

Spring 2020



# EXPRESS REVIEW

Copers Cope Area Residents' Association & West Beckenham  
Residents' Association **working for Beckenham on your behalf**



**After the shower in Beckenham Place Park by Glenys Crane**

## **COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)**

Founded in 1935 the CCARA covers the Copers Cope Ward including the Town Centre. CCARA organises the Market On The Green local produce and craft market and runs Beckenham Green Friends.

Contact Details	Email: <a href="mailto:chairman@coperscope.org.uk">chairman@coperscope.org.uk</a> Web: <a href="http://coperscope.org.uk">coperscope.org.uk</a> Twitter: CCARA_Beckenham Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

## **WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)**

Founded in 1945, West Beckenham Residents' Association covers the Beckenham areas of Kelsey and Eden Park, Elmers End, Clock House and Penge and Cator.

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Association Committee Members	Chair: Marie Pender Secretary: Eileen Penfold Treasurer: Stafford Bunce Joint Presidents Janet Ambrose, Alan Freeman Committee: Sue Woodward, Arnjali Rowe, Shirley Civil, Diana Davidson.

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## **FROM THE CHAIR**

This is the second joint newsletter from Copers Cope Area RA and West Beckenham RA. We continue to work closely together and look for opportunities to share our resources to cover more.

There is always room for extra bodies on our committees, in particular:

- Green and environmental issues
- Safer Neighbourhood Panel in Kelsey and Eden Park
- Road safety

If you are interested in these areas or would like to join either Residents' Association Committee please get in touch.

## **IMPORTANT: COPERS COPE AGM MOVED TO JUNE**

The Copers Cope Area Residents' Association Committee have taken the decision to move our AGM from March to June due to Coronavirus. This decision was not taken lightly. At the time of going to print the Government was not advising that public meetings be cancelled, however the impact of Coronavirus was escalating daily.

We want to ensure that all our members feel comfortable in attending our AGM and that it is appropriate healthwise for them. We have the opportunity of adding our AGM on to the West Beckenham Residents' Association meeting in June, and have decided to do so.

All existing Officers have agreed to continue on an acting basis until June. Anyone that was intending to run for an officer position (Chair, Vice-Chair, Treasurer, Secretary or Committee Members) is welcome to get involved between now and June, please contact [secretary@coperscope.org.uk](mailto:secretary@coperscope.org.uk) or phone 020 3732 5260.

## **Neighbourly support - Coronavirus**

Beckenham community groups are working together to find ways to support people that are self-isolating due to the virus. Information will be available at [coperscope.org.uk](http://coperscope.org.uk) & [westbeckenhamra.org.uk](http://westbeckenhamra.org.uk) . Any of our members that need support can call 020 3732 5260.

## Subscriptions

Membership subscriptions for both Associations are due:

**For CCARA** - see page 30 for payment information, and contact Ben at [membership@coperscope.org.uk](mailto:membership@coperscope.org.uk) with any enquiries.

**For WBRA** - we have found subscriptions have declined over the last couple of years, so our income has fallen while we still continue to send out the newsletter – now three editions a year instead of two. Please check that your standing order is still valid or send your cheque to Stafford (see the membership form on page 30). We have undertaken a thorough examination of the membership list/ mailing list/ bank statements and will do so again after the 2020 subs come in, so we hope to be able to ensure everyone is getting their newsletter and resignations have been accounted for.

We hope to see many of you at the next public meeting in June.

Chloe Jane Ross CCARA

Marie Pender WBRA

## COUNCIL PLANS TO MOVE BECKENHAM LIBRARY INTO THE BECKENHAM PUBLIC HALL

There is much to report on this since the October edition - apologies for such a long article.

Bromley Council is proposing to move the library from its present site at Clock House and relocate it within the Beckenham Public Hall just off



Beckenham High Street (shown below).

In November 2019 local groups became aware of a detailed proposal called 'Beckenham Library and Cultural Venue Authority to Proceed to Procurement' that was published online as part of the papers for decision at an upcoming Council Renewal and Recreation



Committee. This proposal was asking the Committee Officers to:

- Agree to proceed to procurement to develop a library scheme for the Beckenham Public Hall at an estimated cost of £70k.
- Agree in principle to use the existing Beckenham Library site for housing.

