



Spring Edition 2018

# The Express

**Copers Cope Area Residents' Association**

Working for **Beckenham** on your behalf

## ANNUAL GENERAL MEETING

8pm on Wednesday 21 March 2018

Beckenham Public Hall, Bromley Road, Beckenham

### **Guest speaker from the London Ambulance Service**

Henry Dom from the London Ambulance Service will be giving a talk about automated external defibrillator's (AED's) in a cardiac arrest and what can be done before the ambulance arrives. There will be an AED and CPR demonstration and a Q&A session.



*The Studio by Glenys Crane*

## **COPERS COPE AREA RESIDENTS' ASSOCIATION**

Founded in 1935 to protect and promote the interests of residents on matters of local concern. The Copers Cope Residents' Association (CCARA) covers predominately Beckenham Town Centre and Northern Beckenham. Organisers of Market On The Green local produce and craft market. CCARA is open to all Beckenham residents. Those who use the town are encouraged to join and support the work of the Association.

<b>Contact Details</b>	<b><a href="http://www.coperscope.org.uk">www.coperscope.org.uk</a> Twitter: <a href="https://twitter.com/CCARA_Beckenham">CCARA_Beckenham</a> <a href="mailto:chairman@coperscope.org.uk">chairman@coperscope.org.uk</a> <a href="mailto:localmarket@coperscope.org.uk">localmarket@coperscope.org.uk</a> Phone: 020 8650 5606</b>
Association Committee Members	Co-Chair: Chloe-Jane Ross and Alan Old Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

## **COUNCILLORS COPERS COPE WARD**

Postal address for Councillors: The Civic Centre, Bromley, BR1 3UH

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Cllr Michael Tickner	<a href="mailto:michael.tickner@bromley.gov.uk">michael.tickner@bromley.gov.uk</a>	020 8313 4422
Cllr Stephen Wells	<a href="mailto:stephen.wells@bromley.gov.uk">stephen.wells@bromley.gov.uk</a>	020 8313 4422

## **MEMBER OF PARLIAMENT, BECKENHAM**

Bob Stewart MP	<a href="mailto:bob.stewart.mp@parliament.uk">bob.stewart.mp@parliament.uk</a>	020 7219 7011
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## **LONDON ASSEMBLY MEMBER**

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## **UPDATE FROM CO-CHAIR CHLOE-JANE ROSS**

Many of you will be aware that I am standing as a candidate in the May 2018 election.



I joined the Association's Committee in 2009 and have been Chair since March 2012. During these years my team and I have achieved so much: setting up a community market on Beckenham Green, safeguarding health services at the Beckenham Beacon, assisting the community with planning, licensing and environmental issues, successfully campaigning to save the Blackfriars rail service that runs from Beckenham Junction, the introduction of the 354 and 352 Sunday bus services, successfully lobbying for a stage cover on Beckenham Green to be used by all local community groups, setting up Beckenham Green Friends, delivering the alleyway sign project, and providing significant input and scrutiny to the Beckenham Town Centre Improvements.

I am very proud of the creation of the Beckenham Town Centre Team (TCT), which has brought local residents' groups, businesses and the Council together to get the best outcomes for Beckenham. The TCT, which I have chaired since its inception, has been an extraordinary force for good and the strongest advocacy group for Beckenham. The Purple Flag initiative has been a shining example of the great work of that team. At times it has been difficult to distinguish the work of our Association and the TCT, and this to me shows just how effectively and collaboratively our community groups are working.

The Copers Cope Area Residents' Association has been a huge part of my life for nearly 10 years, and should I be elected as a Councillor I want to ensure that the Association has strong leadership and enough Executive Committee members to take on all the functions I have undertaken before I step down. To this end I have agreed to stay on as Co-Chair with Alan Old until new volunteers join the Committee to take CCARA forward.

The reputation, political impartiality and conduct of the Association is

of paramount importance to the Committee. The Committee have discussed at great length how best to mitigate any perceived or actual conflicts of interest that may arise by having a local election candidate or elected Councillor at the helm, noting the Association's Constitution does not preclude an elected official from being on the Committee – the Association must remain non-party political.

The Committee unanimously agree that having a Co-Chair will mitigate any concerns whilst allowing me to continue supporting the Association until new volunteers come forward. We hope that our members support this approach as well. Any feedback should be sent to Co-Chair Alan Old at [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk) or by phone message to 020 8650 5606.

