



Application for determination under Delegated Authority

Application No : 06/00894/RENEW

Ward:
Crystal Palace

Address : Former Crystal Palace Site
Crystal Palace Parade London SE19 1UE

Conservation Area:

OS Grid Ref: E: 533879 N: 170990

Listed Building:
8 week date:
04.05.2006

Applicant : The Great Exhibition 2001 Limited

Description of Development:

Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period
RENEWAL OF PERMISSION REF 05/01506

Consultations

Nearby owners/occupiers and adjacent LPA's were notified of the application and no representations were received.

Considerations

The application falls to be determined in accordance with the following policies of the adopted Unitary Development Plan and the second deposit draft Unitary Development Plan (September 2002):

Adopted Unitary Development Plan

E.1 Design of New Development

Second deposit draft Unitary Development Plan (Sept 2002)

BE1 Design of New Development

Ref. Number	Description	Status	Decision Date
00/01986/CON DIT	Details of landscaping, tree works, surface and foul water drainage, and further details of lighting, design and external appearance and Anerley Hill access pursuant to conditions 01, 04, 08, 12, 13, and 23 of Outline	APR	03.10.2000
00/02035/CAC	Demolition of walls/railings along Anerley Hill frontage to facilitate formation of access to permitted leisure development (CONSERVATION AREA CONSENT)	CAC	09.11.2000
00/03929/LBC	Restoration and refurbishment of	LBCON	01.03.2001

railings along Crystal Palace
Parade

86/01839/FUL	CARAVAN HARBOUR CARAVAN CLUB SITE CRYSTAL PALACE RETENTION OF DETACHED SINGLE STOREY BUILDING COMPRISING OFFICE RECEPTION STORE 831039	PER	28.08.1986
87/01733/LBB	CRYSTAL PALACE PARADE SE19 ERECTION OF AN HOTEL/LEISURE COMPLEX AND/OR CONFERENCE CENTRE OR OTHER RECREATIONAL BUILDINGS OUTLINE	PER	25.08.1987
89/01690/OUT	CRYSTAL PALACE PARK CRYSTAL PALACE PARADE SE19 ERECTION OF 150 BEDROOM HOTEL MULTI-SCREEN CINEMA HEALTH CLUB AND OTHER LEISURE FACILITIES ASSOCIATED PUBLIC RESTAURANTS AND SMALL SPECIALIST SHOP UNITS INCORPORATING EXTENSIVE CAR PARKING	PER	10.10.1989
89/01691/DET	CRYSTAL PALACE PARK CRYSTAL PALACE PARADE SE19 DETAILS PURSUANT TO 891690 FOR ERECTION OF 150 BEDROOM HOTEL MULTISCREEN CINEMA HEALTH CLUB AND OTHER LEISURE FACILITIES ASSOCIATED PUBLIC RESTAURANTS AND SMALL SPECIALIST SHOP UNITS INCORPORATING EXTENSIVE CAR PARKING AND LANDSCAPING DETAILS.	WDN	20.11.1990
89/02339/OUT	UPPER AND LOWER TERRACES ADJ TO CRYSTAL PALACE PARADE EXHIBITION FACILITY WITH CAR PARKING SPACES AND	REF	28.11.1989

LANDSCAPING OUTLINE

91/02842/DET	<p>GALLERIA ENCLOSURE CURTAIN WALLING/TRACERY ELEVATION PART DETAILS PURSUANT TO APPLICATION 891690 GRANTED FOR ERECTION OF 150 BEDROOM HOTEL MULTI- SCREEN CINEMA AND OTHER LEISURE FACILITIES ASSOCIATED PUBLIC RESTAURANT INCORPORATING EXTENSIVE CAR PARKING AND LANDSCAPING DETAILS.</p>	PER	31.03.1992
93/00063/FULM AJ	<p>CRYSTAL PALACE PARADE SE19 ERECTION OF 101 BEDROOM HOTEL WITH CONFERENCE FACILITY MULTI SCREEN CINEMA BOWLING CENTRE NIGHT CLUB OTHER LEISURE FACILITIES ASSOCIATED PUBLIC RESTAURANTS INCORPORATING EXTENSIVE CAR PARKING AND LANDSCAPING</p>	PER	04.03.1993
95/00178/OUT MAJ	<p>CRYSTAL PALACE PARADE SE19 DEVELOPMENT COMPRISING HOTEL WITH MAXIMUM OF 140 BEDROOMS AND CONFERENCE FACILITY MULTI-SCREEN CINEMA BOWLING CENTRE NIGHT CLUB OTHER LEISURE FACILITIES AND RESTAURANTS WITH CAR PARKING AND LANDSCAPING OUTLINE</p>	PER	16.03.1995
96/02445/LBCA LT	<p>CRYSTAL PALACE SUBWAY CRYSTAL PALACE PARADE CRYSTAL STRUCTURAL INVESTIGATION LISTED BUILDING CONSENT</p>	PER	28.04.1997
97/00858/OUT MAJ	<p>SITE OF FORMER CRYSTAL PALACE CRYSTAL PALACE PARADE SE208DT</p>	PER	24.03.1998

THE DEVELOPMENT OF
LEISURE AND RECREATIONAL
FACILITIES
CAR PARK DECK AND
ASSOCIATED RAMPS AND
SURFACE CAR
PARKING AT SITE OF FORMER
CRYSTAL PALACE OUTLINE

98/01710/OUT	CRYSTAL PALACE PARK CRYSTAL PALACE PARADE SE19 SE208DT SCALE MODEL OF 1854 CRYSTAL PALACE BUILDING OUTLINE	WDN	10.05.2001
99/00001/LBBM AJ	CRYSTAL PALACE PARK CRYSTAL PALACE PARK ROAD SE20 PART DEMOLITION ALTERATIONS TO AND RESTORATION OF TERRACES LISTED BUILDING CONSENT	LBCON	31.08.1999
99/00012/FULL 1	Viewing tower	REF	15.07.1999
99/00155/DET	details pursuant to Outline permission 9700858 granted for the development of leisure and recreational facilities car park deck and associated ramps and surface car parking at site of former Crystal Palace	APR	06.05.1999
99/00223/LBC	repair and renovation of railings brick walls and piers LISTED BUILDING CONSENT	WDN	30.03.1999
04/01823/FULL 1	Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period of one year	PER	05.07.2004
05/01506/RENE W	Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period of one year (renewal of permission ref: 04/01823)	PER	08.07.2005
06/00894/RENE W	Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period RENEWAL OF PERMISSION REF 05/01506	PCO	

Conclusion

The main issues relating to the application are the effect that it would have on the character of the area.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

This 'folly' has been granted two previous 1 year permissions, which have not been implemented. This application seeks a 5 year permission, although it is considered that a 3 year permission would be more appropriate.

DECISION PERMISSION

CONDITIONS

NS1 The proposal hereby permitted shall be removed from the site and the land re-instated to its former condition on or before the 31st May 2009.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.

NS2 Details of the external colour of the proposal hereby permitted shall be submitted to and approved in writing by or on behalf of the Local Planning Authority. The proposal shall be painted the approved colour by the time of its erection on site.

Reason: In order to comply with Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (Sept 2002) and in the interest of the visual amenities of the area.

Summary of reasons for granting planning permission

The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan (March 1994) (AUDP) and having regard for the Second Deposit Draft Unitary Development Plan (September 2002)(2DDUDP) including the policies set out below, and taking into account all other relevant material planning considerations:

Adopted Unitary Development Plan

E.1 Design of New Development

Second deposit draft Unitary Development Plan (Sept 2002)

BE1 Design of New Development

Informative

This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if

the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.