Residents appear not to have been consulted in the development of this proposal, certainly neither West Beckenham Residents' Association nor Copers Cope Area Residents' Association were consulted. However, local councillors were consulted and the report states that "the Copers Cope ward councillors are supportive. They have said that there has been agreement for some time that the existing library building no longer meets the needs of the community."

The public gallery was completely full at the Council meeting on 27th November, which may have been something of a surprise to the Executive. The Council were asked to reconsider the proposal or to delay appointing contractors until the public were consulted - the Committee voted for the proposal unanimously.

Cllr Dunn of Clock House Ward 'called in' the decision to the Renewal, Recreation and Housing Committee for a review. This meeting was

held at 9am on Friday 20th December, not the most resident-friendly time, a few days before Christmas. But still over 70 people attended - well done them!

## **What is being proposed?**

Bromley Council is proposing to relocate the library to Beckenham Hall on Bromley Road, demolish the current library building and replace it with a five storey block of flats that comes to the pavement, covering much of the current green space. The existing library is a distinctive building in an Conservation Area, its demolition is contrary to the principles of the Conservation Area.

Whilst we are all aware of the acute need for housing, is the only option to demolish a library in Beckenham? Residents have asked the Council to explore other potential sites for housing, as one resident put it... “you don’t rip out the heart of a community for housing”.



The Library is much loved in its present location where families often combine visits to the library with visits to the Spa. It is part of the focal point of the Clock House 'community hub', which has recently seen a revival with open air events organised by local traders. The image on

the previous page shows what a five storey block of flats on this site might look like.

Residents on Turners Meadow are very concerned about proposals for underground parking as the ground is said to be gravel, and unstable.

Bromley Council says the replacement library facilities at Beckenham Hall would be an improvement on the current library. The Council made commitments at the Executive Committee meeting on 27th November that the move would not take place unless it was at least as large and contained at least as many books. But they propose to use the two smaller rooms in Beckenham Hall, which is estimated to be about half to two thirds of the floor space of the current library.

There is a 'feasibility study' underway at present into this proposal (due to report in June, costing £70k). The study will examine “the viability of the proposed relocation and the restoration of the Public Hall to a high standard that reflects the changing nature of libraries as wider community services”. At the November meeting the Leader of the Council, Cllr Colin Smith stated that, if the proposals for the Public Hall did not proceed, the library site would not be sold.

But what would be the effect of these proposals on Beckenham Hall? This too is a much loved local resource, even if it has suffered from neglect in recent years. It is used by a wide range of local societies and clubs – children’s activities, adult dance, exercise classes, bridge, philatelic, arts, church activities, not to mention hire for weddings and parties. Only the large hall would not be used for library purposes under the new proposals. Bromley Council propose that the shelving of the new library could be on casters, so that the books can be wheeled out of the way to make room for these activities in the smaller rooms. It seems inevitable that space available for community use in the Public Hall will be reduced significantly.

## **Investment**

The proposal plans to use the proceeds of the sale of the existing library building to fund the repair of the Beckenham Public Hall and build the new library within the halls. Local campaigners have pointed out that its due to Bromley Council’s lack of investment over years that both



buildings are in such disrepair. To add insult to injury, in November a £320,000 council investment in Bromley's Central Library was announced - no such luck for Beckenham!

## Consultation

The Council's efforts to initiate consultation with local people has not got off to a good start. In February, a proposed 'focus group/consultation' on the library and Beckenham Hall ended in farce. First, residents were given only five days notice of the event, due to take place at Beckenham Hall at 2pm on Wednesday 26th, with Chloe, as chair of the Town Centre Team being asked on Friday 21st to cascade the invitation to other groups. Very few people could attend at such short notice and in the middle of the working day. The event was then cancelled the day before, with no explanation. But the organisers, consultants RedQuadrant, did not manage to inform all those who had been invited through the cascade, so many people arrived unaware that it had been cancelled - even the manager at the Public Hall had not been told so was unable to help. New consultation meetings have been organised and will have taken place by the time this Express Review is delivered. Both our Associations will be attending them.

## Survey - complete by 31 March 2020

Bromley Council have recently launched a survey to seek views on the proposal. We encourage members to complete the survey by 31 March 2020 online at: [www.surveymonkey.co.uk/r/HQ2KGHQ](http://www.surveymonkey.co.uk/r/HQ2KGHQ)

## Campaign to Save Beckenham Library and Public Halls





There is definitely a groundswell of opposition to these proposals. Petitions have been drawn up against them, with the online petition reaching over 6000 signatures and a paper-based petition holding several hundred. To sign the online petition go to **Change.org.uk** and search 'Save Beckenham Library'.

