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Mr Kirk
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Direct Line: 020 8314 7400

Email: Planning@lewisham.gov.uk
Date: 21 September 2018
Property Ref: LE/250/D/TP
Our Ref: DC/18/108813

Dear Mr Mehron Kirk,

**NOTICE OF DECISION TO ACCEPT AMENDMENT(S) AS NON MATERIAL
FOLLOWING A GRANT OF PLANNING PERMISSION
S. 96A of the Town and Country Planning Act 1990 (as amended)**

The London Borough of Lewisham hereby accepts that the amendment(s) described in the schedule below is (are) non material.

SCHEDULE

Application Valid Date: 21 August 2018

Application No: **DC/18/108813**

Development: An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material amendment in connection with planning permission DC/16/099042 (as modified by DC/17/105082) dated 14 February 2018 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting" in order to allow the following amendments:

1. Changes in lake design - additional 1m of depth, change in shore construction, to improve ecological and amenity quality of lake;
2. Amendments to planting and furniture within open space adjacent to the Homestead building and proposed café;
3. Raising of level of parking area by up to 0.5m, with associated additional mound screening between the road into the park and the parking area, and additional cutting and spreading of earth to the periphery of the car park as required to facilitate the rise in the level

- of the car park, for drainage and tree protection reasons;
4. Change in location of the southern-most vehicular access point into the car park, for tree protection reasons;
 5. Change in location of cycle parking location and reduction in number of covered spaces from 26 to 8;
 6. The construction of a longer, shallower ramp for wheelchair users between the toilet block and the Homestead and cafe and associated garden areas, for accessibility reasons;
 7. Amendment of fence location near Southend lodge for internal access to the leafyard/park maintenance hub;
 8. Slight location and level changes to paths to be constructed, to work better with contours and for tree protection reasons;
 9. New connecting footpath to the north of the mansion;
 10. Diversification of planting species in selected areas, for biodiversity/seasonal plant growth reasons;
 11. Change at Braeside gate entrance from a gate to timber bollards;
 12. Slight changes in contours to the south of the lake for safety and drainage purposes;
 13. Amendment to the proportions of wall-to-gate within the structure opposite the main entrance to the parking area;
 14. Amend the location of the coach parking bay, and introduce additional soft landscaping in the location of the previously-approved coach parking bay;
 15. Amend the location of the proposed vehicular traffic bollards within the existing road leading to the mansion; and
 16. Inclusion of traffic direction signage at the intersection of the entrance to the proposed car park with the existing road into the park leading to the mansion.

C O N D I T I O N S

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

Inserted by Non-Material Amendment application DC/18/108813:

'Cycle Parking in Beckenham Place Park' (Justification Statement), received 16.04.18;
Drawings numbered BP(90)LP 101, 103-105, 109, 115 and BP(90)LP 006, annotated to illustrate proposed changes, received 23.07.18;

BP(90)LS 101 and 102, received 23.07.18;

'Explanation of Amendments to Plans' document dated 19.07.18, received 23.07.18;

'Beckenham Place Park - Mounded Garden' document, received 23.07.18;

BP(90)LP 102 Rev A, BP(90)LP 106 and BP(90) SK180712, received 17.08.18;

'Cycle Parking in Beckenham Place Park' (Travel Plan commitment for review mechanism), received 20.08.18.

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.

16. (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. This must include review mechanisms for cycle parking demand. Additionally, it shall include a programme to monitor the impact of increased (non-event day) visitor numbers on parking stress and congestion in the area around the Park and provide for the introduction of additional measures to mitigate impacts on parking and traffic caused.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

25. Prior to the first occupation of the refurbished Stable Block, a Parking Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall outline the measures that will be employed to discourage informal car parking within the site, particularly along the vehicular access road, and on those roads immediately surrounding the site. The Parking Management Plan must include the specific location, design, materials and wording of the indicated sign at the entrance to the approved car park labelled 'New sign post for restricted access' on the plan BP(90) LP102 hereby approved, to be approved by the Local Planning Authority.

Reason: To ensure that parking is managed and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (2016).

27. The bollards restricting access to the Mansion shown on drawing no. BP(90) LP 102

Rev A hereby approved shall be provided and retained permanently to ensure that vehicular access to the Mansion is limited to park operational and emergency vehicles only, and coach traffic to allow turning. No parking is permitted within the Mansion access, entrance and drop off area indicated on drawing no. LD PLN 407 Rev A.

Reason: To ensure that vehicular access is managed and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (2016).

INFORMATIVES

- 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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.
- B. The applicant is advised that this permission forms part of the original permission **DC/16/099042 (as modified by DC/17/105082)** and all other conditions attached to that permission are still applicable to the amended scheme. Furthermore for the avoidance of doubt the following plans and documents attached to the original permission are still relevant:

Still relevant by application DC/16/099042:

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).

Inserted by Minor Material Amendment application DC/17/105082:

Mounded Garden Planning Application Documents; BP(90)LP 013; BP(90)LP 014; BP(90)LS 001; received 22 December 2017;
Drawing No. BP(90)LP 108, received 8 February 2018;
Drawing No. BP(90)LD 208, received 9 February 2018.

REASON FOR GRANT

The proposed amendments are non material and therefore approved under s96a of the Town and Country Planning Act 1990 (as amended).

Yours sincerely

Vivian EVANS

Vivian Evans
Head of Planning