predetermination of applications. The preference is to treat each application on its own merits and assign a value at the application stage when the building can be thoroughly investigated and the proposed replacement, if there is one, considered. It is acknowledged however that there is a role for Local Listing in this respect insofar as buildings so designated are clearly those that make a positive contribution. It is suggested therefore that the Local list be examined in the area and extended in appropriate circumstances.

4. POLICY IMPLICATIONS

- 4.1 The Statement, along with others, will be brought into the Local Development Framework process and can be used to support the Council's decisions at appeals.

Non-Applicable Sections:	Financial, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	