

# Appendix 1

## Bromley Town Centre Area Action Plan Results of Consultation exercise held in October - November 2010

### Response received from English Heritage 23-12-10

Summary of comments	LB Bromley Response	Changes to document
A list of buildings that make a positive contribution should be made.	A contributory value has not been given to individual buildings as the Council feel that this can amount to 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.	No change
Several buildings should be locally listed	Further information on these buildings will be required and the owners will need to be consulted. This can be brought forward at a later date.	No change
Various corrections and amendments requested	Noted	To be amended
There should be guidance for alley ways, yards and slips	Noted	Guidance to be added
London Plan policy 4b.12 and PPS5 policies HE3, He9.2 and HE9.4 should be referenced	Noted	A general statement referring to PPS5 and the London Plan, will be added.
Detail of analysis is insufficient	Not agreed. The level of detail is more than adequate and any more would result in far too lengthy a document	No change
Key Views should be identified	Noted	Some key views will be identified and added to the Appraisal section of the Statement.
Scale of development guidelines are inadequate	Not agreed; site specific guidance for the AAP sites is provided alongside general guidance	No change

**Response received from Bromley Civic Society (not dated)**

Summary of comments	LB Response	Changes to document
The Historical Development and Character Area descriptions are sketchy and incomplete.	Not agreed. The level of detail is adequate and appropriate for a Conservation Area Statement. Whilst some interesting information concerning the local history of Bromley has been submitted by the Bromley Civic Society, including it all would take the document to a level of detail that would be inappropriate for a Conservation Area Statement.	Amendments can be made to reflect some of the omissions highlighted, once they have been checked and verified.
Detailed geological information provided.	Useful geological information has been submitted by the Bromley Civic Society. The geological information contained in this document was taken from the British Geological Survey's website. On reflection, geology is seen to be irrelevant to this document.	Removal of the geology section from this document.
Information about the millpond in Shortlands provided.	Noted	This information will be added into the relevant character area.
Detail about famous former Bromley residents (HG Wells and monuments in the Church Yard) provided.	Noted.	Some of these references can be added.
List of corrections	Noted.	Text will be changed to reflect the corrections.
Detailed information concerning green spaces has been provided.	The level of detail proposed by the BCS is not feasible for a Conservation Area Statement.	The text will be amended to include some more information about the green spaces.

Demolition and the identification of contributory buildings.	A contributory value has not been given to individual buildings as the Council feel 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.	No change
Range of views in AAP inadequate and more views should be added to this document.	It is acknowledged that more key views should be identified	A limited number of key views will be identified and shown on a plan.
Texts should always name architects where known and their listing status.	This has been done in some instances.	Significant buildings mentioned will have their architect (where known) and listing status added.

#### Response received from Mr Doug Black 18-11-10

Summary of Points made	LB Bromley Response	Changes to document
1.) The document does not provide any definition of the elements which contribute to the interest of Central Bromley	Whilst values have not been assigned to individual buildings, the CA has been divided into character areas and the special interest of these has been explained.	No change
2) No threats have been identified. These include vacancy, unattractive shop fronts, solid roller shutters, ugly and obtrusive shop fronts, dominance of traffic, unsafe feeling at night, a number of buildings at risk etc.	These items are dealt with in the Management Plan which can be referred to when opportunity for change arises; other items such as dominance of traffic are addressed in the AAP.	A section on threats to the conservation area will be included.
3) EH guidance states that buildings that make a positive contribution should be identified.	A contributory value has not been given to individual buildings as the Council feel that this can amount to 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.	No change
4) Views in the Conservation Area and those in and out of the area have not been adequately addressed.	Noted	A limited number of key views will be identified.

5) Open Spaces are not adequately addressed	Not agreed. Open spaces have been sufficiently addressed within the section on Character Areas.	No change
6) Paragraph numbers, photos and maps need to be addressed	Noted	Document will be amended when finished.
7) There are some missing Local List buildings and 13 new additions are suggested	Noted	The omitted buildings will be added to the document and the proposed additions will be considered.
8) Article 4 directions should be adopted for un-illuminated signage and front garden alterations in Queens Road	Illuminated signs are appropriate for the town centre; too many front gardens on Queens Road have been turned to hard standing to justify an Article 4 direction.	No change
9) There are no enhancement plans in the management plan	The general guidance in the plan will lead to a gradual improvement of the area through the development control process; enhancement plans for the area are set out in the AAP (in particular those for Bromley North Village). The site specific guidance in the document complements guidance given in the AAP.	No change
10) extend conservation area to include valley school and houses opposite Queens Mead	The current boundaries include the most important parts of the town; these proposed areas are too far outside the town centre.	No change
11) development briefs are not given for the sites within the AAP	Policies and design principles are contained in the AAP document and as mentioned above, complimentary guidance is also provided in Conservation Area Statement.	No change
12) Guidance is generic and not tailored to Bromley	Not agreed. The guidance provides a set of principles which can be used in most instances within the Bromley Town Centre CA	No change

**Response received from Turley Associates on behalf of ESN Scottish Power Pension Plan dated 19-11-10**

<b>Summary of comments</b>	<b>LB Bromley Response</b>	<b>Changes to document</b>
Generally supportive but consider that 78-84 High Street should be not demolished as part of the site G development in the AAP	An application will need to be made to demolish these buildings and at this time the contribution of these buildings will be assessed.	No change

**Response from Nathaniel Lichfield on behalf of CSC (The Glades) dated 22-11-10**

<b>Summary of comments</b>	<b>LB Bromley Response</b>	<b>Changes to document</b>
Welcome the document in terms of its guidance and boundaries and will seek further consultation regarding some of the opportunity sites.	Noted.	No change

**Response received from Joan Kingston (undated)**

<b>Summary of comments</b>	<b>LB Bromley Response</b>	<b>Changes to document</b>
Document should mention Mural in Market Square and Widmore Road East Village character	The character of Widmore Road is adequately addressed; reference to the mural will be added.	A reference to the mural added
Junction with Widmore Road and Tweedy Road is poor in terms of Urban Design	It is acknowledged that too barriers in this area result in a cluttered and unsightly appearance to this junction	Reference to poor urban environment at Widmore Road/Tweedy Road junction added.
Link bridge is an eyesore	Disagree, the bridge is of a simple design and is essential for users of the Glades and is not within the CA	No change
Document should state that corporate/house shopfront styles are not necessarily acceptable	Acknowledge point made	Make reference to this point
Guidance on location of plant should provided	Acknowledge point made	Make reference to this point
There should be more green planting and less iron railings	Opportunities for more planting will be explored through the Bromley North Village improvements; removal of barriers may result from developments at Bromley North station as envisaged in the Area Action Plan.	Make reference in the Management Plan section of the Statement to improvements to the public realm resulting from development at Site A