

LONDON BOROUGH OF BROMLEY
TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISION on 10th March 2009

09/00119/FULL1

Chris Evans
Former Crystal Palace Site
Crystal Palace Parade
London
SE19 1UE

Description of Development

Retention of replica corner on the Crystal Palace Exhibition site (Renewal of temporary permission ref: 06/00894)

Proposal

Retention of replica corner on the Crystal Palace Exhibition site (Renewal of temporary permission ref: 06/00894).

This structure is a replica of 2 of the standard metal sections of the original Crystal Palace, erected at right angles to each other to form a "corner". A further 10 year period has been requested.

Consultations

The following were consulted, and commented as follows -

- L B Bromley Head of Parks and Greenspace – supports
- Heritage and Urban Design Team – no objections
- L B Southwark – no comment is made
- L B Lambeth – no objections
- L B Lewisham – no objection
- L B Croydon – no objection

The London Development Agency was approached informally by the case officer about the proposal, but no comments have been received from the Agency.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of Development
 BE13 Development Adjacent to a Conservation Area
 BE15 Historic Parks & Gardens

Ref. Number Decision Date	Description	Status
00/01986/CON 03.10.2000 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
00/02035/CAC 09.11.2000	Demolition of walls/railings along Anerley Hill frontage to facilitate formation of access to permitted leisure development (CONSERVATION AREA CONSENT)	CAC
00/03929/LBC 01.03.2001	Restoration and refurbishment of railings along Crystal Palace Parade	LBCON
86/01839/FUL 28.08.1986	CARAVAN HARBOUR CARAVAN CLUB SITE CRYSTAL PALACE RETENTION OF DETACHED SINGLE STOREY BUILDING COMPRISING OFFICE RECEPTION STORE 831039	PER
87/01733/LBB 25.08.1987	CRYSTAL PALACE PARADE SE19 ERECTION OF AN HOTEL/LEISURE COMPLEX AND/OR CONFERENCE CENTRE OR OTHER	PER

RECREATIONAL BUILDINGS
OUTLINE

89/01690/OUT 10.10.1989	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
89/01691/DET 20.11.1990	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
89/02339/OUT 28.11.1989	UPPER AND LOWER TERRACES ADJ TO CRYSTAL PALACE PARADE EXHIBITION FACILITY WITH CAR PARKING SPACES AND LANDSCAPING OUTLINE	REF
91/02842/DET 31.03.1992	GALLERIA ENCLOSURE CURTAIN WALLING/TRACERY ELEVATION PART DETAILS PURSUANT TO APPLICATION 891690 GRANTED FOR ERECTION OF 150	PER

BEDROOM HOTEL MULTI -
SCREEN CINEMA
AND OTHER LEISURE
FACILITIES ASSOCIATED
PUBLIC
RESTAURANT INCORPORATING
EXTENSIVE CAR PARKING AND
LANDSCAPING DETAILS.

93/00063/FULM 04.03.1993 AJ	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	PER
95/00178/OUT 16.03.1995 MAJ	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	PER
96/02445/LBCA 28.04.1997 LT	CRYSTAL PALACE SUBWAY CRYSTAL PALACE PARADE CRYSTAL STRUCTURAL INVESTIGATION LISTED BUILDING CONSENT	PER
97/00858/OUT 24.03.1998 MAJ	SITE OF FORMER CRYSTAL PALACE CRYSTAL PALACE	PER

	PARADE SE208DT 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 10.05.2001	CRYSTAL PALACE PARK CRYSTAL PALACE PARADE SE19 SE208DT SCALE MODEL OF 1854 CRYSTAL PALACE BUILDING OUTLINE	WDN	
99/00001/LBBM .08.1999 AJ	CRYSTAL PALACE PARK CRYSTAL PALACE PARK ROAD SE20 PART DEMOLITION ALTERATIONS TO AND RESTORATION OF TERRACES LISTED BUILDING CONSENT	LBCON	31
99/00012/FULL 15.07.1999 1	Viewing tower	REF	
99/00155/DET 06.05.1999	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	
99/00223/LBC 30.03.1999	repair and renovation of railings brick walls and piers LISTED BUILDING CONSENT	WDN	
04/01823/FULL 05.07.2004 1	Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period of one year	PER	

05/01506/RENE 08.07.2005 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
06/00894/RENE 05.05.2006 W	Erection of a replica corner on the Crystal Palace Exhibition site for a temporary period RENEWAL OF PERMISSION REF 05/01506	PER
09/00119/FULL	Retention of replica corner on the Crystal Palace Exhibition site (Renewal of temporary permission ref: 06/00894)	PCO

Though the first permission for this structure was granted in 2004, it was first erected in May/June 2008.

The London Development Agency applications for the Masterplan Scheme for the Park have been “called-in” by the Secretary of State for Communities and Local Government, hence there is no certainty regarding the landscaping proposals for the Palace Terrace area on which the “corner” is located.

No reason is seen why the “corner” could not be retained within the detailed layout of the LDA scheme (if it is permitted and implemented), though this would be a matter for negotiation between the parties involved.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Conservation Area and the impact that it would have on the historic interest and setting of the Registered Park.

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.

Having had regard to the above it is considered that the permanent retention of the structure is acceptable. The 10 year period requested would be tantamount to a permanent permission, and following a “trial period” granted by the limited period condition of the previous permission, no planning objection is seen to permanent planning permission being granted.

Decision

Application Permitted

For conditions or grounds of refusal please refer to the Decision Notice