
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr Coram Beltwood Park Place Limited	Reg. Number	17/AP/3071
Application Type	Listed Building Consent	Case Number	TP/2345-41
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Alterations to enable a change of use of Beltwood House (a Grade II listed building) from a Class C2 residential institution to provide 7 apartments with external works comprising demolition of the service wing outriggers and replacement with a new communal entrance. Demolition of curtilage outbuildings to the east of Beltwood House ('Stables and Worker's cottage') and replacement with 3 No. residential units. Creation of new Gate House and a detached house within the site curtilage. Alterations including underpinning of the existing Gate Lodge (curtilage listed building) and, ground floor extension.

At: BELTWOOD, 41 SYDENHAM HILL, LONDON SE26 6TH

In accordance with application received on 08/08/2017

and Applicant's Drawing Nos. Existing

000 REV A - SITE LOCATION PLAN
001 REV C - EXISTING SITE PLAN
010 REV B - EXISTING SOUTH & WEST SITE ELEVATIONS
011 REV B - EXISTING NORTH & EAST SITE ELEVATIONS
100 REV C - MAIN HOUSE EXISTING PLANS - BASEMENT
101 REV C - MAIN HOUSE EXISTING PLANS - GROUND FLOOR
102 REV C - MAIN HOUSE EXISTING PLANS - FIRST FLOOR
103 REV C - MAIN HOUSE EXISTING PLANS - SECOND FLOOR
104 REV C - MAIN HOUSE EXISTING PLANS - ROOF
120 REV C EXISTING BELTWOOD HOUSE SOUTH ELEVATION
121 REV C - EXISTING BELTWOOD HOUSE WEST ELEVATIONS
122 REV C - EXISTING BELTWOOD HOUSE NORTH ELEVATIONS
123 REV C - EXISTING BELTWOOD HOUSE EAST ELEVATIONS
200 REV B - EXISTING OUTBUILDINGS PLANS
201 REV B - EXISTING OUTBUILDINGS ELEVATIONS
202 REV B - ORIGINAL GATE HOUSE EXISTING

Proposed:

002 REV G - PROPOSED SITE PLAN
003 REV C - PROPOSED SITE PLAN BASEMENT
004 REV C - PROPOSED LANDSCAPING NORTH OF BELTWOOD HOUSE
005 REV D - PROPOSED LANDSCAPE STRATEGY
006 REV C - PROPOSED TREE REMOVALS AND MITIGATION PLAN
012 REV B - PROPOSED SOUTH & WEST SITE ELEVATIONS
013 REV B - PROPOSED NORTH & EAST SITE ELEVATIONS
020 REV B - PROPOSED MAIN ENTRANCE GATE 11/08/2017
021 REV A - PROPOSED NEW GATE HOUSE ENTRANCE GATE
110 REV E - MAIN HOUSE PROPOSED PLANS - BASEMENT
111 REV E - MAIN HOUSE PROPOSED PLANS - GROUND FLOOR
112 REV E - MAIN HOUSE PROPOSED PLANS - FIRST FLOOR
113 REV E - MAIN HOUSE PROPOSED PLANS - SECOND FLOOR
114 REV E - MAIN HOUSE PROPOSED PLANS - ROOF
130 REV B - PROPOSED BELTWOOD HOUSE SOUTH ELEVATIONS
131 REV B - PROPOSED BELTWOOD HOUSE WEST ELEVATIONS
132 REV D - PROPOSED BELTWOOD HOUSE NORTH ELEVATION
133 REV B - PROPOSED BELTWOOD HOUSE EAST ELEVATIONS

