

**Time Limit Expires:** 11 March 2020  
**Application No:** DC/20/115294  
**Delegated / Committee**

**Fast / Normal:**  
**Ward:** Bell  
**Fee Paid:** £0.00

---

**Location:** SOUTHEND LODGE, BECKENHAM HILL ROAD, BROMLEY, BR3 1SY

**Application Dated:** 15 January 2020

**Agent (if any):** Mr Haseltine Thomas Ford and Partners

**Applicant:** Mr Plaskitt Lewisham Council

**Proposal:** Listed Building Consent for the removal of an external door on the south-eastern elevation and external repairs at Southend Lodge, Beckenham Hill Road, BR3, together with internal alterations.

**Plan Nos:** EX-01; EX-02; EX-10; EX-11; EX-15; PL-01; PL-02; Cover Letter –Job No/330407/NH; Design and Access Statement – 330407//15/NH; Historical Statement – 33407//15/NH (received 15th January 2020); DET-14 Rev C2 (received 13th February 2020)

**Background Papers:** (1) LE/250/D/TP  
(2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)

**DMLP/CI Information:** PTAL 2  
Metropolitan Open Land  
Area of Archaeological Priority  
Not in a Conservation Area

B Road

**Earliest Decision:** 19/02/2020

## **OBSERVATIONS** .

### **Property/ Site Description** .

The application relates to Southend Lodge which is a Grade II Listed Building. Southend Lodge is one of a pair of Lodges at the northern end of Beckenham Place Park at its gate on Beckenham Hill Road. It dates to the late 18<sup>th</sup> Century and along with its single storey pair on the other side of the road is listed as North Lodges of Beckenham Place.

The mansion at Beckenham Place was constructed around 1760 -1770 by the Cator Family and is Grade II listed. Other listed buildings within the park include the Stable Block and Homestead.

The lodge has developed over time with a post-war ground floor extension to the eastern side with a flat roof. The addition of the ground floor extension appears to have resulted in some alteration to the fabric and plan form internally, specifically the creation of a new door opening at foot of the stairs into the extension and blocking of an original doorway from the stairs to the rear room.

The building's significance lies in its association with the mansion and parkland and its architectural and group value with the single storey lodge the other side of the road.

### **Relevant Planning History**

No relevant planning history.

### **Present Application**

The present application is for Listed Building Consent for the removal of an external door on the south-eastern elevation and external repairs at Southend Lodge, Beckenham Hill Road, BR3, together with internal alterations.

The internal alterations in the extension include the removal of the internal walls and the area would be reconfigured to provide male and female toilets and changing facilities, a unisex shower and corridor access to the existing staircase. Within the historic part of the lodge, the alterations relate to the provision of a kitchen to the middle room and removal of a wall section below the staircase.

### **Consultation**

As part of the consultation process, one neighbouring address, Ward Councillors, and Historic England were consulted. Comments were received from Historic England, these comments will be detailed below.

A public notice was displayed and press advert was published.

Conservation were consulted in regards to this application and their comments will be incorporated in the planning considerations section below.

### **Historic England**

The comments received from Historic England stated that they do not consider it necessary to comment on this application.

### **Policy Context**

#### **Introduction**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38(6) of the Planning Compulsory Purchase Act 2004 makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), DMLP (adopted in November 2014) and policies in the London Plan (March 2015). The NPPF does not change

the legal status of the development plan.

Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.

#### National Planning Policy Framework (NPPF)

The revised NPPF was published on 19<sup>th</sup> February 2019 and is a material consideration in the determination of planning applications. It contains at paragraph 11, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on its implementation. In summary, this states in paragraph 213, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF and in regard to existing local policies, that '...due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

Officers have reviewed the Core Strategy and Development Management Local Plan for consistency with the NPPF and consider there are no issues of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraph 213 of the NPPF.

#### London Plan

In March 2016 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 7.4 Local character

Policy 7.8 Heritage assets and archaeology

#### Draft London Plan

The Mayor of London published a draft London Plan on 29 November 2017. The Examination in Public was held between 15<sup>th</sup> January and 22<sup>nd</sup> May 2019. The Inspector's report and recommendations were published on 8 October 2019. The Mayor issued to the Secretary of State the Intend to Publish London Plan on 9<sup>th</sup> December 2019. This document now has some weight as a material consideration when determining planning applications.

Policy HC1 Heritage Conservation and growth

#### Core Strategy

The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

#### Development Management Local Plan

The Development Management Local Plan (DMLP) was adopted on 26 November 2014. The following policies are considered to be relevant to this application:

DM Policy 30 Urban design and local character

DM Policy 31 Alterations and extensions to existing buildings including residential extensions

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

## **Planning Considerations**

The main planning considerations for the proposal are the impact of the proposal on the design, appearance, historic fabric and historic interest of the Listed Building.

### **Design and Impact on Listed Building**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset's conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.

LPP 7.4 and 7.8, DLPP HC1, CSP 15 and 16, DMLP 30, 31 and 36 reflect this and are relevant.

The internal alterations and associated infilling of the door on the south-eastern elevation are largely associated with the single storey extension furthest from the road, which dates to the c.1960s. This area does not contribute to the buildings significance, the proposed alterations are not considered to have an unacceptable impact the listed building.

The removal of the partition under the stairs to create more space for furniture and a wider route through to the front room for those workers using the space will result in the loss of small portion of historic fabric. The age of this is not clear, the soffit under the stairs appears to have been re-plastered and the partition may have also been re-plastered. The fabric itself is of low significance being in an area of lesser importance and without any significant features, its removal will not result in the loss of the appreciation of the original plan form of the building. The loss of the partition is considered to be justified as the refurbishment will enable the building to be retained in an eminently suitable and viable use.

A plank panelled portion above the existing door to the understairs cupboard will be retained as part of the bulkhead under the stairs, which will preserve fabric of some visual interest.

The eastern elevation of the building currently incorporates flues and vents, no amendments are shown to these. The architect suggested on the site visit that any new flues/vents that could be required as a result of the proposed works has not been resolved during the current application. An informative will be added to the permission advising that Listed Building Consent will be required for any new pipes, soil-stacks, flues, vents or ductwork that would be fixed to the external faces of the building.

## **Conclusion**

The proposed is not considered to adversely affect the character, appearance and historic fabric of the Grade II listed building as such the proposed development is considered to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, LPP 7.4 and 7.8, DLPP HC1, CSP 16 and 16 and DMLP 30, 31 and 36.

**RECOMMENDATION: Grant Listed Building Consent** subject to the following conditions:

### Conditions

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:

EX-01; EX-02; EX-10; EX-11; EX-15; PL-01; PL-02 received 15th January 2020;  
DET-14 Rev C2 received 13th February 2020

**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. All new external and internal works and finishes and works of making good to the retained fabric shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 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 discussions took place which resulted in further information being submitted.
- B. You are advised that Listed Building Consent will be required for any new pipes, soil-stacks, flues, vents or ductwork that would be fixed to the external faces of the building.