There are also regular protests outside the library on Beckenham Road. Keep up-to-date with the campaign here:

- Facebook **SaveBeckenhamLibrary**
- Twitter **@SAVEBeckLibrary**

## **BECKENHAM TOGETHER EVENTS (Business Improvement District)**



Beckenham Town Centre is run by a Business Improvement District (BID) called Beckenham Together. Beckenham Together (which brought the big screen for Wimbledon and the ice rink to Beckenham Green) have some amazing events coming up.

Good Friday will see a Dinosaur Egg Hunt with dinosaurs large and small roaming the High Street. Once Egg Hunters have collected their stamps to complete their trail map they will be able to claim their prizes at Kelsey Bar & Kitchen.

The early May Bank Holiday (Friday 8th May) will see a Transport Show called "Traction" on The Green. This will involve diverse organisations, from Mercedes Benz to London Borough of Bromley Road Safety, and everything in between including electric cars and bicycles. A real family event looking at all kinds of transport and the future of transport.

Screen on The Green is back, and will kick off on Monday 29th June screening the tennis at Wimbledon, with family film nights at the weekend once the tennis has finished. Find out more online at [beckenhamtogether.co.uk](http://beckenhamtogether.co.uk)



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## BECKENHAM HERITAGE TRAIL PLAQUES

As part of the Beckenham Town Centre Improvement Scheme it was agreed to install plaques for the Beckenham Heritage Trail which highlights our most important historical sites in the town centre. The plaques have now been fabricated and installed.



An updated heritage trail booklet is currently being worked on by The Beckenham Society and the Beckenham Town Centre Team. We will let you know when it is available.

## SAFER NEIGHBOURHOOD PANELS

**Copers Cope, Clock House and Kelsey and Eden Park wards**

Both Copers Cope and Clock House Wards have active Safer Neighbourhood Panels (SNPs) which give us an opportunity to see how our dedicated police teams are dealing with the concerns of their local residents. Each panel meets one evening about every twelve weeks to discuss local criminal activity with the Ward police teams, share neighbourhood information and together set one borough-wide and one local policing priority for the next period.



The chair of Kelsey and Eden Park SNP, Colin Hughes, is trying to revive this Panel. If you can help please contact Colin Hughes, 1 Walled Garden Close, Langley Park, Beckenham BR3 3GN  
[www.kelseyandedenpark.co.uk](http://www.kelseyandedenpark.co.uk)

Copers Cope and Clock House Panels are well attended and would like to welcome new members, particularly to widen the diversity of the current panels. Anyone interested should make contact on copers cope@met.pnn.police.uk or clockhouse.SNT@met.police.uk or chairman@coperscope.org.uk

Theft from motor vehicles is currently a priority for both wards, with shoplifting in Copers Cope and gangs in Clock House also being targeted.

## **Stop & Search**

Over the last six months Bromley Police have been putting leaflets and cards into secondary schools to explain Stop & Search procedures. The information has covered why they happen, what they do and what the police can ask for.

The police welcome reports of anti social or suspicious behaviour from the public - calling 101 or using the Metropolitan Police website to report observations is not seen as wasting police time - on the contrary, it supports neighbourhood police and enables them to detect patterns in local crime. But of course, 999 is the number to call if an incident is ongoing, threatening or involves violence.

## **MARKET ON THE GREEN**

Market On The Green is a community market run by volunteers of our Association on Beckenham Green (next to St George's Church).

The next market is 10am to 4pm, Sat 30th May – save the date.

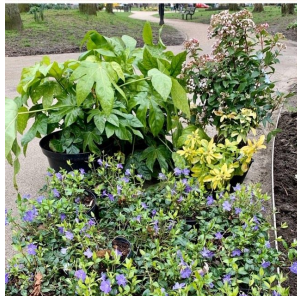
The Market has street food, craft and produce stalls, fun fair and free entertainment on stage. If you would like a stall or are a local music and dance act that would like to perform please get in touch at localmarket@coperscope.org.uk



**BECKENHAM GREEN FRIENDS**  
**facebook.com/beckenhamgreen**  
**email greenfriends@coperscope.org.uk**

Dare we say ‘Spring is here’! Beckenham Green Friends are excited to kick start the year and help make The Green look the best it can be for the year ahead.

