

Your Ref: 21 Ellison Road
Our Ref: 16/01589/FUL



Mr Tom Barnes
c/o Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
Greater London
NW4 4AR
United Kingdom

22nd July 2016

DECISION NOTICE

Dear Mr Tom Barnes

TOWN AND COUNTRY PLANNING ACT 1990. PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the statement of Applicant's Rights and General Information attached.

Application Number: 16/01589/FUL **Date of Application:** 11.03.2016 **Date of Decision:** 22.07.2016

Proposed Development At: 21 Ellison Road London SW16 5BX

For: Conversion of existing single dwelling house to provide three self contained flats, together with the erection of a ground floor rear/side infill extension. Erection of a mansard roof extension, two dormer windows, and the installation of two front rooflights. Provision of refuse and cycle parking.

Approved Plans

Site Location Plan ELLSN-L001, Proposed Location Plan ELLSN-L101, Existing Ground Floor ELLSN P001, Existing First Floor ELLSN P002, Existing Second Floor ELLSN P003, Existing Loft Plan ELLSN-P004, Existing Roof Plan ELLSN-P005, Existing Front and Rear Elevations ELLSN E001, Existing Side Elevation ELLSN E002, Section AA ELLSN-S001, Proposed Ground Floor ELLSN P101, Proposed First Floor ELLSN P102, Proposed Second Floor ELLSN P103, Loft Plan ELLSN-P004, Proposed Roof Plan ELLSN P105, Proposed Front and Rear Elevations ELLSN E101, Proposed Side Elevation ELLSN E102, Proposed Section AA ELLSN-S101, Planning Design and Access Statement, Parking Stress Survey Report, Valuation Report V331 dated 1st Feb 2016, Financial Viability Assessment dated March 2016

Lambeth Planning
Phoenix House
10 Wandsworth Road
SW8 2LL

Telephone 020 7926 1180
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planning@lambeth.gov.uk

Conditions

1 The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Site Location Plan ELLSN-L001, Proposed Location Plan ELLSN-L101, Existing Ground Floor ELLSN P001, Existing First Floor ELLSN P002, Existing Second Floor ELLSN P003, Existing Loft Plan ELLSN-P004, Existing Roof Plan ELLSN-P005, Existing Front and Rear Elevations ELLSN E001, Existing Side Elevation ELLSN E002, Section AA ELLSN-S001, Proposed Ground Floor ELLSN P101, Proposed First Floor ELLSN P102, Proposed Second Floor ELLSN P103, Loft Plan ELLSN-P004, Proposed Roof Plan ELLSN P105, Proposed Front and Rear Elevations ELLSN E101, Proposed Side Elevation ELLSN E102, Proposed Section AA ELLSN-S101, Planning Design and Access Statement, Parking Stress Survey Report, Valuation Report V331 dated 1st Feb 2016, Financial Viability Assessment dated March 2016

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the details of the application, hereby approved, detailed drawings (and manufacturers specifications) to show that the proposed hard surface of the new driveway and hardstanding within the curtilage of the application site and its sub-base foundation shall be made of porous materials, or detailed drawings to show that run-off water from the hard surface shall be directed to a permeable or porous area or surface within the curtilage of the building shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken. The development shall thereafter be carried out in accordance with the approved details.

Reason: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value (Policies EN4, EN5 and EN6 of the London Borough of Lambeth Local Plan (2015)).

4 Prior to the first occupation of the flats hereby permitted, full details including plan and elevational drawings of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. Cycle storage should be secure, sheltered and easily accessible.

Reason: To ensure the adequate provision is made for the storage of cycles on the site, in the interests of the promoting sustainable modes of transport in accordance with Policies Q13 and T3 of the Lambeth Local Plan (2015) and Policy 6.9 of the London Plan MALP (2016).

5 Notwithstanding the approved drawings, details including elevation plans of the refuse and recycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the flats hereby permitted. The refuse and recycling storage shall also be provided on site, prior to the occupation of the flats. The refuse and recycling storage facilities for the residential units shall be in accordance with the requirements of the London Borough of Lambeth's 'Waste and Recycling Storage and Collection Requirements: Guidance for Architects and Developers' (May 2006) and the Refuse & Recycling Storage Design Guide (July 2013), and shall thereafter be retained as such for the duration of the permitted use, unless the prior written approval is obtained from the Local Planning Authority for any variations.

Reason: Occupation must not commence before this condition is discharged to ensure adequate provision is made for the storage of refuse on the site, in the interests of the amenities of the area (Policies Q2 and Q12 of the Lambeth Local Plan (2015)).

6 Prior to the occupation of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details are expected to demonstrate the following:

- a) The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted.
- b) An indication of how they integrate with the proposal in the long term with regard to their mature size

and anticipated routine maintenance and protection.

c) Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape.

d) Details (including elevation plans) of the proposed boundary treatment within the rear communal garden

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (policy Q2, Q9, Q10 and Q15 of the London Borough of Lambeth Local Plan (2015)).

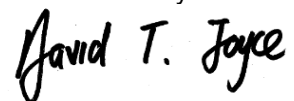
Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) to work with the applicant in a positive and proactive manner. The council has made available on its website the policies and guidance provided by Lambeth Local Plan (2015) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.
2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.
3. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division
4. You are advised of the necessity to consult the Council's Streetcare team within the Public Protection Division with regard to the provision of refuse storage and collection facilities
5. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.
6. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc. You are advised to contact the Highways team at the earliest possible opportunity.
7. Your attention is drawn to the following comments submitted by Thames Water for this application:
"Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk"

Yours sincerely

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large, prominent 'D' and 'J'.

David Joyce

Programme Director Planning & Development
Regeneration, Planning and Neighbourhoods
Neighbourhoods and Growth

Date printed: 22nd July 2016

INFORMATION FOR APPLICANTS GRANTED PLANNING PERMISSION SUBJECT TO CONDITIONS, OR WHERE PERMISSION HAS BEEN REFUSED.

General Information

This permission is subject to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the provisions of the Building Regulations 1985 and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer, Phoenix House, 10 Wandsworth Road, SW8.

The Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any person entitled to the benefits thereof.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State has power to allow 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 Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Purchase Notice

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, 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 reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Lambeth a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.

Compensation

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 Secretary of State for the Environment on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 120 and related provision of the Town and Country Planning Act 1990.