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Date 18/10/2017

**Dear Adam Conchie**

**Proposed local listing of the Bell Green Gasholders (No.7 and No.8), Bell Green, Sydenham**

The Council is considering including the Bell Green Gasholders (No.7 and No.8) in Lewisham's "List of Buildings of Local Interest". This is a list held by Lewisham Council and contains buildings and structures considered to be of special architectural or historic interest to the Borough of Lewisham.

Lewisham Council already has a local list of over 300 entries which range from residential properties to public houses and stone boundary markers. To be selected for the local list means that the building or structure must have special local historic or architectural interest or could be old or rare. It will be required to meet our Council's adopted local list criteria in order to be considered. I have included this criteria after this letter.

The local list should not be confused with the statutory list, held by Historic England which grades buildings (Grade 1, II\*, II) and gives legal protection against demolition and alterations. Buildings and structures on the local list have been recognised by the Council as being of local importance and this status will be a material consideration in the development control process. This reflects the Council's adopted planning policy as well as national planning policy.

The consideration to locally list the Bell Green Gasholders (No.7 and No.8) is simply to identify their local historic importance. It is not a reflection of the merits of the current planning application DC/17/100680 before the Council.

**Article 4 Directions**

The Council is not considering imposing an Article 4 direction on the gasholders to remove permitted development rights in respect of the gasholders.

## Other matters

The Case Officer has previously stated that the gasholders are considered by the Council's Conservation team as 'un-designated heritage assets' throughout the current planning application submission in light of the considerable local public interest and objection to the demolition of the Bell Green Gasholders (No.7 & No.8).

The consideration to include this the Bell Green Gasholders (No.7 & No.8) within the Council's local list has arisen at this late stage as a result of the recent local list nomination from a local councillor during the consultation period of the application (on 29.09.2017), as well as a large amount of public interest in the architectural and historic importance of the Bell Green Gasholders (No.7 & No.8) to the Borough of Lewisham. This forms part of the Council's statutory duty to consider this in line with our local and national planning policies.

As this nomination was made at such a late stage (on 29.09.2017) and the current planning application is due to be reported to one of the Council's planning committees on 14.11.2017, the Council have had to consider this proposed local listing under Urgency Procedures, and therefore we have not gone through our standard consultation process by notifying neighbours, local amenity groups, national amenity groups and owners. I am aware that the Case Officer did verbally notify you when the matter arose on October 5<sup>th</sup>, 2017.

I can confirm that the nomination is being considered by our Mayor and Cabinet on Wednesday 25<sup>th</sup> of October 2017. You can attend this meeting if you wish.

If you have any comments on these proposals please respond in writing by letter or email as soon as possible (and at the latest by noon on Tuesday 24 October 2017) so that your views can be reported and taken into consideration by the meeting of the Mayor and Cabinet at its meeting on Wednesday 25<sup>th</sup> of October 2017 (at 6 PM). If you have any questions please contact myself on 020 8314 6071 or Natasha Peach on 020 8314 6049.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Syme', with a long horizontal line extending to the left.

David Syme

The following adopted criteria has been copied from our website.

<https://www.lewisham.gov.uk/myservices/planning/conservation/Pages/Locally-listed-buildings.aspx>

### **Nominate a building for local listing**

Anyone can put forward a building for local listing. To be selected, the building must have special local historic or architectural interest or could be old or rare.

Lewisham Council has adopted the following criteria for listed buildings within the borough – any one of which may in isolation be considered sufficient:

- Historic interest – buildings that are of special social, cultural or economic interest to Lewisham, and/or have proven affiliation with important local people or events, or other community associations.
- Architectural interest – buildings that are of special architectural interest to Lewisham for reasons of their vernacular, aesthetic, type, form, style, plan technology, townscape, unity, or association with important architects.
- Age or rarity – buildings that are: legibly pre-1700 in interest; of appreciable interest from between 1700–1840; of a high level of interest post-1840; of an outstanding interest and less than 30 years old.

In line with current practice, locally listed buildings are identified as of significant heritage based on the values set out in the Historic England 2008 publication, [\*Conservation Principles, Policies and Guidance\*](#).

If you are confident that the building meets the selection criteria, please write to the Conservation team, giving the following information:

- address of the building
- photograph
- architectural description (style, materials, location)
- explanation as to why the building should be included on the list – why is it locally important?

Once we receive your nomination we will assess the building against the adopted criteria for local listing and, if it is of sufficient merit, add it to our database in anticipation of the next round of proposals to be put to Mayor and Cabinet.