



Planning Service  
Laurence House  
1 Catford Road  
London SE6 4RU

Mr Haseltine  
HP Architects Ltd  
7 halifax street  
London  
SE26 6JA

Direct Line: 020 8314 7400

Email: [Planning@lewisham.gov.uk](mailto:Planning@lewisham.gov.uk)

Date: 28 April 2021

Property Ref: LE/250/D/TP

Our Ref: DC/21/120492

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: 18 February 2021

Application No: **DC/21/120492**

Development: Listed Building Consent for the installation of external lighting cables spanning across the courtyard with anchor points affixed to the front elevation of the stable block and courtyard walls at The Homesteads, Beckenham Place Park, BR3.

## 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:

1312-EX-01; 1312-EX-02 BLOCK PLAN; 1312-EX-02 LOCATION PLAN; 1312-EX-10; 1312-EX-11; 1312-PL-10; 1312-PL-11; Design and Access Statement (Feb 2021); Heritage Statement (Feb 2021)

**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.

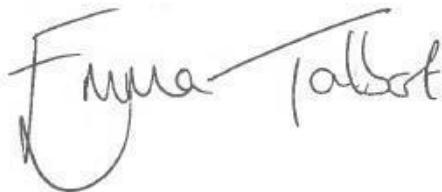
3. The lighting cables hereby permitted must be removed before 1st November, and must not be reinstated until after 30th April, unless with the express written consent of the Local Planning Authority.

**Reason:** In order that the less than substantial harmful impacts identified to the setting of the listed building be limited only to the period when the lighting is required to facilitate social and cultural events, and to ensure compliance with Paragraphs 193-196 of the National Planning Policy Framework (2019), Policy HC1 Heritage conservation and growth of the London Plan (2021); Policy 16 Conservation areas, heritage assets and the historic environment of the Lewisham Core Strategy (2011); and Policy 36 Listed Buildings, Conservation Areas and other designated heritage assets of the Development Management Local Plan (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



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](mailto: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.