

**Decision Maker:** Development Control Committee

**Date:** 8 September 2011

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

**Title:** **BROMLEY TOWN CENTRE CONSERVATION AREA STATEMENT**

**Contact Officer:** Robert Buckley, Conservation Planner  
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**Chief Officer:** Bob McQuillan

**Ward:** Bromley Town

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**1. Reason for report**

Subsequent to the Bromley Town Centre AAP formal hearing in March/April 2010, the Inspector accepted the Council would prepare a Conservation Area Statement to complement the AAP. The Inspector recommended additional criteria to Policy BCT17 Urban Design, which requires any development affecting the Conservation Area to be assessed on the basis of the emerging Conservation Area Statement.

Therefore, a "Conservation Area Statement" has been written for Bromley Town Centre. Following a report to committee of August 2010 a public consultation exercise was carried out and the results are attached in appendix 1 of this report.

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**2. RECOMMENDATION(S)**

**Members are requested to note the representations, subsequent amendments, additions to the Local List and adopt the Conservation Area Statement.**

### Corporate Policy

1. Policy Status: Existing policy.
  2. BBB Priority: N/A.
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### Financial

1. Cost of proposal: No cost
  2. Ongoing costs: N/A.
  3. Budget head/performance centre:
  4. Total current budget for this head: £
  5. Source of funding:
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### Staff

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

### Legal

1. Legal Requirement: Non-statutory - Government guidance.
  2. Call-in: Call-in is applicable
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All Bromley residents who live in or use the Town Centre
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments:

### 3. COMMENTARY

- 3.1 A Conservation Area Statement has been prepared to replace the existing Supplementary Planning Guidance for Bromley Town Centre as this will complement the implementation of the AAP and was also requested by the Inspector at the formal hearing. The existing SPG dates from 2001 and it is therefore appropriate to update and review this in line with current policy and development proposals. The document, once adopted, will form part of the Local Development Framework and has been prepared in accordance with English Heritage guidance.
- 3.2 Residents were notified of this proposed Conservation Area Statement and copies were made available to them via the Council website and Bromley Library. A 6 week consultation period was taken place to allow for representations during 5<sup>th</sup> October – 22<sup>nd</sup> November 2010. A public exhibition was also held in the Bromley Library on October 19<sup>th</sup> 2010.
- 3.3 A report to committee on April 19<sup>th</sup> 2011 deferred adoption of the Conservation Area statement pending consultation with those who made representations on character areas and key views maps that have been inserted into the document, and for a review of the Local List to be carried out. This work has now been completed and changes made to the document.
- 3.4 Following representations a number of minor changes were made to the document which were agreed by members on April 19<sup>th</sup> 2011. Following the public consultation and a review of the Conservation Area, it was decided to add a number of buildings to the local list of buildings of architectural or historic merit in order to assist the Council and applicants to identify those buildings which add to the character of Bromley. A list of these buildings is provided in Appendix 1. All owner/occupiers were notified of this particular proposal and no responses have been received. Any late responses will be reported verbally at the committee meeting.
- 3.5 The Conservation Area Statement will be used by officers to determine planning applications in the Conservation Area, along with other planning documents and material land use planning considerations. It will also be used by the Council for planning appeal purposes.
- 3.6 The document will, as the AAP Inspector anticipated, complement the guidance given for individual opportunity sites within the Bromley Town Centre AAP.
- 3.7 A copy of the final draft Conservation Area Statement will be available in the Member's room prior to the DC Committee meeting on September 9<sup>th</sup> 2011. A table outlining the changes made to the document was agreed by members on April 19<sup>th</sup> 2011 and a copy of this document will also be available in the Member's room.

### 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.

<b>Non-Applicable Sections:</b>	Financial implications, legal implications, personnel implications.
Background Documents: (Access via Contact Officer)	Draft Bromley Town Centre Conservation Area Statement