

SECTION '2' – Applications meriting special consideration

Application No : 11/01805/LBC

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
LISTED BUILDING CONSENT

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
Urban Open Space

Joint report with application ref. 11/01804

Proposal

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

Location

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.

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:

BE8 Statutory Listed Buildings (Bromley UDP)

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 reference 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

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. It is acknowledged that the proposed photo voltaic cells are visible in terms of public view; however these view points are primarily from the entrance way into the Church House Gardens.

While the photovoltaic cells will be visible on the roof of the side extension their impact is not anticipated to be sufficiently detrimental to the overall appearance of the host building or the street scene.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01805 and 11/01804, excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

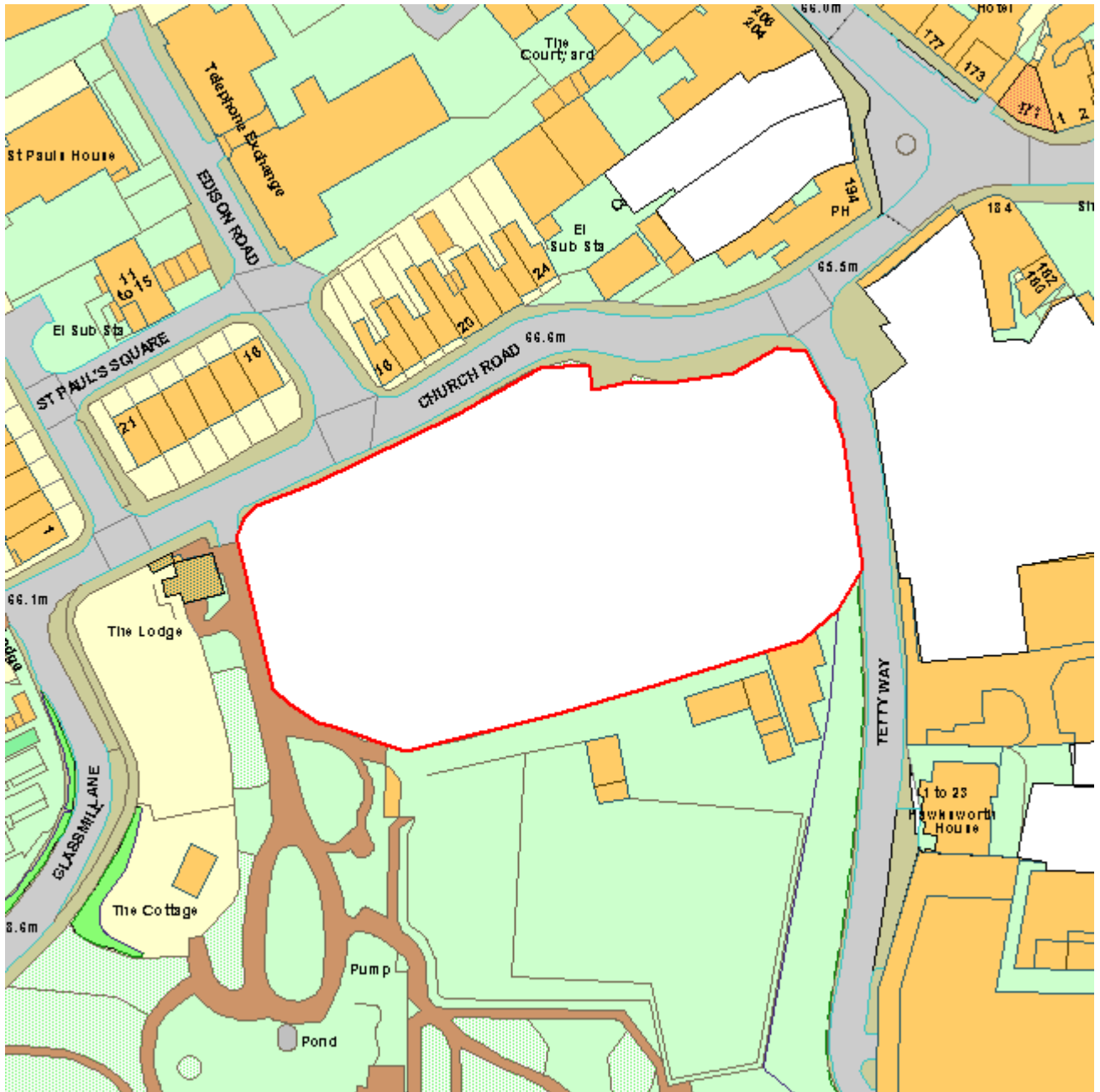
subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01
- 2 AJ04B Justification LISTED BUILDING CONSENT

Policy (UDP)

BE8 Statutory Listed Buildings

Reference: 11/01805/LBC
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
LISTED BUILDING CONSENT



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661