## **ANNUAL GENERAL MEETING**

Our Annual General Meeting for Beckenham residents at 8pm on Wednesday 21 March 2018 is at the Beckenham Public Hall, Bromley Road, Beckenham.

Our guest speaker is Henry Dom from the London Ambulance Service. He will be giving a talk about automated external defibrillators (AEDs) in a cardiac arrest and what can be done before the ambulance arrives. There will be an AED and CPR demonstration and a Q&A.

## **CCARA subscription increase**

At the AGM we will be seeking your feedback on increasing the annual subscription for individual members from £3 to £5 per year and increasing the subscription for block of flats not requiring individual deliveries from £1.50 to £2 per year.

The price rises are needed for us to continue producing and delivering our highly regarded The Express newsletter.

## **Nominations for CCARA Committee**

Posts on the Committee: Chair/Co-Chair, Vice Chair, Secretary, Treasurer, up to 12 Ordinary Committee Members.

All CCARA members can be nominated for any post. Nominations for any of the above posts, which may be made by any two CCARA



members with the consent of the nominee, must be received by **Saturday 17 March 2018**. We always welcome new Committee members and ask that you complete the nomination form overleaf, which should be returned by post to: C/o Myra Jeffries, 14 Parkwood, Beckenham BR3 1TR or scanned and emailed to [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk)

The Committee can co-opt up to four ordinary committee members outside of an AGM, so please do get in contact at any time if you wish to take one of these positions.

**Get Involved**

The Residents’ Association would appreciate help in the following areas:

- **Membership development** – getting the Association message out there to increase membership
- **Conservation area** – working with other community groups and the Council to develop an enhanced conservation policy
- **Website and newsletter** – assist with keeping the website up-to-date and publishing The Express.

If you have some spare time and can assist in any of the above areas we would love to hear from you. Please get in touch by email at [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk) .

<p align="center"><b>NOMINATION FORM FOR CCARA 2018/19 COMMITTEE</b></p> <p>I wish to nominate.....for the position of .....or Committee member of CCARA</p> <p>Proposer’s name:.....</p> <p>Address:.....</p> <p>E-mail address: .....</p> <p>Seconder’s name: .....</p> <p>Address: .....</p> <p>E-mail address: .....</p> <p>Consent signature of nominee:..... Date.....</p>
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## BECKENHAM CHRISTMAS TREE

Many of you will have seen the spectacular Christmas Tree this December. Our Association's Co-Chair, Chloe-Jane Ross conceived and delivered this project. The light tree (similar to the one in Shortlands) was designed specially to go on Beckenham Green, at 6m high and 3m wide it definitely made an impact. Although the initial outlay was high it will be used again in future years and the reasonable ongoing storage and installation costs make this tree a great investment for Beckenham.



Chloe-Jane crowd-funded this tree for CCARA from within the local community and the project would not have been possible without the generosity of the following partners and sponsors, thank you.

We have asked Bromley Council to consider using unspent funds in the Town Centre Improvement Scheme to fund a similar tree on the War Memorial – we will keep you updated.

**Partners** - Copers Cope Area Residents' Association, Bromley Council, Beckenham Business Association, and West Beckenham Residents' Association



**Sponsors** - AAA Mini Cabs, New Regency Cars, Burger and Bubbles, Langley Park Residents' Association, MHE Residential and Ronin Marketing



## **BECKENHAM - A PURPLE FLAG TOWN**

### **Beermats**

From time to time you may notice some fun purple beer mats in local evening establishments to promote our Purple Flag. This is one we did for Valentine's Day.

### **What is a Purple Flag?**

The Purple Flag is awarded by the Association of Town and City Management (ATCM) to towns that have demonstrated commitment to a safer and more vibrant evening and night-time economy. It is similar to the blue flag for beaches and green flag for parks. Beckenham won accreditation from the ATCM in 2016 and secured an interim renewal in September 2017. We proudly fly the flag outside Beckenham Junction Station.



Purple Flag achievements in Beckenham so far include the provision of taxi marshals to supervise the queues after club closing times every Friday and Saturday night, arranging more appropriately timed police duties, ensuring door staff are trained in managing vulnerable persons, and putting on seasonal promotions. Also, Purple Flag has strengthened links between evening and night-time traders and opened communication channels between club operators and residents living in the vicinity.

