

Your Ref: 45908

Our Ref: 14/05130/PDE

Mrs Nicola Lonie
c/o Miss Giulia Acuto
25-27 Mercham House
The Burroughs
Hendon
NW4 4AR



6th November 2014

DEVELOPMENT IN RELATION TO EXTENSION TO A HOME
DECISION NOTICE

Dear Mrs Nicola Lonie

DETERMINATION BY THE LOCAL PLANNING AUTHORITY THAT THE PRIOR APPROVAL OF THE AUTHORITY IS **REQUIRED** TO CONSIDER THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE AMENITY OF ADJOINING PREMISES UNDER CONDITION A.4, PART 1 OF SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

AND

THAT THE PRIOR APPROVAL OF THE LOCAL PLANNING AUTHORITY IS **GIVEN**

Proposed Development At:	20 Hubert Grove London SW9 9PB
For:	Application for prior approval for the erection of a single storey rear infill extension with dimensions of 5.8m (depth) and 2.9 metres (height of flat roof).

The London Borough of Lambeth hereby GIVES prior approval for the development proposed, as described by the description above and in accordance with the information provided by the developer.

Application Number: 14/05130/PDE
06.11.2014

Date of Application: 24.09.2014

Date of Decision:

Approved Plans:

HBRRD-L000 OS Map;HBRRD-L001 Existing-Site Plan;HBRRD-L101 Proposed-Site Plan;HBRRD-P001 Existing-Ground Floor;HBRRD-P002 Existing-Roof Plan;HBRRD-P101 Proposed-Ground Floor;HBRRD-P102 Proposed - Roof Plan;HBRRD-E001 Existing-Front Elevation;HBRRD-E002 Existing-Rear Elevation;HBRRD-E003 Existing-Side Elevation;HBRRD-E101 Proposed-Front Elevation;HBRRD-E102 Proposed-Rear Elevation;HBRRD-E103

Planning, Regeneration and Enterprise
Development Management
Phoenix House
10 Wandsworth Road,
London SW8 2LL

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

Proposed-Side Elevation.

This determination is subject to the following standard conditions:

1. It is a requirement of condition A.4 that the development shall be carried out in accordance with the information and plans listed above.
2. It is a requirement of condition A.4 that the development must be completed on or before 30 May 2016.
3. It is a requirement of condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion and this notification shall be in writing and shall include (a) the name of the developer (b) the address of the development and (c) the date of completion. A notification form can be found on our website.

Additional Conditions

- 1 The proposal complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

It is important that you read and understand all of the following informatives:

1. This written notice indicates that the proposed development would comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), including conditions A.4(1) – (8). You are advised that any proposed development must also comply with all limitations and conditions within Schedule 2 Part 1 Class A.
2. It is important to note that this written notice does not constitute a Lawful Development Certificate (LDCP). If you want confirmation that the proposed development would be lawful then you should submit an application to the local planning authority for a Lawful Development Certificate (LDCP).

Additional notes to applicants:

1. This certificate does not convey any approval or consent required by any legislation other than under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended).
- 2 Your attention is drawn to the following conditions imposed by the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Schedule 2, Part 1, Class A:

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The development shall be completed on or before 30th May 2016.

The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

- 3 This decision is given on the basis that the property is in use as a single dwellinghouse. If, prior to the substantial completion of the proposed development, circumstances were to change so as to constitute a material change of use, full planning consent would be required.

4 Your attention is drawn to the limitations and restrictions relating to "Permitted Development" as laid down in the Town and Country Planning General Development Order currently in force at the time the building works are implemented.

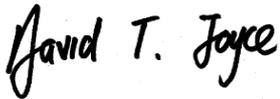
5 Your attention is drawn to the provisions of the Building Regulation, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.

6 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.

7 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.

8 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.

Yours sincerely



David Joyce

Assistant Director Planning & Development
Business, Growth & Regeneration
Delivery Cluster

Date printed: 6th November 2014

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 12 weeks 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.planningportal.gov.uk/planning/appeals. 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.