



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Mr Haseltine
Thomas Ford and Partners
177 Kirkdale
London
SE26 4QH

Direct Line: 020 8314 7400

Email: Planning@lewisham.gov.uk

Date: 27 February 2020

Property Ref: LE/250/D/TP

Our Ref: DC/20/115294

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: 15 January 2020

Application No: **DC/20/115294**

Development: 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.

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:

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.

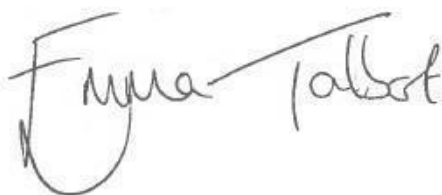
3. All new external and internal works and finishes and works of making good to the retained fabric shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

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.

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.
- 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.

Yours sincerely



Emma Talbot
Director 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.