This Spring and Summer Purple Flag will develop the potential offered by the newly widened pavements around the High Street. The aim is to extend early evening entertainment and trade in Beckenham to appeal to a wider audience between 5pm and 7pm. Let's hope the weather cooperates!

### **Perception Survey**

The detailed assessment for the renewal of Beckenham's Purple Flag status is coming up. An essential part is a Perception Survey of Beckenham. We would be most grateful if you could spare a few minutes to complete this at:

[www.surveymonkey.co.uk/r/PurpleFlagBeck](http://www.surveymonkey.co.uk/r/PurpleFlagBeck)

## BECKENHAM VOTES YES FOR TOWN CENTRE BID

Beckenham businesses have voted YES in the Business Improvement District (BID) ballot. The 'Beckenham Together' BID will give Beckenham businesses a greater say in how the town centre is managed. It follows the outcome of the four-week ballot which saw a majority of businesses voting for the BID proposal. The total number of votes cast was 112, representing a turnout of 32%. In total, 74% voted in favour, representing 76% of the rateable value of votes cast.

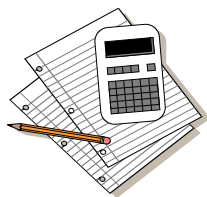
Beckenham will now join the likes of Bromley and Orpington town centres who have both benefitted from having successful BIDs, and with neighbouring Penge BID ballot also indicating approval for a BID, more businesses than ever will have the opportunity to get involved in sustaining and improving their local town centre.

## WHAT'S NEW ON THE HIGH STREET



- The Me Gallery of eclectic art is now open Saturdays 9am - 5pm, and by appointment only Mondays-Fridays. Appointments can be made on the website at [www.meartgallery.co.uk](http://www.meartgallery.co.uk).
- Friends of Mine is closed for refitting, and will open shortly under new management as Bocca Social.
- Favorite Chicken has re-opened under new management.
- The old Ward's Fireplace showroom at the War Memorial is changing to a financial services company, and the smaller Ward's Fireplace shop in Croydon Road is being transformed into an 'artisan' coffee shop.





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## MARKET ON THE GREEN DATES



The 2018 dates for our local produce and craft market with funfair and free live entertainment on Beckenham Green are:

10am to 4pm Saturday 26 May

10am to 4pm Saturday 22 September

The Christmas date will be confirmed later in the year.

## BECKENHAM GREEN FRIENDS

Beckenham Green Friends is back! Thanks to a number of volunteers who came forward following our request for helpers in the last Express.

The team headed up by our Co-Chair Chloe-Jane have already been busy on the Green getting some of the beds ready for new planting this spring. We thank Dinah, Ian, Janet, John and Mary for their time and hard work.

We look forward to working with ID Verde (who manage the Green on behalf of Bromley Council). We have already been in contact with regard to the planting for the tree planters and for some compost. There is always room for more volunteers. Contact:





## BECKENHAM TOWN CENTRE IMPROVEMENTS



The Copers Cope Area Residents' Association continues to attend the Council-led Beckenham Town Working Group to represent residents.

The improvement works are still on track and on budget. While some traders are feeling the strain during the necessary disruption our shops need our support more than ever. As we often say – Use Them or Lose Them!

### **Re-opening of road along the Green**

At the last Town Working Group our Association asked for the High Street to be re-opened along Beckenham Green to Thornton's Corner. The Highways Officer advised it would be closed for the whole scheme to assist with the diversions. We questioned the necessity of this, and are pleased that the road has since been re-opened as far as NatWest bank.

### **162 Bus**

The 162 Bus has now returned to its normal route.

### **Beckenham Green**

The black tarmac along the High Street is temporary; the final paved surface will be installed later in the project.

### **Paving outside Beckenham Junction**

There is no decision yet whether the granite pavers installed outside Beckenham Junction will be pulled up and re-laid (the incorrect pavers were laid here, not what was ordered). Nor is there a solution yet on how to keep them clean. Our Association will keep up the pressure to get this resolved.

### **Decluttering**

We are still monitoring the removal of some legacy street clutter (poles, defunct signs and other bits of street clutter on the new pavements). Bromley Council is working with the various agencies that own this clutter to get it removed.

We have asked the Council to review the location of the poles displaying parking information adjacent to the bays to ensure they are not causing any obstruction and to see if there are better positions to site them.

