

July 2023  
Issue 3



Welcome to our latest newsletter. If you are reading a printed copy and wish to follow the underlined web links you will have to download the PDF from our website download page.

## Bromley Updates

### ULEZ News

The coalition of councils opposed to expansion of the ULEZ to outer London remains optimistic of success following the hearing of its legal challenge.

The case was argued on three grounds:



- Failure to follow statutory procedure - Schedule 23 Greater London Authority Act 1999
- Unlawful and unfair consultation regarding expected compliance rates in outer London
- Unlawfulness regarding scrappage scheme, including failing to consider a buffer zone, irrationality and inadequate consultation.

The case was heard in the High Court on Tuesday 4th and Wednesday 5th July.

A detailed write up of the hearing, with further links to related information, is in the BBC News Article [here](#).

Mr Justice Swift indicated that, given the ULEZ expansion start date is only eight weeks away, he would do his best to get a judgement done and delivered by the legal "end of term" of 31 July.

### New Civic Centre

The proposed purchase of Bromley Council's new Civic Centre headquarters has taken a major step forward with confirmation that the exchange of contracts had been completed.

The news follows the agreement in principle in December to purchase the modern purpose-built office accommodation at Churchill Court, currently the home of Direct Line Group. Further details [here](#).

## Bromley Updates

### Glassmill Pond Clearance

Work has been taking place to restore this pond's heritage and biodiversity. It has been carried out in a partnership of Bromley Town Parks and Gardens Friends group, Thames21, Environment Agency, Thames Water and Bromley council. A recent write up on the completed and proposed activities is at the Friends website [here](#). The site also contains links to other current environmental campaigns in Bromley.

### Biggin Hill Airport

A meeting of the Biggin Hill Airport Consultative Committee (BHACC) took place on 27<sup>th</sup> April. Among other matters, it was reported that: The Landing Hotel appears to be a success, creating 44 local jobs and bringing business to local suppliers; good progress is being made to re-vitalise the site of the West Camp Development with participation by English Heritage and London Borough of Bromley; the new approach to runway 3 may be operational in the foreseeable future benefitting residents of Crofton, Petts Wood and Keston.

### Croydon Road Recreation Ground Bandstand

Restoration works on the much loved and historic Croydon Road Recreation Ground Bandstand is getting underway. The £220k project includes refurbishing all areas of the bandstand, including its intricate ironwork and perimeter fencing, and will restore the original colour scheme of dark brown and buff. The plans also include landscaping improvements, a brick pathway of [personalised bricks](#), rainwater dispersal materials added to the roof, new bandstand signage, and upgraded lighting that can be used for performances.

*The link to personalised bricks lets you purchase one with your own message inscribed on it. Further information [here](#).*

## Voting Rules

Bromley council have asked Residents' associations to publicise the new rules for voting at polling stations by distributing this poster.

Further information can be found via the link on the poster, viz: [www.bromley.gov.uk/VoterID](http://www.bromley.gov.uk/VoterID)

They have also told us that, over the coming months, further changes are due to take place, including changes to postal and proxy voting. These details can be found at [www.bromley.gov.uk/ElectionsAct2022](http://www.bromley.gov.uk/ElectionsAct2022) and will be updated when details are confirmed.

The poster features the Bromley Council logo at the top left. The main title 'Be ready for Voter ID' is in large, bold, green letters. Below it, a message states: 'You now need identification to vote, but don't panic, there is still time to prepare so take action now!'. A box lists 'Check now that you have valid photo ID. There are lots of forms you can use for elections:' followed by a bulleted list: '• Passport', '• Driver's licence', '• Blue badge', '• 60+ Oyster Card', '• Freedom Pass', and '• And many more, as listed online'. To the right of this list is an icon of a person's head and shoulders. Below the list, a green banner says: 'If you do not have any accepted forms of ID, apply for an alternative now at [bromley.gov.uk/VoterID](http://bromley.gov.uk/VoterID)'. To the right of this banner is an illustration of a hand putting a ballot into a ballot box. At the bottom left is a QR code. At the bottom right, text says: 'Find the wider ID list and more about the new rules at [www.bromley.gov.uk/VoterID](http://www.bromley.gov.uk/VoterID)'. A small copyright notice at the very bottom reads: '2020 © London Borough of Bromley. A product of Strategic Performance and Corporate Communications Projects by Pivotal'.