After the storms of February we lost half of the big Bay Tree adjacent to



Albemarle Road, but thanks to Idverde the tree has been cut back along with the bushes beneath it to create some much needed space and light. The borders which extend up to the far corner of St Georges Road have also benefited from a good cut back, with brambles and weeds cleared. We are looking forward to seeing what we can do with these spaces to help improve them further.

We had our first Friends event on Saturday 7th March when we tidied up the borders that we currently look after as well as planting some new additions that have been gratefully received from Idverde - Vinca Minors to provide more ground cover and soil protection along the edges of the borders, some Choisya Ternata ‘Sundance’ into the central border and some Fatsia Japonicas in the far corner by St Georges Road to start adding some evergreen colour. This is in addition to over 70 Gaultheria plants that we added to The Green in December for some festive cheer. Hope you enjoy these plants as much we do!

There is a lot more we would love to do this year, so if you are interested in joining us then please get in touch by email to [greenfriends@coperscope.org.uk](mailto:greenfriends@coperscope.org.uk)



## BECKENHAM BUSINESS ASSOCIATION

Local residents that run small businesses will be pleased to know of the **Beckenham Business Association's** (BBA) relaunch in February. Hosted in the colourful Chai Naasto Restaurant in Fairfield Road, it was everything the small business community looks for: connection with fellow workers, two excellent presentations by entertaining, informative speakers, and the tastiest dainty refreshments from the host restaurant.

Marketing guru, **Carole Pyke** (carolepyke.com) lived up to her self-description as bald, bold and bodacious. Her advice to light the spark in marketing with the passion, authentic voice and know-how of the people driving the business struck home amongst the crowd. And **Tim Buick** demystified his new venture, StreetPin. Take a look - it could be useful to you!



In the pipeline from BBA is a **Business Advisory Clinic** on 21st April at Branching Out, branchingoutshop.com Specialists in various fields of business will offer free advice to individuals. On Monday 15th June BBA is back at the wonderful Chai Naasto [chai-naasto.co.uk](http://chai-naasto.co.uk) for Forks & Corks, a combination of demonstration of Indian street food cooking by their Head Chef, joined by Grand Cru [grandcruco.com](http://grandcruco.com) for a wine tasting.

If you're a Beckenham based sole trader, SME, maybe working from home, or hot-desking, Beckenham Business Association is for you.

For further details on Beckenham Business Association and events – contact [info@beckenhambusinessassociation.co.uk](mailto:info@beckenhambusinessassociation.co.uk), 020 8650 8015 [www.beckenhambusinessassociation.co.uk](http://www.beckenhambusinessassociation.co.uk)

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## WHAT'S NEW ON THE HIGH STREET



Big Breakfast is under new management. The premises, beautifully adorned with flowers, has been rebranded '**Cosy Kitchen**' and now seems to be serving food and drink until 11pm.

**Saporo Vero** next door has been closed for refurbishment for a few weeks, soon to reopen.

Exciting news that **Flock + Herd** butchers and deli is opening their new shop in April next to Big Catch. They have a popular shop in Peckham, and we wish them a very warm welcome and lots of success in Beckenham.



**Maxonique**, the beauty salon that has occupied Flock + Herd's unit for about eighteen months, is moving across the road into the shop vacated by Carphone Warehouse.

Beckenham is set to get a sushi restaurant to be called **Xentro Kitchen**, in the previous Allure premises.



Work has restarted at the old **Ardec** gentlemen's outfitters shop which closed down five years ago. The premises is currently scaffolded from top to bottom. We're disappointed to see the last external remnant, the original 'Ardec' signage, has now completely disappeared. The original frontage was removed several years ago.

Last month LBB advertised for rental offers for the leasehold of the old **Public Conveniences** at Thornton's Corner. We wait with anticipation to see what will become of this familiar building after it was closed down by LBB several years ago.

**Kebab Ye** takeaway has now reopened, after a long refurbishment to the interior and frontage.

**Nando's** restaurant has also recently reopened, following a refurbishment that included the facade.

The **White Horse** is closed for refurb an will be re-opening in March.



A public **Wifi point** has been installed outside KFH estate agents.

**Halifax** closed its Beckenham branch on the corner of the High Street and The Drive at the end of last year, and the premises are still vacant.

**Istanbul Barbers** on the bridge in Southend Road has closed down and all external signage has been removed.

## WHAT'S NEW ON CLOCK HOUSE PARADE

### art-K

A new shop offering arts training for adults and children has opened on Clock House Parade - just behind the bus stop!