**Cycle stands**

The recent snow delayed the installation of new cycle stands outside M&S but by the time of reading they should be in place.

**Tables and chairs on pavements**

The issue of encroachment of outside dining onto newly widened pavements has been raised at the Town Working Group. It was noted that there has been some perception of the placement of tables and chairs leaving less room to walk than there was before the improvements were undertaken. The Council are checking that the regulatory distances are being adhered to. Businesses need a licence that must be displayed in the premises windows in order to place tables and chairs on the pavement and there are strict rules on how far these can come out. The Council have committed to actively working with businesses to ensure these rules are followed.

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**PLANNING AND LICENSING UPDATE**

*LOVE IT LOCAL – JOIN CCARA, ONLY £3 A YEAR, SEE PAGE 26.*

If you feel strongly about any of the planning applications below that are currently being considered by London Borough of Bromley, you can leave your comments by going to [bromley.gov.uk / environment & planning / planning / search planning applications](http://bromley.gov.uk / environment & planning / planning / search planning applications) and enter the case reference in the search box. Don't forget to give your name and address, otherwise your views may not be considered.

### **Maybrey Business Park, Worsley Bridge Road 16/05897/FULL**

An appeal has been submitted following the refusal by LBB for a large residential development on the Maybrey Business Park site, near to Lower Sydenham Station. The appeal is due to be heard over five days, beginning on 9th May.

The site, next to the old Dylon site itself undergoing redevelopment, is currently occupied by two light industrial buildings dating from the 1930s, comprising nine business units. Maybrey Works, which sits next to an area of Metropolitan Open Land occupied by sports pitches and the Pool River, is part of the Lower Sydenham Business Area and has been allocated as a Locally Significant Industrial Site in LBB's Local Plan.

The proposal, by Bellway Homes, involves the demolition of the existing structures and the construction of five new residential blocks of between five and nine storeys in height providing 159No dwellings and 1243 sq m of commercial space at ground floor level, plus gym for residents, car parking, landscaping and infrastructure works. The residential portion of the development comprises 75No one-bed, 56No two-bed (4 person), 6No three-bed (4 person) and 22No three-bed (5 person) flats.

### **Carlton Court, 23 Beckenham Road 17/02890/FULL1**

Last month an appeal was submitted following the refusal by LBB for a large residential development at Carlton Court, a two-storey block of six two-bedroom flats, diagonally opposite the Fire Station, on the corner with Hayne Road.

The planning application proposed the demolition of the existing building and garage block and the construction of a four-storey block

of 30 flats comprised of 11 one-bedroom, 18 two-bedroom and 1 three-bedroom flats.

The existing block provides accommodation for up to 24 people, whereas this new scheme proposes accommodation for up to 88 people, although only 15 car parking spaces were provided for future residents.

This was a significantly larger scheme than the one granted planning approval in autumn 2016, which was to add one storey to the existing building, providing 4 additional flats.

Reasons given for the refusal of the second, larger scheme were:

- The proposed development would result in a cramped overdevelopment of the site by its overall site coverage, bulk, design and density of residential use, which would be out of character with surrounding development, and would fail to provide satisfactory outdoor amenity space for future occupiers;
- It provides inadequate levels of off-street parking and has the potential to lead to an increase in local residents parking on surrounding streets, leading to a significant risk to road safety and added pressure on the already busy junction of Hayne Road and Beckenham Road.
- LBB also noted the lack of affordable housing proposed within the development.

A date for the appeal hearing has yet to be confirmed.

## **61 The Avenue 17/01955/FULL1**

An appeal has been made against LBB's decision to refuse the latest planning application which proposes the demolition of the existing house, located in the Downs Hill Conservation Area, and development of two blocks comprising 3 two-bedroom flats on the site.

The reason given by LBB for refusal was that the proposals, by reason of the size, height, bulk and massing of the buildings, would result in an overdevelopment of the site and would fail to preserve or enhance the character and appearance of the Downs Hill Conservation Area.

This is the fourth application in as many years and comes, oddly, after a successful application last year to develop the site to provide two new

family houses, which in our opinion is more suited to the particular location than flats.

A date has yet to be set for the appeal hearing.

### **Chinese Garage, Wickham Road 17/03273/RECON**

An appeal was submitted last month by the developers of this site, following the non-determination within the statutory period by LBB, for an application to extend the opening hours of one of the two retail units proposed for the building.

