



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Mrs Taylor
London borough of Lewisham
4th floor Laurence House
Catford
London
SE6 4RU

Direct Line: 020 8314 7400
Fax: 020 8314 3127
Email: Planning@lewisham.gov.uk
Date: 20 December 2017
Property Ref: LE/250/D/TP
Our Ref: DC/16/099043

Dear Mrs Taylor,

LISTED BUILDING CONSENT
Planning (Listed Buildings & Conservation Areas) Act 1990

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, grants listed building consent for the execution of works referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of listed building consent does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 22 November 2016

Application No: **DC/16/099043**

Development: Listed Building Consent for the proposed rebuilding and conversion of the stable block at Beckenham Place Park, Beckenham Hill Road, BR3 to provide a cafe and education centre together with alterations to and refurbishment of Southend Lodge and the Gatehouse. (Linked planning application ref. DC/16/099042).

C O N D I T I O N S

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

DEM-100 Existing Stable Block, EX-100 Existing Stable Block, EX-200 Existing Stable Block Elevation, PL-105, PI-106, PL-107, PL-108, PL-109, PL-150, PL-151, PL-152, PL-155, PL-156, PL-157, PL-160, PL-200, PL-201, PL-300, REP-100, REP-100, REP-200, REP-250, REP-251, REP-252; EX-151; EX-251; EX-252; EX-250 (Southend Lodge elevations as existing); EX-250 (Gatehouse and Southend Lodge elevations as existing); Cleveland -01; Cleveland -02; LD_PLN_301A; LD_PLN_304A; LD_PLN_305A; LD_PLN_215A; LD_PLN_216A; LD_PLN_217A; LD_PLN_218A; LD_PLN_219A; LD_PLN_220A; LD_PLN_221A; LD_PLN_210A; LD_PLN_211A; LD_PLN_212A; LD_PLN_000A; LD_PLN_001; LD_PLN_002A; LD_PLN_402A; LD_PLN_403A; LD_PLN_407A; LD_PLN_408A; LD_SEC_500A; LD_SEC_501A; PL-100 Rev F; PL-105 Rev C; REP-252; PL-251; PL-250; PL-108 Rev P1 (received 15th May 2017); (90)LD 103; (90)LD 104; (90)LD 105; PL-200 Rev D (received 11th July 2017); (90) LD 101 R01; (90) LD 102; (90) LD 107; 6429_LD_PLN_302 (received 31st August 2017).

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. During the carrying out of the works to the listed buildings hereby approved, if hidden historic features are revealed, works shall be halted in the relevant area of the building and the Local Planning Authority shall be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

Reason: To ensure that the works are carried out sensitively in the interest of the special character of the area and/or building, in accordance with policy CS16 Conservation areas, heritage assets and the historic environment of the Core Strategy 2011 and policies DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens and DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets.

4. Prior to the commencement of the development hereby approved, details of the following construction materials to be used on the listed buildings shall be submitted to and approved in writing by the Local Planning Authority:
 - a sample of the type of roofing material proposed;
 - treatment of gables and cappings;
 - treatment of verges and barge boards and so forth;
 - leadwork details (in accordance with LDA good practice) to both the stables and gatehouses;
 - the means of ventilating the roof;
 - flues, vents or other pipework piercing the roof (and decorative finish);
 - treatment of external vestibules;

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the area and/or building, in accordance with policy CS16 Conservation areas, heritage assets and the historic environment of the Core Strategy 2011 and policies DM Policy 36 New development, changes of use and alterations

affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens and DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets.

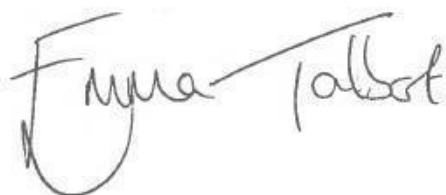
5. Prior to the commencement of the development hereby approved, full details, including samples and method statements, of the materials to be used externally and internally including repairs to the surfaces of the buildings, shall be submitted to and approved by the Local Planning Authority, in writing.

For all new facing brickwork, sample panel(s) and sample areas of repair shall be provided on site to show the proposed types, sizes, colour and texture face-bond of the proposed bricks and the pointing, mortar mix, joint thickness and finish profile. The approved sample panel(s) shall be retained on site until the work is completed and the Condition is discharged.

The works shall be carried out in accordance with the approved details and retained and maintained thereafter.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the area and/or building, in accordance with policy CS16 Conservation areas, heritage assets and the historic environment of the Core Strategy 2011 and policies DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens and DM Policy 38 Demolition or substantial harm to designated and non-designated heritage assets.

Yours sincerely

A handwritten signature in black ink that reads "Emma Talbot". The signature is written in a cursive style with a large initial 'E' and a long horizontal stroke extending to the right.

Emma Talbot
Head of Planning

Statement of Applicant's Rights arising from Grant of Listed Building Consent subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse listed building consent for the proposed works subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government in accordance with sections 20 and 21 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- If listed building consent is granted subject to conditions, whether by the London Borough of Lewisham or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, the owner may serve on the London Borough of Lewisham a purchase notice requiring the Council to purchase the owner's interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to the Planning Inspectorate. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings & Conservation Areas) Act 1990.