

Your Ref: 88 Thurlow Park Road - C3 to ...
Our Ref: 16/01703/FUL



Mr & Mrs Yoon Khian Chong Gek Neo Chong
c/o Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
Greater London
NW4 4AR
United Kingdom

6th June 2016

DECISION NOTICE

Dear Mr & Mrs Yoon Khian Chong Gek Neo Chong

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: 16/01703/FUL **Date of Application:** 16.03.2016 **Date of Decision:** 06.06.2016

Proposed Development At: 88 Thurlow Park Road London Lambeth SE21 8HY

For: Change of use from guesthouse (Class C1 use) to House in Multiple Occupation HMO (Use Class Sui Generis)

Approved Plans

TWPKR-L001, TWPKR-L101, TWPKR-E102, TWPKR-P105, TWPKR-P101, TWPKR-P102, TWPKR-E101, TWPKR-P104, TWPKR-P103, TWPKR-E002, TWPKR-P005, TWPKR-P001, TWPKR-P002, TWPKR-E001, TWPKR-P004, TWPKR-P003, Appendix 1, Photograph, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 6B, Design and Access Statement.

Conditions

Lambeth Planning
Phoenix House
10 Wandsworth Road
SW8 2LL

Telephone 020 7926 1180
Facsimile 020 7926 1171
www.lambeth.gov.uk
planning@lambeth.gov.uk

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 (as amended by 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 in this notice.

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

3 Prior to commencement of the use hereby permitted, full details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in full and the cycle parking shall thereafter be retained solely for its designated use.

Reason: The information is needed ahead of commencement to ensure that works are not undertaken which would later preclude creating acceptable cycle storage areas etc To ensure adequate cycle parking is available on site and to promote sustainable modes of transport. (Policies T1 and T3 of the Lambeth Local Plan (2015)).

4 Prior to the commencement of the use hereby permitted, details of waste and recycling storage and management for the development, including details of the disposal of waste, shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall be operated in strictly accordance with the approved details. Any variation from the approved details will require further approval.

Reason: To ensure that adequate provision is made for the storage of refuse and the provision of recycling facilities on the site, in the interests of the amenities of the area. (Policies Q2, Q12 and EN7 of the 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 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.

4. 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.

5. 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.

6. As soon as building work starts on the approved development, you must contact the Street Naming and Numbering Officer if you need to do any of the following:

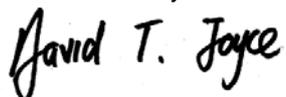
- name a new street
- name a new or existing building
- apply new street numbers to a new or existing building

- apply new numbers to internal flats or units

This will ensure that any changes are agreed with Lambeth Council before use, in accordance with the London Buildings Acts (Amendment) Act 1939 and the Local Government Act 1985. Contact details are listed below:

Street Naming and Numbering
2nd floor, Olive Morris House
18 Brixton Hill
London SW2 1RL
Telephone: 020 7926 2283
Email: erowe@lambeth.gov.uk

Yours sincerely

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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

Date printed: 6th June 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.