140 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G.01
 141 REV B - EXISTING & PROPOSED FLOOR AND REFELCTED CEILING PLANS ROOM G.01
 142 REV C - EXISTING & PROPOSED INTERIORS ROOM G02
 143 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G03
 144 REV B - EXISTING & PROPOSED FLOOR AND CEILING PLANS ROOM G03
 145 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G04
 146 REV B - EXISTING & PROPOSED FLOOR AND CEILING PLANS ROOM G04
 147 REV B - EXISTING & PROPOSED INTERIORS ROOM G14
 148 REV B - EXISTING & PROPOSED INTERIORS ROOMS 1.15 & 1.16
 203 REV A - ORIGINAL GATE HOUSE PROPOSED
 205 REV B - PROPOSED NEW GATE HOUSE PLANS
 206 REV B - PROPOSED NEW GATE HOUSE ELEVATIONS
 207 REV C - TERRACE HOUSES PROPOSED BASEMENT PLAN
 208 REV B - TERRACE HOUSES PROPOSED GROUND FLOOR PLAN
 209 REV B - TERRACE HOUSES PROPOSED FIRST FLOOR PLAN
 210 REV B - TERRACE HOUSES PROPOSED ROOF PLAN
 211 TERRACE HOUSES WEST & SOUTH ELEVATIONS
 212 TERRACE HOUSES NORTH & EAST ELEVATIONS
 213 REV B - PAVILION HOUSE: PROPOSED BASEMENT PLAN
 214 REV B - PAVILION HOUSE: PROPOSED GF PLAN
 215 REV B - PAVILION HOUSE: PROPOSED 1F PLAN
 216 REV B - PAVILION HOUSE: PROPOSED ROOF PLAN
 217 REV C - PAVILION HOUSE: PROPOSED ELEVATIONS
 250 REV B - PROPOSED MAIN CYCLE STORE & REFUSE (STORE F)
 251 REV B - PROPOSED REFUSE & CYCLE STORES A - E

Documents

Archaeology assessment (including addendum)
 Daylight/Sunlight assessment (including addendum)
 Design and access statement (including addendum)
 Basement Impact Assessment (including addendum)
 Structural Condition Survey
 Outline Schedule of works
 Energy statement (including addendum)
 Heritage statement
 Nature conservation/ecology assessment (including addendum)
 Planning Statement
 Transport statement (including addendum)
 Tree survey and assessment
 Tree survey and assessment - Tree Removal List
 Viability Report
 Verified Views document (Not including the removed 'Wooded Flats')
 Gate House Room Methodology Schedule
 Heritage Collective Letter (dated 6/2/2018)

Subject to the following eleven conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Prior to commencement of work on site, the applicant or successors in title, shall undertake a programme of archaeological building recording of those parts of the main house, stables and worker's cottages which are to be demolished. The recording document shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition works commencing.

Reason

In order that the building recording is undertaken to a suitable standard in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved

Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to commencement of works on site, a Method Statement(s) and Schedule of Works (to include structural engineers calculations where applicable) shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) Demolition of sections of the former servants quarter of the main house, including method of support and protection of those parts of the building to be retained.
 - ii) Structural repairs to the main house and gate house, including works to floor slabs and entrance porch.
 - iii) Excavation of the new basement accommodation to the main house including the creation of new access and lightwell.
 - iv) Damp proofing works
 - vi) New openings through walls
 - vii) New openings through floors for the installation of the spiral staircase.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Precautions shall be taken to secure and protect the existing fireplaces, historic joinery (including parquet), historic plasterwork and green tiles against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by this Local Planning Authority in writing, drawn details (1:5/10) of the protection works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) 1m² sample panel of brickwork, mortar and pointing
 - ii) Natural slate
 - iii) Render repairs and repainting
 - iv) Reconstituted stone
 - v) Glass balustrade
 - vi) Parquet
 - vii) Green tiles

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Prior to commencement of works, a scheme of restoration (name of specialist, room by room Method Statement, Schedule of Works and Specification) for the repair of the plasterwork shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The existing decorative plaster cornices must be retained and protected during the course of the works. The details of the remaining cornices recorded used to create new sections. Repairs to the ceiling must be undertaken in lath and plaster where it exists currently, the use of plasterboard is not permitted. New partitions to be scribed around existing plasterwork.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 7 Prior to commencement of works, a scheme of restoration (name of specialist, room by room Method Statement, Schedule of Works and Specification) for the repair and alteration (including fire protection measures) of the joinery and flooring shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The existing historic joinery must be retained, including parquet flooring (extent to be agreed) and protected during the course of the works.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Detailed drawings (sections, elevations and plans) at a scale 1:5/10 for all new fenestration, rooflights and doors shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given. New windows to main house and gate house to match existing in terms of detailed design and glazing.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 9 Detailed drawings (sections, elevations and plans) at a scale 1:5/10 for the new spiral staircase, lightwell balustrading, basement access (steps and handrails) and colonade (including first floor window) shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 10 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 11 All repairs to rainwater goods and new pipework runs are to be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by this Local Planning Authority in writing before commencement of the works on site.

Reason:

In order to ensure that the materials and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Informative

Please note:

This listed building consent only applies to the works specified here, including the drawings and schedules on this notice.

Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.