



Planning Service
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Direct Line: 020 8314 7400

Email: Planning@lewisham.gov.uk

Date: 28 January 2019

Property Ref: LE/250/D/TP

Our Ref: DC/18/105937

Mr Haseltine

Thomas Ford and Partners
177 Kirkdale
London
SE26 4QH

Dear Mr Haseltine,

**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: 20 February 2018

Application No: **DC/18/105937**

Development: Listed Building Consent for external refurbishment, repair and reinstatement works to the 3no. terrace of cottages on the north side of the courtyard at The Homestead, Beckenham Place Park, BR3 including external repairs to the fabric of the building, reroofing and replacement of windows and doors.

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 three 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:

DET-200 P1; DET-201 P1; DET-202 P1; DET-206 P1; EX-050 P1; EX-180 P1; EX-250 P1; EX-350 P1; GA-181 P2; GA-250 P2; GA-400 P1; REF-51 P1; Schedule of External Repairs For Cottages (Thomas Ford & Partners, August 2017); Historical statement (Thomas Ford & Partners, January 2018); Structural Assessment Report of Stable Yard Cottages (The Morton Partners, August 2017); Structural Assessment Report of Boundary Walls (Thomas Ford & Partners, July 2016) received 20th February 2018.

Colour and Finishes Schedule (Thomas Ford & Partners, January 2019); Workmanship and Materials (Thomas Ford & Partners, January 2018) received 10th January 2019.

GA-180 Rev P4; GA-350 Rev P2; GA-180 Rev P2; Design & Access Statement (Thomas Ford & Partners, January 2019) received 25th January 2019.

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. Any architectural features within the Listed Building that are revealed during the course of works shall be notified to the Council and retained in situ pending the Council's agreement in writing to the treatment and conservation of the items in question.

Reason: To ensure that premature demolition does not take place and that the proposed development does not detract from the special character of the listed building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and 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 of the Development Management Local Plan (November 2014).

I N F O R M A T I V E S

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

Yours sincerely



Vivian Evans
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.