## Planning

Thanks to our planning officer, Clive Lees, for the following information:

Over the last year or so we have continued to see many applications come forward, some of which have been controversial such as at 2 Warren Avenue. In this case 3 applications have been refused and the property has been recognised as an important 'non-designated heritage asset' reflecting the high regard in which the community holds this unique and prominent building.



We have also seen a large number of enforcement cases, where the Council investigates planning issues, especially at [79 Coniston Road](#). Also welcome is an enforcement case at The Chalet Kirkstone Way which has been a dump for well over 10 years. (Below: 10 years ago and present day)



## Planning

We have also seen enforcement action in connection with Permitted Development Rights and Planning Conditions and we detail these below

### Permitted development Rights

The interaction between [Permitted development rights](#) ("PDR"), Lawful Development Certificates ("LDC") and the constraints placed upon them by the Shortland Village Conservation Area can cause confusion. We hope the following will shed a little light.

PDR allow householders to improve and extend their homes without the need to apply for planning permission where that would be out of proportion with the impact of works carried out.

If you want to be certain that your proposal does not require planning permission (i.e. is covered by PDR), you can apply for an LDC.

It is not compulsory to have an LDC but there may be times, such as when selling one's home, when you need one to confirm that the use, operation or activity named in it is lawful for planning control purposes.

Importantly, properties within a Conservation Area ("CA") are designated so-called Article 3(2) Land which means that many permitted development rights are extinguished - see "Permitted development rights for householders - Technical Guidance" published by the Ministry of Housing, Communities and Local Government.

Where permitted development rights are extinguished as mentioned above, a Certificate of Lawfulness cannot be issued and a full planning application would be required. This application would be considered by the Council on its own merits, having regard to the context of the Conservation Area.

Cutting through all the technical stuff, what does all this mean? Essentially, if you are in a Conservation Area, don't do anything to your house without getting advice!

### 100 Ravensbourne Avenue

This property has provided a most striking example of how things can go wrong if you don't follow planning rules. Indeed there has not been such a remarkable case since the owner of Billingford was issued with [2 Enforcement Notices](#) more than 10 years ago.

In this case, the owner wanted to change the roof from hip to gable – a common enough extension allowed (very often) by PDR. However, No. 100 is in the Conservation Area and that is very significant – PDR for this sort of extension do not exist in a CA.



## Planning

### 100 Ravensbourne Avenue (Continued)

Construction of the extension commenced whilst the Council was considering the application and which it subsequently refused. An appeal was made with the Inspector noting that the extension was "substantially complete" at the time of his visit. The Inspector dismissed the Appeal which means that the extension does not have permission. It should be carefully noted that it is not illegal to build without permission and such structures are deemed 'unauthorised'

However, the Council opened an [enforcement case](#). Whilst some of this process is confidential and thus we can only speculate, a likely course of action is that the Council will seek to have the development reduced to a hipped extension. If modification (which will need planning permission) is not forthcoming the Council has the option of issuing an Enforcement Notice requiring the removal of the extension altogether. Failure to comply with such a Notice would be a criminal act. In our view, one way or another, the roof may have to be restored to its original profile.



### What are planning conditions?

Where an application is made to a local planning authority for planning permission, the authority may grant planning permission subject to conditions as it thinks fit. When used properly, conditions can enhance the quality and mitigate the adverse effects of the proposed new development. So, for example, permission might be granted subject to a condition that an acceptable soft landscaping scheme is implemented and maintained.

Very often, landscaping conditions are not fully complied with – especially the need to replace shrubs and trees that die and we see this often.