Planning and Listed Building Consent was granted in December 2016 for the conversion of this landmark building from a car dealership and garage to 2No ground floor retail units and 2No two-bedroom flats on the first floor.

The drawings submitted with the original application 16/02988/FULL suggested that the two retail units would be occupied by Pets at Home and Majestic Wine. However the later application, for extended operating hours in the morning and evening, made clear that a supermarket (Tesco) intended to take the lease, instead of Pets at Home.

There was much concern among local residents about the effect this proposal may have on the traffic congestion around the area of the roundabout where the building is located, increased noise and pollution, increased frequency of delivery vehicles, and the possible negative effect a supermarket would have on the parade of shops and businesses opposite. LBB received more than 1000 letters of objection to the proposal.

A date for the appeal hearing has yet to be made public.

### **Land at the Junction with South Eden Park Road and Bucknall Way 17/00757/OUT**

A date has yet to be set for an appeal hearing regarding the decision to refuse outline planning application for a large residential development on the plot of open land at the northern end of the old Glaxo Smith Kline site, close to the Chinese Garage.

The scheme in question comprises 3No blocks of flats, each three to four storeys high, accommodating a total of 52No flats, plus 15No four-storey terraced townhouses. The flats face onto South Eden Park Road and the houses towards the south and west of the site.

An application for a smaller development on adjacent land facing onto the Chinese Roundabout, known as Jacanda Lodge and owned by the same applicant, was granted permission in October 2016. This development involved the demolition of the two existing houses on the site and the erection of 7No three-storey, 4-bedroom townhouses built in crescent formation, and construction appears to be underway.

### **NatWest Sports Ground, Copers Cope Road 16/05845/FULL1**

An appeal has been lodged against the decision last May by LBB to refuse permission for a hand carwash facility on the site, which sits next to Gambados.

Reasons given for refusal were that the proposal would result in an inappropriate development on an area of Metropolitan Open Land (MOL); the acoustic report submitted was deficient in a number of areas; the proposal would cause noise and disturbance to the local area. The appeal is due to be heard on 19th April.

### **10 Copers Cope Road 16/02834/FULL**

The owner has appealed against LBB's non-determination of a retrospective planning application for the enlargement of a basement and ground floor dwelling, that has already been built in the rear garden.

No 10 is described as a four-storey, end-of-terrace hotel building that has been extensively refurbished. In 2016 the owner was granted permission to build a structure in the rear garden to provide additional facilities for the hotel, including a laundry, fitness room, staff room, office, toilets and storage.

The building has since been repurposed to become a three-bedroom dwelling, without permission. The structure has also been found to be larger than the original consent allowed, and includes a second lightwell that wasn't on the consented drawings.

Enforcement action was taken by LBB in September 2016 in addition

to the refusal of an earlier retrospective application and the owner was instructed to cease use of the building as a dwelling.  
We are not aware of a date having been set yet for the appeal hearing.

### **57 Park Road 17/05232/FULL1**

An application for the demolition of the existing house and replacement with a part 2/3 storey four-bedroom house with basement has been withdrawn.

### **311 Beckenham Road 17/05834/FULL1**

A scheme to demolish the building where the fishing tackle shop is located, next to Tesco Express, and build new flats has been refused planning permission by LBB.

The proposal involved building a new, four-storey block with a retail on the ground floor and 6No two-bedroom flats above.

Reasons given for refusal were that the scheme: was overbearing in terms of its height massing and close proximity to neighbouring buildings which would result in a cramped, overdevelopment of the site; was out of character with the surrounding development pattern; failed to provide satisfactory internal layouts or standard of good quality accommodation and lacked reasonable outlooks for habitable rooms; would have an adverse effect on the privacy of neighbouring dwellings; failed to provide adequate off-street parking.

### **Harris Primary Academy Beckenham Green 17/00711/TREES**

An enforcement case is currently open at the school concerning the unauthorised felling of a tree in a conservation area.

The tree, a mature eucalyptus in the school's garden, was cut down at the end of November last year. The school, which used to be called Bromley Road Primary, is a locally listed building as is situated in the St George's Conservation Area.

Investigations are continuing to seek evidence of the tree's alleged poor condition. In the meantime, officers will be enforcing the duty of replacement under section 206 of the Town and Country Planning Act 1990. The species selection will be Council informed and will be appropriate to the usage of the area.