The proprietor, Rae, said "It's been an exciting five weeks since art-K opened its studio door to Beckenham. We have bounced into the term with lots of fun, creativity and an abundance of community warmth and interest in what we are doing! We are fully up and running with already 29 adults and young artists signed up to our classes! Come in and say hello, see the studio and what we do!!! We still have a number of places for adults and children to play and discover art".



Find out more online: [www.art-k.co.uk](http://www.art-k.co.uk)

### Three Hounds Beer Cafe & Bottle Shop

Matt Walden of Three Hounds Craft Beer shop has applied to use the old newsagents and off-licence at 57 Beckenham Road as a beer cafe and bottle shop. Matt has been looking for bigger premises for some time. He has contributed greatly to the life of the Clock House “hub” by organising the Clock House Celebrates events, and we wish him well in his new premises.

### Alexander Stores

Work is in progress at No 61 to offer plastic free shopping. So you will take your own containers and fill them up from the produce bins. They will stock pulses and grains and things like shampoo and washing up liquid. They hope to open around the end of March.

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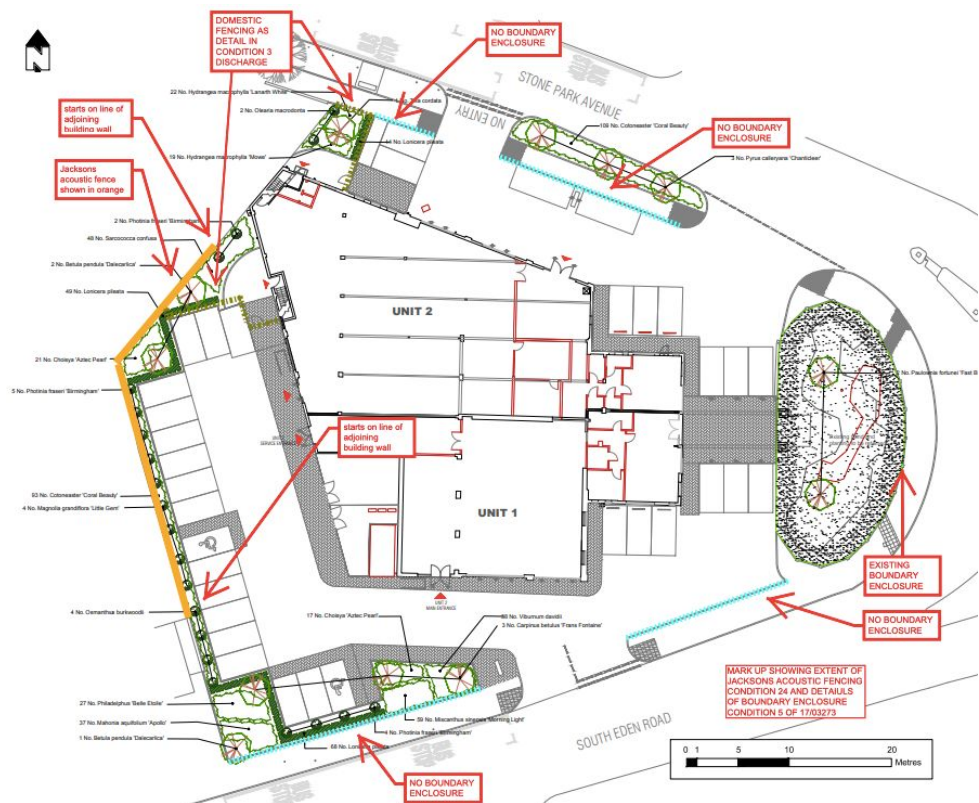
### PLANNING AND LICENSING UPDATE

Local people may lodge comments online on any applications below that are currently being considered by Bromley Council - go to [bromley.gov.uk/environment & planning/planning/search](http://bromley.gov.uk/environment&planning/planning/search) planning applications and enter the case reference in the search box. You must

give your name & address, otherwise your views may not be considered.

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

Preparatory work has eventually started on site at the Chinese Garage in Park Langley, to create two retail units, convert the first floor into two flats and landscape the site.



An appeal against the non-determination by LBB for an application by the existing owners, Masters, to extend the operating hours of one of the retail units, to enable a supermarket, was upheld last April. The appeal decision, and case documents, are available to view online at [www.bromley.gov.uk](http://www.bromley.gov.uk).