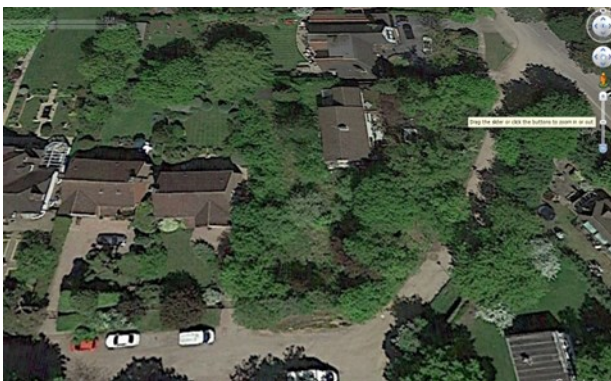
## Planning

### Example of planning Condition breach

At 61 The Avenue, a Condition required the replanting of any dead plants:

- 9) Aside from those specified to be removed, any trees, hedges and plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. No new tree or hedgerow planted in accordance with the above landscaping condition shall be pruned or cut in any manner within 5 years from the date of the occupation of the final dwelling to be occupied, other than in accordance with the approved plans and details, without the prior written approval of the local planning authority.

Around 80 plants have died, been removed and not replaced and as a result LBB [issued](#) a Planning Contravention Notice on 3<sup>rd</sup> May. We wait to see what impact this will have.



Above: before and after showing the drastic loss of greenery.

## Planning

### Other Planning Updates

**14 Highland Road:** The construction of 2 x 4 bedroom dwellings, with associated parking, in the rear garden has been refused. Details [here](#).

However a new application has been submitted to clear undergrowth in preparation for a topographical survey indicating the likelihood that another application will follow.

**87 Beckenham Lane:** Following unauthorised damage to the shopfront at the locally listed 87 Beckenham Lane and subsequent enforcement action, an application to make good the damage has been submitted. We have submitted comments. See [here](#).

**48 Beckenham Lane:** Certificate of Lawful development for roof extension withdrawn but full application made instead. See [here](#).

**Romany Ridge and 15 Hillbrow Road:** We have lodged an objection to the latest application for demolition of existing dwellings at Romany Ridge and 15 Hillbrow Road and erection of part two/three storey building comprising 5 two bedroom and 1 one bedroom flats (6 in total) with terrace/balconies associated parking, amenity space, secure bin and cycle storage. See [here](#).

**2 Bromley Avenue:** We have issued our objection to the application submitted on the back of the appeal, which doesn't appear to meet conditions and has a number of information gaps. Details [here](#).

**76A The Avenue:** Demolition of the existing dwellings (No.76A and 76B The Avenue), erection of a five storey building to provide 18 flats (comprising 10 - one bed and 8 - two bed), provision of 18 parking spaces with cycle and bin storage and hard and soft landscaping. The application was refused initially but the decision was appealed and the appeal succeeded. See [here](#).

Images and photographs of the above applications are contained in the presentation made by our planning officer at the July RVR members' meeting. You can view it [here](#).

## Environment

### Street Friends (formerly Tree Friends)

Our street friends gathered for their most recent tidy up on Wednesday 5th July

A lot was achieved and we beat the rain! We were a group of 15 and there was a massive amount of overhang clearing and litter picking carried out. Our high-vis jackets (and our work!) drew attention to Jacqueline from Ravensmead Road and Sharon from Ravensbourne Avenue who would like to join us, we look forward to welcoming you both!

It was suggested that we try a Saturday afternoon for our next session so the next date will be **Saturday 19<sup>th</sup> August 2.00 pm**, as usual starting at Ravensbourne station. As ever please bring ideas for work we can do.



Clearing pavement-blocking growth in the unmade section of Ravensbourne Avenue

Sadly, in spite of us clearing all the litter on the 5th, one of our Street Friends, Olivia, reported "On the day after our litter picking in Ravensbourne Avenue, on my walk from the park to the bus stop, I counted 36 pieces of litter" 😞 😞

### Encouraging thoughts from a Duke of Edinburgh's Award Scheme volunteer

My name is Lucy. I am 16 and have just finished my GCSEs. I live in Shortlands, Bromley, and for the last 6 months I have been picking up litter for an hour a week for my Duke of Edinburgh Silver award. The litter picking has been for the volunteering element of the award. The other weekly elements are something physical and building on a skill. A few weeks ago I travelled to Snowdonia with school for the expedition which was an incredible experience.