**210 High Street, Two-Ten 17/02751/FULL,  
17/02755/FULL and 17/02753/FULL**

Last month LBB refused permission for the latest three planning applications, following enforcement action by the Council in 2017: 17/02751/FULL Introduction of seating to the first floor.

Reasons given for refusal were: The first floor seating area would be an over intensification of the use, and would be detrimental to the amenities of residential properties in the vicinity; the proposed first floor roof terrace as indicated on the plans, would be detrimental to the amenities of neighbouring properties in terms of noise and disturbance and overlooking; in the absence of planning permission for the permanent change of use of the ground floor of the premises to a restaurant, it would be premature to grant permission for an associated extended seating area / function room in connection with that use.

17/02755/FULL Retrospective application for external seating at the rear of the establishment for the purposes of consuming hot food, the construction of new fencing at the rear and a retractable awning over part of the rear external area, all of which had been installed without permission. The reasons given for refusal were:

The outdoor seating area would be an over intensification of the use, and would be detrimental to the amenities of residential and commercial properties in the vicinity; the fencing and awning would be harmful to the visual amenities of the area and the character and appearance of the Conservation Area; in the absence of planning permission for the permanent change of use of the ground floor of the premises to a restaurant, it would be premature to grant permission for an associated extended seating area in connection with that use.

17/02753/FULL Retrospective application for the continued use of the property as a restaurant and the installation of kitchen extract equipment introduced without permission. The reasons given for refusal were:

The proposed use of the premises would give rise to an unacceptable loss of amenity to neighbouring properties, with particular regard to the noise and disturbance; the proposed use would not complement the existing shopping function of this part Beckenham High Street

which is designated as Primary Shopping Frontage. The owner has appealed against all three decisions.

### **162 High Street 17/01568/ADV (Tech-Check)**

LBB have approved a second application for new signage and alterations to the new shop front installed last year by the owner of Tech-Check.

The improvements include providing ramped access to the street entrance and a stall riser beneath the shop window, as well as signage of a smaller size than previously proposed.

An earlier application for signage had been refused in August last year on the grounds that the size, scale and design of the signage would result in a prominent over-proliferation of advertisements, failing to respect the scale, character and appearance of the locally listed building, and wider Beckenham Town Centre Conservation Area. Earlier last year, LBB took enforcement action for changing a shop frontage and installing solid security shutters in a conservation area without planning permission.

### **284-286 High Street (Favorite Chicken) 17/05185/FULL1**

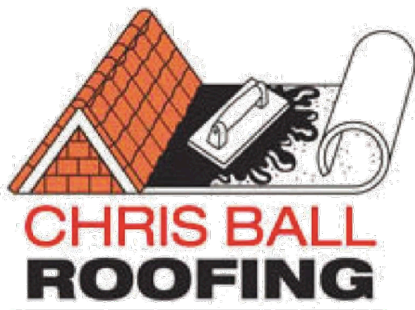
LBB have granted retrospective planning permission for the new signage and changes that have been made to the shopfront. After a long period of being closed, the shop has recently reopened.

### **Crusader Hall, High Street (land behind Oxfam, Tapeo & others) 17/03898/FULL1**

Currently under consideration by LBB is an application proposing the demolition of the hall and the redevelopment of the larger site to build 9No flats comprising 7No two-bedroom and 2No one-bedroom dwellings plus parking.

The site is part of the wooded area behind the High Street and is surrounded by many mature trees. Access to the site is via a very narrow lane between Card Factory and Miso restaurant.

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### **256-258 High Street (Dizzy's Diner) 18/00037/LAPRE**

Dizzy's Diner has applied for a variation to its current licence, announcing that it intends to change from a restaurant to a bar.

The well-known restaurant, at the lower end of the High Street, has been a feature of the Beckenham restaurant scene for nearly 40 years. The change in focus of the business to become a bar involves extending the licensing hours at the premises.

The variation to the current licence includes the supply of alcohol from 12:00-23:40 Sunday-Thursday and 12:00-01:40 on Fridays and Saturdays; provision of food and drink, recorded music, live music and dance performances from 12:00-midnight on Sunday-Thursday and 12:00-02:00 on Fridays and Saturdays; and provision of films from 12:00-midnight on Sunday-Thursday and 12:00-01:00 on Fridays and Saturdays.