At the time of writing, it isn't clear whether the new occupants of the first unit will indeed be Tesco Express as previously intended or if Majestic Wine, intended leaseholders for the second unit will move in.

At the time amendments to the original application were first submitted there was as great deal of 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.

### **Benedict House, 63 Copers Cope Road 19/03027**

A decision has yet to be made for an application to convert the building into private residential flats, including the addition of a three-storey side and rear extension, following a withdrawal of the previous application in early last year.

Three years ago, this closed nursing home was granted temporary permission to be used as a residential support centre providing accommodation, care, support services and training for people who had been made homeless.

### **Land between 1 and 1c Copers Cope Road 19/03145**

A decision is also awaited for an application to demolish the existing low-rise building and erect a three-storey building containing 5 apartments (4No 2-bedroom and 1No 1-bedroom) with associated car parking, refuse/cycle storage and amenity areas.

### **Oakhill Works, Limes Road 19/03360**

After several applications spanning more than a year, prior permission has been granted for change of use of the ground floor commercial premises to residential, to create 2No two-bedroom flats, under permitted development rights.

The original application, for three flats, was refused on the grounds that the proposal would provide insufficient parking, and that a parking survey had not been carried out.

### **Calverley Close, Beckenham Hill Road**

There is still no further news about plans for the residential redevelopment at Calverley Close. In 2017, the landlords (Riverside)

made an environmental impact assessment enquiry to the Council in respect of redevelopment plans underway for the residential estate, which backs onto Beckenham Place Park, not far from the Mansion. There are currently about 200 homes on the estate, in several low-rise blocks of two, three and four storeys.

At the time of the enquiry by Riverside, the proposals involved the phased redevelopment of the estate to provide at least 400 new homes, with an indication, in the information submitted, that a greater number than this might be a possibility. The proposed heights of the buildings were 6-8 storeys with one or more reaching 10 storeys.

Concern has been raised by some of the residents that social housing and sheltered housing may not form part of the final development and they won't be offered homes there when work is completed. A representative from Riverside told us in 2018 that "Over the coming weeks and months our focus will continue to be on ensuring we engage fully with Calverley Close tenants as to any future plans for the estate before beginning any planning application process"; however so far an application still does not appear to have been made.

CCARA has not been invited to any consultation meetings, however Councillors have made at least one visit to the estate to assess the proposals. We encouraged our Councillors and the Council to support the interests of existing residents on the estate. Following our joint public meeting with WBRA last October, where we heard a passionate presentation from a resident of Calverley Close, we understand Councillors have been engaging with the residents as a whole about their concerns.

### **Goodfella, Croydon Road (Elmers End)**

Work is nearly completed on conversion of a convenience store on Croydon Road near Elmers End Green into a Shisha Lounge, Vape Shop, Cocktail Bar, Coffee Lounge and Bistro. Those of us familiar with the anti-social behaviour connected with the Shisha Bar at 210 High Street will be watching this development with concern. Shisha is of course a type of smoking, and is not permitted indoors. However, the only outside space available at these premises seems to be a small area at the front of the bar. WBRA enquiries showed that the licence



application did not make any mention of Shisha. We are seeking action by LB Bromley to ensure this business does not cause a nuisance.

### **The Lodge, Southend Road, 19/05347/FULL**

Planning permission has been refused for the proposed demolition of The Lodge, a single house on a large plot at the corner of Southend Road and Park Road. A four storey block of 8No flats, containing 4No one-bedroom and 4No two-bedroom flats had been proposed in its place. Reasons given for refusal were that the prominent location, height, scale and bulky roofscape of the development would represent a dominant and incongruous building. It was also considered to be an inappropriate overdevelopment of the site which would erode the existing qualities of the local development pattern and urban grain to a degree that would detract from the existing street scene and be harmful to the character and appearance of the conservation area and setting of listed buildings to the east of the site.

### **Land at junction with South Eden Park Road & Bucknall Way 19/01543**

Planning permission was granted just before Christmas for a large-scale residential development in Langley Park, subject to legal agreement. If finally given the go-ahead, the site will accommodate 6No four-storey blocks comprising 133No one, two and three bedroom flats, 10No four-bedroom houses, 204 basement car parking spaces and a central landscaped area.