To arrange the volunteering section, I got into contact with the RVR and they introduced me to Monica who co-ordinates 'Street Friends'. She was kind enough to agree to be my assessor and talked me through the steps of litter picking. At first, I was very nervous, but she put me at ease, gave me all the equipment I needed, and has kept in touch with me throughout the process. We've even been on a few litter picking excursions together. I kept a log of my trips with photographic evidence to help her in signing me off.

The actual act of litter picking itself surprised me in how easy, flexible and fulfilling it was. I either listened to music / a pod-cast, smiled at as many people as I could and collected as much litter as I was able. It was very satisfying, as I was able to clearly see my efforts reflected back at me when I walked past a street I had already completed. There was always more litter, yes, but every piece I picked up, was one less plastic bag or cigarette damaging our world.

I have, dare I say it, enjoyed litter picking these past few months and I would highly encourage anyone who reads this to join in. It is so easy, go with a friend or some music or with just your thoughts, and together let's clear up our streets.

## Beckenham Place Park (BPP)

### BPP Junior Park Run

Every Sunday morning since January 2022, come rain or shine, BPP plays host to a junior parkrun event – and it's growing in popularity... often now hitting 65 participants.



For the uninitiated, junior parkrun (2km distance) is the younger sibling of parkrun (5km distance) – a free, weekly timed run taking place each weekend in parks across the UK and in a growing number of countries abroad. There are now 393 junior parkruns in the UK – and like clockwork each Sunday at 9am boys and girls aged 4-14 turn up and run 2km together at whatever pace they choose. At the time of writing over 470,000 young people have taken part in at least one of these events – and many come back week after week.

Our own local event on the grass in front of the Mansion House was set up by a small dedicated group of enthusiasts, and is run by 5 Run Directors who are responsible for the smooth running as well as safety of the event. Cheering our runners on is key to the job description, be they the enthusiastic athlete pushing for a personal best time, or the youngster happy to get round on two feet – running, walking, and for the less confident maybe holding Mum or Dad's hand when needed. In the 17 months since the launch, at the time of writing, BPP has hosted 69 Sunday morning runs, and 646 individual children have taken part, supported by 205 individual volunteers.

The event is run entirely by volunteers (it takes around 15 each week to put on the event safely) – marshalling the course, timekeeping, and managing the clever system of finish tokens and barcodes that gives each participant their unique time and overall track record each week. The online record allows participants to see their progress and collect parkruns like trophies – with wristbands awarded for completion of the equivalent distance of a half marathon (11 junior parkruns), a marathon (21 junior parkruns), an ultra marathon (50), and (just because it's a round number) 100 junior parkruns. A motivating keepsake to recognise big achievements for young runners. And for the runners and volunteers that have been there week in, week out, through the dark cold Sunday mornings of winter, these warm summer mornings of summer feel well earned and are certainly enjoyed.

The team at BPP junior parkrun welcome anyone in the Ravensbourne valley community who'd like to get involved by joining our runners (age 14 or under – adults are welcome to run with their child) or being part of our team of volunteers (all ages welcome – no minimum commitment required and typically all it needs is 45 minutes...) putting on this fantastic free event for local children and enjoying the companionship of being part of a team each week making something really worthwhile happen. All details can be found at <https://www.parkrun.org.uk/beckenhamplace-juniors/> or if you'd like to find out more drop the team an email at [beckenhamplacejuniors@parkrun.com](mailto:beckenhamplacejuniors@parkrun.com)

### Regular Events

Events and activities taking place in the Mansion can be viewed [here](#).

Events and activities taking place in the park, including 5Km parkrun, can be viewed [here](#).

## Beckenham Place Park (BPP) Continued

### Scheduled Music Events, 2023

This year's music festivals are confirmed as - Hospitality in the Woods on Saturday 19th and Cloud X on Sunday 20th August.

