

# APCA Advisory Panel for Conservation areas

Minutes

Meeting Date: 5<sup>th</sup> April 2022

Attendees: Simon Went (LBB), David Wood (Chairman), Karen Butti, Neil Coe, Tony Banfield

2-4 Ringers Road and 5 Ethelbert Road: Demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage.

Case Officer : Agnieszka Nowak-John

APCA Comments:

The development is overwhelmingly out of scale, incongruous and does not have regard to the desirability of preserving or enhancing the character or appearance of the immediately adjacent Conservation Area (CA). It is also harmful to important views from the west in the (CA) i.e. Queens Mead and Shortlands Village CA. We note the main building is shown as designed with a huge blank wall facing the High Street which could never be acceptable and is obviously anticipating approval at appeal of the adjacent 70 High Street development proposals which would sit in front. Our objections are the same as those for the immediately 70 High Street which was refused and is currently subject to appeals.

We see that the applicant seeks approval based upon the draft, but never adopted, Master Plan for site G/10 and the adjacent Churchill Quarter (CQ) proposal both of which were objected to by Historic England and other important bodies. The CQ development is subject to amendment as yet not submitted as an application.

Apart from the harm to the setting of the Conservation Area, a designated heritage Asset, any consideration of this application for 2-4 Ringers Road is obviously premature until the outcome of the pending appeals on 70 High Street are known. It is also premature in the absence of the awaited Town Centre Supplementary Planning Guidance Consultation and design code which is expected to take full account of the adjacent conservation area considerations.

Having been submitted in advance of any of these other consideration it is a stand - alone application and unacceptable for the reason stated above in para 1.

Local Plan policies 37, 41 & 42