## NatWest Sports Ground, Copers Cope Road (Gambados) 19/04644

A large scale redevelopment of the site surrounding, and including Gambados childrens' play centre, is being proposed by Crystal Palace Football Club. CPFC's aim is to upgrade and consolidate their Youth Academy facilities that currently occupy part of the overall site.



The play centre would be replaced with a sports hall, and the adjacent gym and ancillary areas would be remodelled. A full-size, football pitch, covered by a large, fully enclosed building, is proposed next to Copers Cope Road where there are currently 10 smaller artificial pitches. The remainder of site is



proposed to be filled with a full size artificial pitch with floodlighting, a full-size show pitch with spectator seating and 6No training pitches - 2No full size, 2No ¾ size and 2No ½ size.

Gambados' has announced it is closing on 26 April 2020, after many years of providing weatherproof children's entertainment for local families.

## **PLANNING APPLICATIONS ON THE HIGH STREET**

### **3 Beckenham Road (Barclays Bank) 16/04145**

Several applications for discharge of conditions were submitted last autumn, suggesting that construction work to add two storeys on top of the bank (six new flats) is imminent, although there is currently no evidence of work commencing at the site.

### **67 High Street (above old Furley & Baker shop) 19/04499**

Permission has been granted to convert the two floors above the shop premises and build a single story rear extension at second floor, above the existing two-storey extension, to create a 6-bedroom 'tourist hotel'. The entrance door would be next to the shop frontage. No reception or catering facilities are included in the scheme.

### **224 High Street (Gigante hair salon) 19/01958/FULL1**

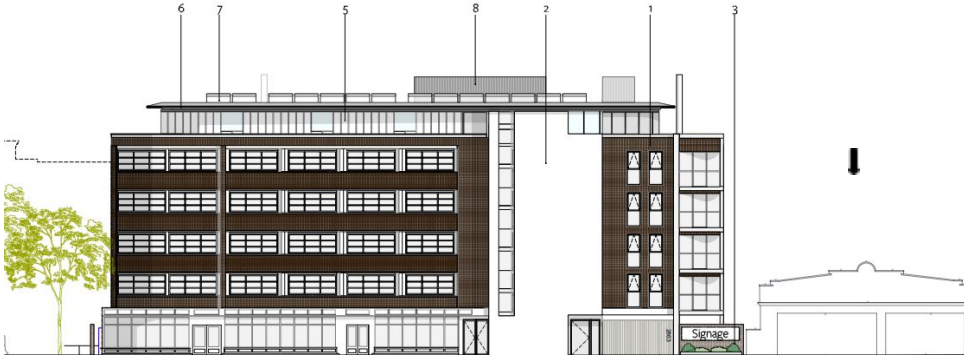
A fourth retrospective application has been submitted for the replacement shop front and roller shutter that have already been installed. The first three were refused and there appears little difference between this new application and the previous ones, except for the introduction of a stall riser (raised plinth below the window). All show a solid/perforated shutter with a narrow horizontal band that is latticed.

The reasons given for refusal of the previous applications were that the shopfront and roller shutter would result in an unsympathetic and prominent form of development which would fail to preserve or enhance the character of the High Street Conservation Area and would be detrimental to the wider street scene.

Unfortunately both the new shop frontage and current roller shutter were installed around the time the initial application was refused. It

remains to be seen if the Council will take enforcement action, or grant consent to the latest application.

### **Kelsey House, 75-77 High Street 19/00286/FULL**



The decision last year by LBB to refuse planning permission for an application to convert the existing four-storey office building into a hotel and flats, is currently the subject of an appeal by the applicant.

The grounds for refusal were the loss of office space and no commitment by the applicants to enter into an agreement to make a financial commitment to enhance Beckenham’s ‘public realm’.

There are however already existing ‘Permitted Development Rights’ to convert this building to flats, which the council has no power to overturn. So the loss of office space may well happen anyway. It is however encouraging that the council agrees that Beckenham has lost too much office space since these ‘permitted development rights’ were introduced in 2013.

The project, by Travelodge and Dunward Properties, proposed converting the existing office space and adding five-storey extensions to the south and west of the existing building, extending up to the boundary with Village Car Care garage and back to the rear boundary.

We consider that the lack of on-site parking would put increased strain on parking spaces in residential roads nearby that are outside controlled parking zones. No date has yet been fixed for the appeal

hearing.

### **210 High Street 19/03638**

An application to use these premises as a massage parlour has been refused, but is subject to appeal. The massage parlour proposed to retain the decking at the rear of the premises.