Hospitality in the Woods: [www.hospitalityinthewoods.com/locality](http://www.hospitalityinthewoods.com/locality)

Cloud X: [www.cloudxfestival.com](http://www.cloudxfestival.com)

The new Production partners ([www.slamminevents.com](http://www.slamminevents.com)) held a public meeting via ZOOM on July 5th. A copy of the presentation they delivered can be downloaded [here](#). It includes a number of commitments based on residents' feedback and details of monitoring and accountability. If you would like to be added to the mailing list for updates about these events please send a request by email to [jools@slamminevents.com](mailto:jools@slamminevents.com)

### The Ravensbourne River

The Ravensbourne normally looks harmless, inviting children to paddle and dogs to play, but it can become dangerous and cause serious flooding during times of heavy rain or storms. This is exacerbated by dense building development along its course which cover what were once natural flood plains. Flood control practices include conduiting and concrete channels but following the floods of 1965, 1968 and 2013 practices are changing to allow the river to return to its natural bed.

The Ravensbourne Valley was formed by the 11 mile long river which rises at Caesar's Well, Keston (4 miles south of Bromley ) and then flows through Bromley, Lewisham and Greenwich joining the Thames at Deptford where its ½ mile muddy tidal reach is known as Deptford Creek.

The river is said to owe it's name to Caesar who, wishing his legions to camp in the area but finding no water source, gave orders to watch the landings of a raven seen frequently alighting nearby. As hoped, the bird often stopped to quench its thirst at a small spring in the woodland. The spring offered the water supply the troops needed and was given the name "Raven's Brook or Bourne". More modern conjecture however states that the river was originally named the Rendesburne, derived from the Old English 'rand' and burna' meaning boundary stream. The Ravensbourne forms the boundary between several sets of parishes along its course.



The nearby new lake in Beckenham Place Park has no direct connection to the river as it is filled by groundwater from rainfall and water from a borehole. It is unlikely that water from the lake will make its way to the Ravensbourne although there used to be a drain allowing overflow to pass under the railway, through the Common and into the river. What will happen in the next extreme weather conditions is unclear.

The previous ornamental lake in the park dried up during the 20th Century through a combination of poor imperviousness of the clay lining, lack of maintenance and diversion of the water source which was via the now 'extinct' Foxgrove moated farm.

## Transport

### Station Rd zebra crossing

Following the RVR Roads Group meeting on 9th May, an email was received from Councillor Felicity Bainbridge advising that LBB's Traffic Dept had received 6 comments as part of the public consultation, none of which were deemed to be "deal breakers" so the green light had been provided to the scheme. Implementation was expected by the end of June.

However, at the RVR July members' meeting Councillor Aisha Cuthbert advised that a delay had occurred to permit some additional stakeholder concerns to be reviewed, which may delay implementation to Oct/Nov.

## Crime Update

### Comments and advice from Shortlands and Park Langley Ward Community Police Officer Adam Charles

Very sad to see that someone could be cruel enough to steal an elderly person's mobility scooter. Sadly, like many other vehicles, it seems they may only be safe when kept securely locked indoors. We've seen a spate of thefts of vehicles and also seen a case of damaged security gates in an unsuccessful attempt to steal a vehicle.

We've also seen a burglary and two attempted burglaries. Pleasing to see no thefts of tools from vehicles and that there were quite a few days during the period of this report when no crime occurred.

Remain vigilant and hopefully that will keep the criminals away and we can maintain our position as one of London's safest council Wards.

### Crime Survey for England and Wales

The Office for National Statistics (ONS) is the UK's recognised national statistics institute ([www.ons.gov.uk](http://www.ons.gov.uk)). It conducts the Crime Survey for England and Wales (CSEW) that produces widely used statistics on levels of crime, including those not reported to the police ([www.crimesurvey.co.uk](http://www.crimesurvey.co.uk)).