### **115-133 High Street 17/05068/FULL1**

Last month LBB granted planning permission for alteration and extension of the flats above Aldo and Maria's, Beckenham Flower Studio, The Shutter Shop, Winkworth's, Julias and Ice Clinic.

The proposal involves the reconfiguration of the first and second floors and extending into the roof space to create 12No units comprising 5No one-bedroom and 7No two-bedroom flats (resulting in 4No additional units).

### **115-133 High Street 18/00450/FULL1**

This month a separate application was submitted for the same site referred to above. This application shows a reconfiguration of the arrangement of flats in the existing building and roof space plus a three/four storey extension at the rear comprising an additional 6No units comprising 3No one-bedroom and 3No two-bedroom flats, bringing the total number of dwellings in the development to 18No. No parking spaces are indicated.

## **CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL**

Four years ago, the Government relaxed the planning laws to make it very easy to convert office premises to residential use. Over this period, the majority of office space on Beckenham High Street, much

of which was fully-let and in demand, has been given approval to be converted to flats. Minimum space standards required for new-build or conversions do not apply to dwellings converted from offices, so many of these flats can be cramped and lacking in the usual standard of natural light.

The largest of these sites include St Brides House, next to Marks & Spencer (now complete), Marqueen House, Ironstone House and Provident House on Burrell Row, Kelsey House at Thornton's Corner and Burnhill House on Burnhill Road. As a result, many thousands of square feet of purpose-built office space have been lost and cannot be reclaimed. The result will be far less lettable space for small businesses which, in turn, will have a knock-on effect on the daytime economy of High Street shops, cafes and restaurants that benefit from visits by local workers.

The trio of neighbouring office buildings on the corner of Burrell Row and the High Street, Marqueen House, Ironstone House and Provident House, were granted consent to be converted two years ago. The original consents all expired in December and so all three buildings have recently been subject to fresh applications for change-of-use again:

- **Marqueen House, 215 High Street 17/05881/RESPA**  
Conversion of offices on the first, second and third floors to 18 one-bedroom flats, with five parking spaces.
- **Ironstone House, 205-213 High Street 17/05885/RESPA**  
Conversion of offices on the first, second and third floors to 18 one-bedroom flats, with five parking spaces.
- **Provident House, 6-20 Burrell Row 17/05882/RESPA**  
Conversion of offices on the ground, first and second floors to 2 two-bedroom and 18 one-bedroom flats, with six parking spaces.

### **Burnhill House, 50 Burnhill Road 17/04077/RESPA and 17/05813/RESPA**

The Council has just refused the second of the two latest applications to attempt to squeeze 22 flats into the office space of Burnhill House, on the grounds that both proposals fail to provide any off-street car

parking for the 36 future occupiers, which would place great strain upon on-street parking on roads in the vicinity.

Both schemes, barely indistinguishable, suggested 14No 1-bedroom flats and 8No bedsits could be shoehorned into the space. There appeared to be three separate entrances to the development. Internal corridors leading to individual flats were long, with many changes in level. Less than half of the 1-bedroom flats met the minimum space standards for new flats. Four of the seven flats on the second floor had no proper windows, only sloping roof lights and several of the bedsits were only 3 metres (10ft) wide.

These applications are just two of the many for this site submitted over the past few years which CCARA have strongly objected as, in our opinion, they provided an extremely poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity.

The 2015 application for 14No one and two-bedroom flats was initially refused by the Council, on the grounds that the proposal had inadequate provision for car parking, and would cause problems with highway safety on such a narrow section of the road. An appeal by the applicant was dismissed, however a new application for the same scheme accompanied by a blank legal agreement promising the flats to be 'car-free' dwellings, was submitted and the Council approved it.

The September 2016 application for no less than 24No one-bedroom flats had no drawings to show how ten more flats could be shoehorned into the limited confines of the building, but thankfully the Council refused the application.

Just before Christmas last year, a further application was submitted seeking permission to extend the second floor, add another storey to the roof and alter the existing elevations to 'bolt-on' 9No new units comprising 7No one-bedroom, 1No two-bedroom and 1No three-bedroom flats. If granted permission, this would again bring the total number of flats the site to 24 if the other consented scheme for the conversion of the office space to 14 flats goes ahead enabling up to 54 people to live there! CCARA will continue to monitor this development with close scrutiny.





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