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Email: [Planning@lewisham.gov.uk](mailto:Planning@lewisham.gov.uk)  
Date: 10 October 2023  
Property Ref: PP-12363343  
Our Ref: DC/23/132742

Mr Pierson  
PD Planning UK Ltd  
21 Eskdale Gardens  
Purley  
CR8 1ET

Dear Mr Pierson,

**PERMISSION FOR DEVELOPMENT  
Town and Country Planning Act 1990 (as amended)**

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, permits the development 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 planning permission 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 August 2023

Application No: **DC/23/132742**

Development: Application submitted under Section 73 of the Town & Country Planning Act 1990 (as amended) for a minor-material amendment to planning permission DC/21/121258 dated 22 June 2021 for the variation of Condition (2) Approved Plans & Condition (7) Use of Flat Roof at Unit 7 & 8, at the rear of 51 Beacon Road SE13 to allow:- Part of the flat roof of the approved rear extension to be used as a balcony/terrace, to include the installation of patio doors and an obscure glazed screening/balustrade.

## CONDITIONS

### 1. TIME LIMIT

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date 22/06/2021 on which the original permission (DC/21/121258) was granted.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990.

### 2. APPROVED PLANS

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

**Approved Plans: DC/21/121258**

51BR\_PA/EX 002; 51BR\_PA/EX 003; 51BR\_PA/EX 004; 51BR\_PA/EX 005; 51BR\_PA/EX 006; 51BR\_PA/EX 007; Location plan (Received on 12 April 2021);

51BR\_PA/PR 006 REV.A; 51BR\_PA/PR 007 REV.A; 51BR\_PA/PR 008 REV.A; 51BR\_PA/PR 009; Title plan (SGL449643); (Received on 7 June 2021);

**Approved S73 Details: DC/23/132742**

51BR\_PA/EX 001\_Rev.C; 51BR\_PA/PR 002\_REV.D; 51BR\_PA/PR 003\_Rev.D; 51BR\_PA/PR 004\_Rev.D; 51BR\_PA/PR 005\_Rev.D; 51BR\_PA/PR 010; 51BR\_PA/PR 008\_Rev.D; 51BR\_PA/PR 009\_Rev.C; Supporting Statement (Received on 16 August 2023)

**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. MATERIALS

(a) The development shall be constructed in those materials as submitted namely schedule of external materials received on 7 June 2021.

(b) The scheme shall be carried out in full accordance with those details, as approved.

**Reason:** To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

### 4. REFUSE AND RECYCLING

The refuse and recycling facilities as shown on drawing number 51BR\_PA/PR 009\_Rev.C shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

**Reason:** In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

## 5. CYCLE PARKING

- (a) Notwithstanding the submitted plans (and in particular drawing number 51BR\_PA/PR 009\_Rev.C and 51BR\_PA/PR 008\_Rev.D), prior to first occupation, full details of the cycle parking storage for 12 bicycles shall be submitted to and approved in writing by the local planning authority. The cycle parking storage must be in line with guidance from London Cycling Design Guidance (adopted by TfL) and be secure, accessible, weatherproof and how dimensions provided on plans.
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

**Reason:** In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

## 6. REMOVAL OF PD RIGHTS

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no development whatsoever permitted under Article 3 to Schedule 2, Class A, B, C, D, E and G shall be carried out without the prior written permission of the local planning authority.

**Reason:** In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 of the Core Strategy (June 2011) and Policies DM30, DM31 and DM32 of the Development Management Policy (2014).

## 7. USE OF FLAT ROOF

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the remaining flat roof area of the single storey rear extension hereby approved that is not shown as a balcony on Plan 51BR\_PA/PR 003\_Rev.D, shall be as set out in the application, and no development or the formation of any access to the remaining flat roof area shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

**Reason:** In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011); and DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

## INFORMATIVE

- 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, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.

Yours sincerely



Nick Fenwick  
Director of Planning

## **Statement of Applicant's Rights arising from Grant of Planning Permission subject to conditions:-**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made 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 can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify both the London Borough of Lewisham ([planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK and Lewisham.gov.uk
- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.

