



LONDON BOROUGH  
OF  
LEWISHAM

PLANNING DEPARTMENT

Eros House (8th Floor)  
Rushey Green  
London SE6

telephone 01-698 9111 ext

WES/EJT

your ref

please quote LJC/MW/LE/893/A/TP

1 July 1970

The Chief Architectural Surveyor  
Davis Estates Ltd  
Station House  
Darkes Lane  
Potters Bar  
Herts.

Dear Sir

Town and Country Planning Acts 1962-1968  
London Government Acts 1963-1966  
Land at the Ravensbourne Park Sports Club  
Ravensbourne Park Crescent, SE 6

Date of Council's  
Decision

23/6/70

I refer to your letter dated 9 June 1970 and details submitted (Registered Number 05798) in compliance with Condition 1 (a) of the outline planning permission dated 9 September 1969, granted by the Minister of Housing and Local Government on Appeal, for the residential development of the land at the Ravensbourne Park Sports Club, Ravensbourne Park Crescent, SE 6.

The Council hereby REFUSES TO APPROVE the details of the siting, design and external appearance of the buildings and the means of access thereto as shown on the drawings submitted Registered Number 05798 (your drawings numbers 1759/2 (as amended), 3, 4, 5 and T/1090/9) for the following reasons:-

- (1) The height of the proposed blocks of flats is excessive in relation to the height of the surrounding development and would be unduly prominent.
- (2) The density of the proposed development is excessive in relation to the zoned density for the area in the Initial Development Plan for Greater London.

Informative

I am instructed to inform you that the ultimate widening of Ravensbourne Park Crescent will affect the site and would require the re-siting of house number 6, as shown on your drawing submitted, and you are advised to consult the Borough Engineer and Surveyor on any future submission, which should show provision for sight lines of Ravensbourne Park Crescent and Ravensbourne Park and for suitable radii of curvature for the access road at the entrance from Ravensbourne Park Crescent.

Yours faithfully

*Stephen Byrne*  
Planning Officer

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF ANY  
RESERVED MATTERS

1. If the applicant is aggrieved by this decision, he may, by notice served within six months of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving Notice of Appeal. The Minister is not required to entertain an Appeal if it appears to him that approval of the reserved matters could not have been granted by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act 1965 and Section 23 of the Industrial Development Act 1966).
2. If permission to develop the land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing 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 development which has been, or would be permitted, he may serve on the London Borough of Lewisham a Purchase Notice requiring that Authority to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).
3. 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 Minister on Appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act 1962.
4. Any Appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.