### **122-124 High Street (old Cartridge World shop) 19/01048**

There are no further developments regarding the immediate future of this long-vacant shop unit.

Last autumn a planning application was made for the change of use of the shop to a restaurant. This was refused on the grounds that the design of the replacement shopfront failed to respect or complement the character, appearance, proportions and rhythm of the existing building and streetscene, and would not preserve or enhance the character and appearance of the Conservation Area. Details concerning the ventilation system and noise of the equipment were also reasons for refusal, although the change of use was not found to be unacceptable.

### **128 High Street (old Allure shop) 19/02948**

An application made shortly before Christmas for a replacement shop front for a restaurant that already has permission for change of use. Yet again, an owner or leaseholder of a shop in the High Street Conservation Area has proceeded with carrying out building works to a street frontage before securing planning consent. What was a traditional arrangement, with symmetrical shop frontage and recessed entrance door, has now been changed to a completely flush frontage, in a dark grey metal frame with a door set to one side and an uncharacteristic stall riser (plinth beneath the shop window) clad in modern yellow brick.

### **59-63 High Street (My Place - old La Rascasse) 19/04419**

A retrospective planning application, made last autumn for the changes to the restaurant frontage and signage that have already been made, was refused last December.

Reasons for refusals are that the replacement frontage is harmful to the character and appearance of the building, the terrace and the streetscene, and doesn't preserve or enhance the qualities of the

Conservation Area.

Two enforcement cases are currently listed: alleged unauthorised illuminated shop fascia and projecting advertisement; and rear extension, although no detailed information of either case has been made available for public view on the Council's website.

## **PERMITTED DEVELOPMENT RIGHTS TO BE EXTENDED**

In 2013 the Government relaxed the planning laws by introducing 'Permitted Development Rights' to make it very easy for building owners or developers 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, with no requirements for minimum space standards.

The Government is now consulting on giving these permitted development rights to put extra floors on office and residential buildings and to allow vacant commercial, industrial and residential blocks to be demolished and replaced with residential units. Again there are likely to be no minimum standards of accommodation.

In Beckenham many thousands of square feet of purpose-built office space have been lost and cannot be reclaimed, including Burnhill House which we discuss below. 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 proposals to allow upward development could drastically change the appearance of our High Street.

Both CCARA and WBRA have objected strongly to recent 'commercial to residential' applications as, in our opinion, they provide a poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity. We will also object to the new proposals.

**Burnhill House, 50 Burnhill Road (Kelsey Square) Burnhill House, 50 Burnhill Road (Kelsey Square) 20/00065/RESPA**

LB Bromley have refused to grant approval for yet another application to convert the existing offices to 22No one-bedroom flats and bedsits, shoe-horned in under permitted development rights. The approval granted in 2016 for conversion to 14No flats (just the existing office building) has now expired, but would have permitted development rights if it were re-submitted. The new proposals mentioned above to allow upward extension without planning permission would seem to totally remove the council's ability to prevent this.

This latest application is identical to the one which was dismissed on appeal last year. The Planning Inspector dismissed the appeal because a legal document to ensure the occupants of the flats cannot obtain residents' parking permits was not signed nor specific to this site. The latest application has not provided an acceptable version. The refusal is therefore based on lack of parking provision, because any proposed legal agreement could not prevent occupants having cars, but could lead to them parking on roads that don't have parking restrictions. There are also concerns for road safety with a large increase in pedestrian footfall straight onto the narrowest point in Burnhill Rd.

The proposed units are mostly quite cramped, as there is no minimum space requirement and natural light and ventilation is very poor. The Metropolitan Police has commented on the proposal with regard to safety and security of the building, making reference to the lack of compartmentalisation, large number of interconnecting corridors and stairs and inadequate entrance.

## **PROPOSAL TO CLOSE PARK ROAD AT ITS JUNCTION WITH SOUTHEND ROAD**

Bromley Council Highways Department have confirmed that there has been no further decision making on the proposal to close Park Road at its junction with Southend Rd. Some residents on surrounding roads had expressed concern that the closure would increase traffic on the surrounding roads. A report is due back from the Consultants instructed by the Council at some point - we will keep you updated.

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West Beckenham Residents' Association predominantly covers the Clock House, Kelsey & Eden Park and Penge & Cator wards of Beckenham. The annual subscription per household is £5 or £2 for the unwaged.

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