



Executive Director for Regeneration - Malcolm J Smith

**Planning Service**

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Date 11 May 2009

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Your Ref

Our Ref LE/904/83/TP

Contact Kate Challenger

Dear Mr Jones

**PERMISSION FOR DEVELOPMENT (CONDITIONAL)**  
**Town and Country Planning 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, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the 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 the District Surveyor at the above address.

**SCHEDULE**

Date of Application 17 March 2009 completed 1 April 2009

Plan Registered No. DC/09/71169

Applicant's Plan Nos. 83GL-0309-F-E-02, 83GL-0309-F-P-02, Site Plans

Development The construction of a single-storey extension to the rear of 83A George Lane SE13.

Mr S Jones  
83A George Lane  
London  
SE13 6HN

## **Standard Condition**

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.

## **Standard Reason**

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

## **Additional Conditions**

1. No new external finishes, including works of making good, shall be carried out other than in materials to match the existing, unless the local planning authority agrees in writing to any variation.
2. No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building.

## **Reasons for the imposition of the Additional Conditions**

1. To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).
2. It is considered that such plumbing or pipes would seriously detract from the appearance of the building and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

## **Standard Informative**

### **Summary of Reasons for Grant of Planning Permission**

It is considered that the proposal satisfies the Council's Land Use and environmental criteria, and is in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

Yours sincerely

Head 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 grant planning permission for the development subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning 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, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0117 372 6372, Fax No. 0117 372 8181 or <http://www.planning-inspectorate.gov.uk/pins/forms/index.htm>
- The Planning Inspectorate can 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.
- The Planning Inspectorate need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the development 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 Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

- If either the local planning authority or the Planning Inspectorate grants planning permission to develop land subject to conditions, the owner may claim that he 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.