



Promoting awareness and protection for the built and green heritage of Bromley Town Centre and its resident and trading communities

LB Bromley Planning Group
Civic Centre
Stockwell Close
Bromley

18th April 2022

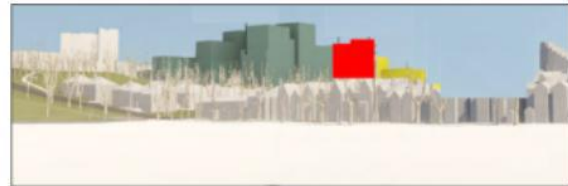
Planning reference 21/05585/FULL1 | 2-4 Ringers Road

Bromley Civic Society wish to object in the strongest terms to this proposal which is comparable to the adjacent proposal for 70 High Street refused by the Council on the following grounds and which apply equally to this proposal at 2-4 Ringers Road:

“1 The proposal by reason of its scale, bulk, massing, materials and design would appear overly dominant and out of keeping with the immediate surroundings and high street location which would be harmful and detrimental to the significance, character and appearance of the adjacent Bromley Town Centre Conservation Area and the surrounding area, contrary to NPPF paragraph 11(d), 193, 194 and 196; London Plan Policy D3, D4, D7, HC1; Local Plan Policy 37, 40, 42, 47, 48; Policy BTC12, BPTC 17, BTC19 of the Bromley Town Centre Area Action Plan.”

“2 The introduction of an isolated tall building within the allocated site 10 in the Local Plan and Site G in the Bromley Town Centre Area Action Plan and would represent a piecemeal and incongruous development and fail to fully follow the plan-led approach in delivering sustainable development, contrary to NPPF paragraph 11(d) and BTC19 of the Bromley Town”

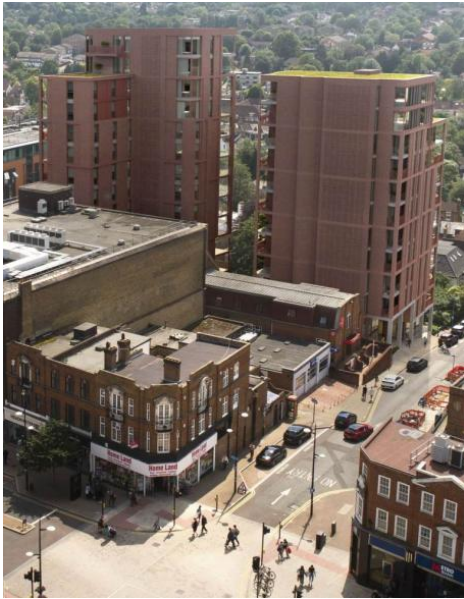
With regard to the Conservation Area (CA) the detriment is both to the High Street setting and the views from the west within the CA on Queens Mead. Furthermore, since the 70 High Street development was considered and refused, Shortlands Village Conservation Area has been designated which adds further weight, especially with regard to Local Plan Policy 42 – *Development adjacent to a Conservation Area.*



The developer's visuals show the impact of the proposals in red on the view from Queens Mead and Shortlands Village CAs along with the still undetermined Churchill Quarter, shown in green, which is pre-emptively cited by the developer as justification for their own tall buildings both of which we regard as contrary to LP Policy 42.

Continued.....

Like the refused 70 High Street proposals, the development is another “*piecemeal and incongruous development and fail(s) to fully follow the plan-led approach*”. This is the result of the absence of either the required Masterplan for SiteG/10 or the promised Supplementary Planning Document (SPD) Design Code which is awaited and would need to be put to public consultation as is the current Orpington Town Centre SPD.



This pre-emptive approach is also noted in the current design which presents an unattractive blank face to the High Street (developer’s visual left) obviously assuming the refused 70 High Street immediately in front of the development will be approved at appeal (developer’s diagrammatic visuals below right).



Proposed View excluding cumulative schemes (McCity Extract)



Proposed View including cumulative scheme (McCity Extract)



We urge refusal of the proposals in line with the decision on 70 High Street and for the same reasons.

Yours faithfully

Tony Banfield

Chairman BCS

