

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 11/01104/LBC

**Ward:**  
**Copers Cope**

**Address :** Bishop Challoner School 228 Bromley  
Road Bromley BR2 0BS

**OS Grid Ref:** E: 538945 N: 169431

**Applicant :** Mr D Rolls

**Objections : NO**

**Description of Development:**

External landscaping treatment including removal of boundary fencing and gate  
(LISTED BUILDING CONSENT)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

**Proposal**

Listed Building Consent is sought for external landscaping treatment including removal of boundary fencing and gate. The following elements are proposed to be removed:

- part wooden/part metal mesh fencing with wooden posts enclosing two ball courts to the south of the site;
- wooden fencing above brickwork on the boundary with Bromley Road, brickwork is to be retained;
- a wooden gate on the boundary with Scotts Avenue;
- low level metal mesh fencing separating the grass area and driveway to the north east of site (highlighted as yellow in site plan).

The applicant has applied for Listed Building Consent for the removal of the above elements due to their location within the curtilage of a Listed Building.

Three other applications - refs. 11/01122, 11/01124 and 11/01105 are also on this agenda involving other works to the site.

**Location**

Bishop Challoner School, formerly Shortlands House School, is a late 18th century Grade II Statutory Listed Building. It features a stuccoed centre of 2 storeys and 5 windows and 2 bowed wings of yellow brick of higher elevation and 3 windows each, colonnaded veranda along the ground floor of the centre portion and modern additions behind. The historian George Grote, was born at the site on the 17th November 1794.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received in respect of the Listed Building Consent application all objections appeared to relate to other elements of the scheme.

### **Comments from Consultees**

From a heritage perspective no objections are raised.

### **Planning Considerations**

BE1 Design of New Development  
BE8 Statutory Listed Buildings  
BE9 Demolition of a Listed Building  
C7 Educational and Pre-School Facilities  
G8 Urban Open Space  
PPS5 Planning for the Historic Environment

### **Planning History**

There is a substantial planning history pertaining to the site which has been outlined in planning application ref. 11/01105.

### **Conclusions**

The main issue relating to this application is the effect that the removal of various elements as described above would have on the Grade II Listed Bishop Challoner site.

Details of the works that are proposed have been provided together with photographs of various features which are to be removed. The features which are proposed to be removed are not considered worthy of retention and their loss would not harm the historic character of the listed building.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result impact detrimentally on the character of the Grade II listed Bishop Challoner School site and Listed Building Consent should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01104, excluding exempt information.

## **RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACG01  | Comm.of dev-Listed Building and Con.Area |
|   | ACG01R | Reason G01                               |

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE9 Demolition of a Listed Building
- G8 Urban Open Space
- C7 Educational and Pre-School Facilities
- PPS5 Planning for the Historic Environment

The development is considered to be satisfactory in relation to the following:

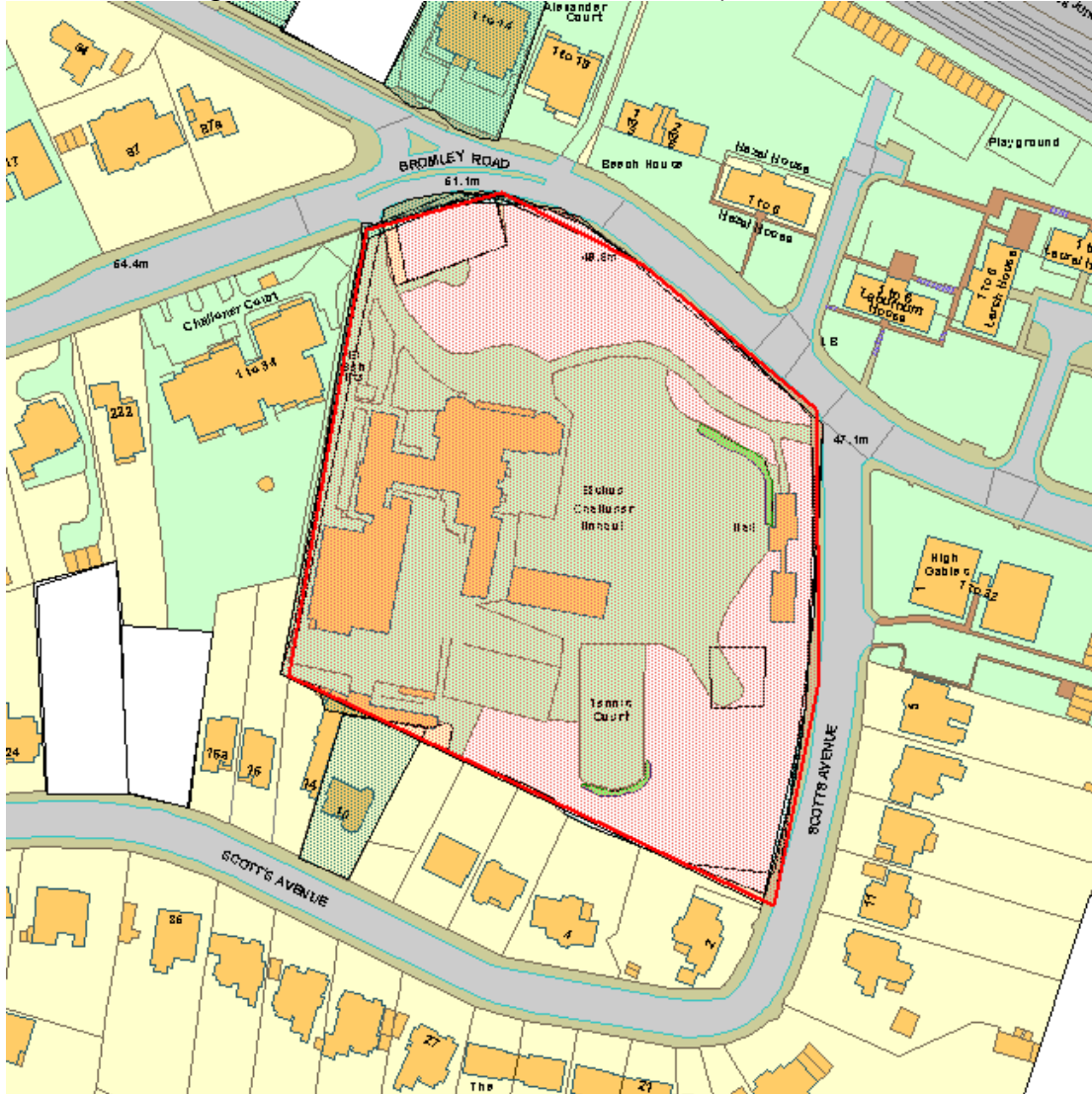
- (a) the impact of the proposal on the historical character of the Statutory Listed Building.

and having regard to all other matters raised.

Reference: 11/01104/LBC

Address: Bishop Challoner School 228 Bromley Road Bromley BR2 0BS

Proposal: External landscaping treatment including removal of boundary fencing and gate (LISTED BUILDING CONSENT)



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