

SECTION '2' – Applications meriting special consideration

**Application No :** 11/01804/FULL1

**Ward:**  
**Bromley Town**

**Address :** St Peter And St Paul Church Church  
Road Bromley BR2 0EG

**OS Grid Ref:** E: 540130 N: 169253

**Applicant :** Canon Michael Camp

**Objections : NO**

**Description of Development:**

Installation of photo voltaic cells on flat roof of the church rooms

Key designations:

Conservation Area: Bromley Town Centre

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Local Distributor Roads

Primary Shopping Frontage

Secondary Shopping Frontage

**Joint report with application ref. 11/01805**

**Proposal**

The application site comprises of the St Peter and St Paul Church located to the south of Church Road at the junction with Tetty Way and Bromley High Street. The surrounding area is predominately business uses associated with the Town Centre, opposite the church are residential properties and the rear of the site lies Church House Gardens recreational space. The property is a Listed Building and also falls within the Bromley Town Centre Conservation Area.

**Location**

The proposal is for the installation of photo voltaic cells on the flat roof of a single storey extension to the west side of the church building.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

## **Comments from Consultees**

From the Environmental Health perspective the application details were considered and has no comments.

The Advisory Panel for Conservation Areas: take the view that to assess the impact it would need a mock up of a panel placed on site. This would enable an informed decision to be made on the acceptability of the proposal or the need for screening or by raising the roof line.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
BE11 Conservation Area

London Plan 2011  
5.7 Renewable Energy

PPS 22 – Renewable Energy

## **Planning History**

The original church, was destroyed during an air raid on the 16th April 1941, the tower remained standing. The present church was built in the nineteen fifties.

The single storey extension referred to in this application was granted planning permission in 1981 under ref. 81/ 01067.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the Listed Building the character of the area and the impact that it would have on the amenities of the occupants of neighbouring residential properties

Alternative forms of renewable energy are encouraged at local level to facilitate the delivery of the Governments commitments on both climate change and renewable energy. PPS 22 states that the landscape and visual effects of renewable energy developments will vary case to case and the effects may be minimised the siting, design and landscaping depending on the size and type of the development proposed.

In this case, the site is within a Conservation Area and the property a Listed Building. The proposed roof equipment has been sited away from the front of the church to minimise its visual impact in the street scene. It is acknowledged that the roof mounted equipment are visible from certain viewpoints; however its presence would not be strikingly apparent in the street scene.

The proposed photo voltaic cells are sited to the side of the building where the area benefits from having established trees and landscaping this minimises the visual impact in the street scene.

Members need to consider if the impact of the current proposal will be unduly harmful to the residents of nearby properties and to the setting of church and character of this part of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01805, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | AJ02B  | Justification UNIQUE reason OTHER apps   |

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Area

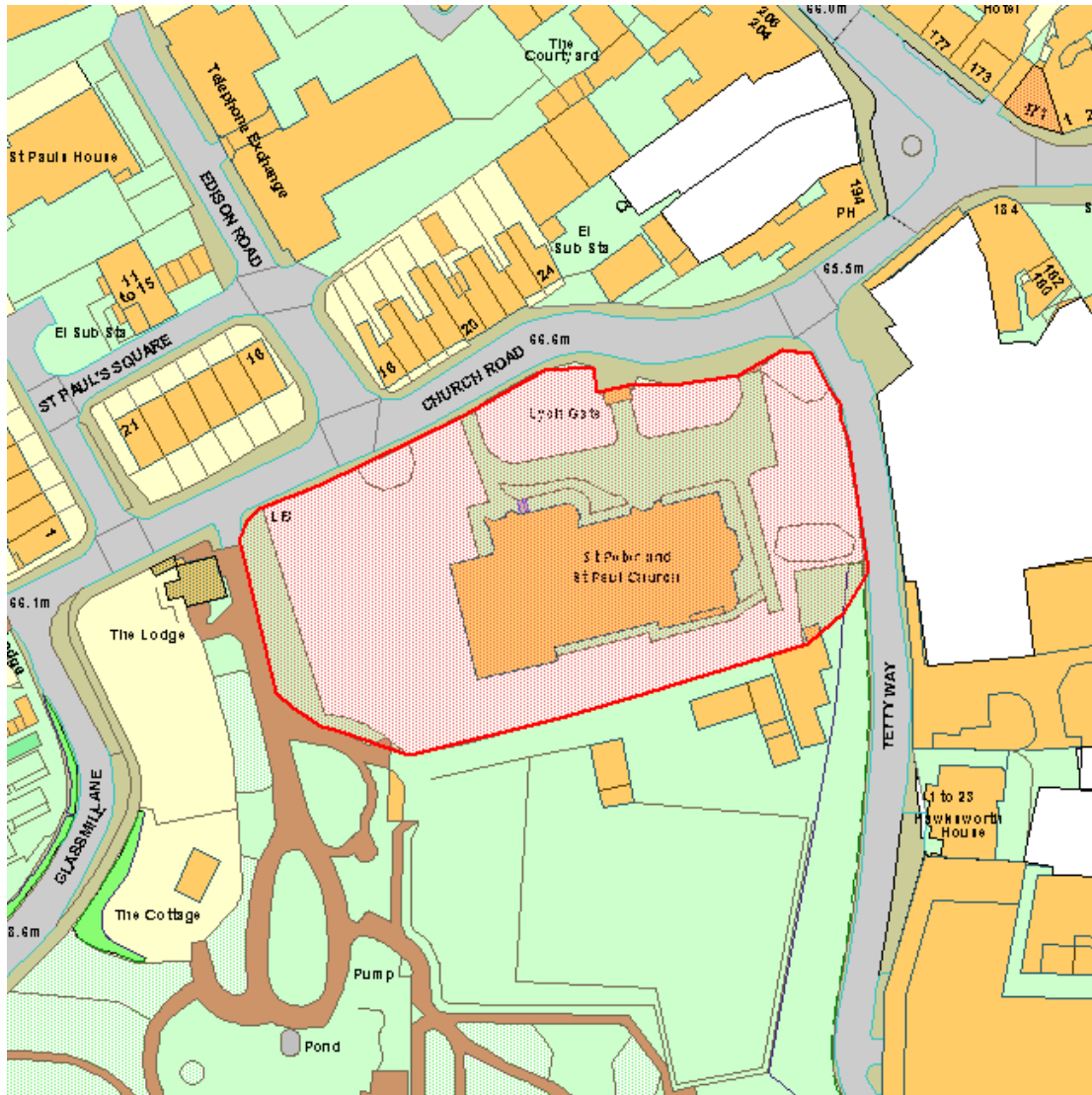
Policy (London Plan 2011)

5.7 Renewable Energy

Reference: 11/01804/FULL1

Address: St Peter And St Paul Church Church Road Bromley BR2 0EG

Proposal: Installation of photo voltaic cells on flat roof of the church rooms



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