

Your Ref: 43877

Our Ref: 14/03143/FUL

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



5th September 2014

DECISION NOTICE

Dear Mrs Melina Lan

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: 14/03143/FUL **Date of Application:** 18.06.2014 **Date of Decision:** 05.09.2014

Proposed Development At: Trinity Close 27 The Pavement London SW4 0JD

For: Replacement of existing white UPVc framed double glazed windows with metal framed single glazed windows to Flat 27.

Approved Plans

Planning, design and access statement; photographicanalysis; TRCLS-D101; TRCLS-D102; TRCLS-E001;TRCLS-E101; TRCLS-L000; TRCLS-L001; TRCLS-L101TRCLS-P101; TRCLS-P001

Conditions

1 The development hereby permitted rrelates to single glazed windows only. Notwithstanding the approved plans, the development shall be carried out in strict accordance with the details submitted to comply with the conditions listed in this notice.

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

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DECISION* * * *14/03143/FUL

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

2 All works of making good to the retained fabric shall be finished to match the adjacent work with regards to the methods used and to material, colour, texture and profile, unless the prior written approval of the local planning authority is obtained to any variation, or except where otherwise stated on the approved drawings.

Reason: To ensure that the external appearance of the building is satisfactory (Policy 36 of the London Borough of Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

3 Notwithstanding the plans hereby approved, detailed plans of 1:20 and 1:5 shall be submitted to show single glazed windows shall be submitted within 2 months of this decision. The details shall show the windows in elevation and section form. The windows shall thereafter be installed in compliance with the approved details within 4 months of the decision and retained thereafter.

Reason: To ensure that the external appearance of the buildings are satisfactory and that to protect the visual amenity of the terrace and surrounding area (Policies 31 and 36 of the London Borough of Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

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 its Core Strategy (2011), its Unitary Development Plan (2007), and its Supplementary Planning Documents. The Council provides a free duty planner service for basic enquiries, which is accessible by telephone, by email, or by appointment. The Council also offers a free pre-application advice service for householder development and a paid pre-application advice service for other development. All of these services 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. You are advised of the necessity to consult the Council's Highways team prior to the commencement of construction on 020 7926 9000 in order to obtain necessary approvals and licences prior to undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections, Hoarding, Excavations (including adjacent to the highway such as basements, etc), Temporary Full/Part Road Closures, Craneage Licences etc.

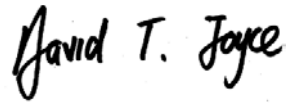
5. The applicant is advised that this approval relates to single glazed windows and not double glazed as originally applied for

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***DECISION* * * * 14/03143/FUL ***

Yours sincerely



David Joyce

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

Date printed: 5th September 2014

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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 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.

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.

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