ONS is seeking volunteers aged 16 or over who experienced any crime(s) in the last 12 months to explore how it may improve the survey and would like to know about your experience, regardless of whether you reported it to the police. Your feedback is invaluable, exploring how effectively the survey collects data is essential to producing high quality statistics. **ONS will give you a £50 voucher as a thank you for your time.**

Research will involve taking part in an interview of around 60 minutes with an ONS researcher at a convenient time for you, in person in a location local to you or by video call. During the session, you will be asked about your experience(s) of crime in the last 12 months. You do not have to discuss any details you are not comfortable disclosing. The interview will be recorded, with your permission, and a second researcher will be present to assist with note-taking if you are comfortable with this. The interviewing period will be from mid-July until the end of August.

If you are interested in taking part, email [TakePart@ons.gov.uk](mailto:TakePart@ons.gov.uk). ONS wants to interview people with a range of experiences, so will ask you to fill in a short questionnaire. ONS will contact you again to let you know if you are eligible and arrange an interview if you are. If ONS is not able to offer you an interview for this current research, it may ask your permission to keep your contact details to invite you to similar research in the future. **If you have any further questions about this research, please contact the survey enquiry line on 0800 085 7376.**

Confidentiality rules will be explained if you make contact by one of the means above.

## RVR Subscriptions

Subscriptions will be collected during delivery of the annual roundup newsletter in the summer, or you will be reminded to complete your Standing Order mandate if you have offered to do so but have not yet followed through.

## Meeting Dates

Forthcoming members' meetings are as follows:-

Thursday 7th September, 2023;

Thursday 2nd November, 2023;

Thursday 4th January, 2024.

The meetings will be held at 8pm at Bromley Court Hotel in the William Pitt room.

## Society Officers and Road Representatives

There have been a number of changes recently. Please note the contact details below. The most up-to-date list can always be viewed on our website [here](#).

### Officers

Chairman	Pete Saunders	chair.rvr@outlook.com
Vice Chairman	Beatrice Osborn	vicechairman.rvr@outlook.com
Secretary	Jacqueline St Quinton	secretary.rvr@outlook.com
Treasurer	Dave Wiltshire	treasurer.rvr@outlook.com
Planning Officer	Clive Lees	planning.rvr@outlook.com
Membership Secretary	Linda Müller	membership.secretary.rvr@outlook.com
Newsletter Editor	Euan McMaster	editor.rvr@outlook.com
Roads and Traffic	Andrew Lancaster	roadsandtransport.rvr@outlook.com
Street Friends	Monica Wiltshire	trees.rvr@outlook.com
BPP Rep	Liz Logan	bpp.rvr@outlook.com
Webmaster	Alastair Holmes	webmaster.rvr@outlook.com
Hon. Legal Advisor	Richard Thomas	contact - chair.rvr@outlook.com
Auditor	Alan Williams	contact - treasurer.rvr@outlook.com
LBBR Delegate	Vacant	contact - chair.rvr@outlook.com

### Road Representatives

Bracken Hill Lane and Close / Highland Road	Linda Müller
Bromley Ave / Grasmere Rd	Jane Willcocks
Calmont & Ashgrove Roads / Belgravia Gardens	Rita Smith
Coniston Road / Ullswater Close	Sandra West *
Downs Hill / Crab Hill	Emma Fagg
Elstree Hill / Erin Close / Hillbrow Road	Mick Pinson
Farnaby Road (1-81)	Jaki Moody
Farnaby Road (82-194)	Cathy Davies
Madeira Avenue (Evens)	Judy Adcock
Madeira Avenue (Odds)	Anne Lancaster
Oaklands Road / Spencer Road / Hawkshead Close /	
Lullington Garth	David Page
Ravensbourne Ave. (Evens)	Monica Wiltshire
Ravensbourne Ave. (Odds)	David MacKenzie
Ravensmead Road	Peter Saunders
Warren Avenue	Clive Lees

If you wish to contact your representative please email the RVR Secretary or write to:

RVR Secretary  
35 Downs Hill  
Beckenham  
BR3 5ET

\* **Sandra West wishes to retire as Coniston Road Rep.**  
**Volunteers to take over please contact the Membership Secretary**