

Your Ref:
Our Ref: 22/00992/FUL



Mr Joe Purcell
Penhurst House
352-356 Battersea Park Road
Wandsworth
London
SW11 3BY
United Kingdom

17th August 2022

DRAFT DECISION NOTICE

Dear Mr Purcell

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: 22/00992/FUL **Date of Application:** 17.03.2022 **Date of Decision:** 17.08.2022

Proposed Development At: 193 Auckland Hill London Lambeth SE27 9PD

For: Demolition of existing two storey property and outbuildings and erection of three storey building with roof and basement accommodation providing 7 self-contained flats (3 x 3-bedroom, 2 x 2-bedroom, 2 x 1-bedroom/1-person), including private amenity space, together with the provision of covered/secured refuse and cycle storages, plus boundary treatment.

Approved Plans

Accessibility Statement, Arboricultural Survey, Basement Impact Assessment & Construction Method Assessment Daylight Sunlight Assessment Revision 4 Dated May 2022, Energy and Sustainability Statement, Fire Statement, Noise Vibration Assessment, Design and Access Statement, Transport Assessment, Photomontages 01-11, Flood Risk Assessment and SuDS (August 2022), Existing Drawings 01, 02, 03, 04, 05, 06, 07, 08, 09,, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 Proposed Drawings 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

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1 Time Limit

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 Approved Plans

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

3 Materials

Prior to the commencement of above ground works, a schedule and details of the materials to be used in the external elevations (including RAL numbers where appropriate) shall be submitted to and approved in writing by the local planning authority. The submission must include but not limited to the following details:

- a) Material schedule of all facing materials (including windows); and
- b) Sample panel of the proposed brickwork to be built on site (including any fixings, mortars, bond) for inspection and approval. Pictures of the samples should be included as part of the material schedule. The samples should be available for inspection from the date the application is received.

The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory (Policies Q2, Q5, Q7 and Q8 of the Lambeth Local Plan (2021)).

4 Detailed Design

Notwithstanding the details shown on the drawings hereby approved, above ground works shall not commence until drawings showing all external construction detailing of the whole development have been submitted to and approved by the Local Planning Authority in writing.

The drawings shall include details of:

- a) Balconies;
- a) Windows and doors;
- b) Entrances;
- c) Lightwells;
- d) Rainwater goods; and
- e) Details of the location of all vents and pipes.

Vents should avoid punctuating primary elevations. All services and plant shall be concealed from view on the elevation and roof.

The details set out above shall be provided at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details and drawings approved.

Reason: To safeguard the visual amenities of the area and the character and appearance of the surrounding conservation area (Policies Q5, Q8 and Q11 of the Lambeth Local Plan (2021)).

5 Contamination

1. Unless otherwise agreed in writing by the local planning authority no development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the local planning authority:

- i) A desk study and site investigation scheme based on previous findings to provide information for a detailed assessment of the risks, including specific consideration of asbestos and organic compounds to all receptors, including those off-site; that may be affected, as well as groundwater.
- ii) The site investigation results and the detailed risk assessment resulting from i);

- iii) An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be implemented in accordance with the details and measures approved.

2. Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

3. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: Development must not commence before relevant parts of this condition are discharged to safeguard future users or occupiers of this site and the wider environment, including groundwater, from irreversible risks associated with the contaminants which are present by ensuring that the contaminated land is properly treated and made safe before development. Depending on the outcome of any ground investigation and subsequent risk assessment, it may be necessary for remediation to be carried out. If this is the case, it will be necessary to demonstrate that any work has been carried out effectively and the environmental risks have been satisfactorily managed (section 2.1.8 of the London Plan (2021) and EN4 of the Lambeth Local Plan (2021)) and paragraph 180 of the NPPF.

6 Construction and Environmental Management Plan

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of a demolition plan and construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction and demolition programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase unless the written consent of the Local Planning Authority is received for any variation.

Reason: This is required prior to construction to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity during the whole of the construction period. (Policies T6 and Q2 of the Lambeth Local Plan (2021)).

7 Existing access to be removed

Within 3 months of the installation of the new access, the existing access shall be removed by raising the dropped kerb and reinstating the footway to the specification required by the Council's Highways Department, at the expense of the applicant.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1 and T6 of the London Borough of Lambeth Local Plan (2021)).

8 Environmental Noise

Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority within 3 months of first occupation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: To protect the amenities of future residential occupiers (Policy Q2 of the Lambeth Local Plan 2021).

9 Noise from building services plant

The cumulative noise rating from any mechanical equipment or building services plant as assessed in accordance with BS4142:2014 shall not exceed 5dB below background noise level when assessed outside the window of the nearest noise sensitive commercial or residential premises. Within 6 weeks of the date of commissioning all equipment and plant, a noise assessment shall be carried out to confirm the noise target has been met for both day and night-time operation. Any additional steps required to mitigate the noise impact shall be identified and implemented within 3 months of operation commencing. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason: To protect the amenities of future residential occupiers and the surrounding area (Policy Q2 of the Lambeth Local Plan 2021).

10 External Lighting

Prior to occupation a lighting scheme must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2020.

Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2020.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally (Policy Q2 (Amenity) - Lambeth Local Plan 2021.)

11 Network Rail

Prior to the commencement of development hereby permitted, confirmation must be received from Network Rail that the works can be completed without any risk to the operational highway. Due to the close proximity of the proposed works to Network Rail's land and the operational railway, the applicant / developer must engage with Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

Reason: To allow the ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway (Policy Q2 of the Lambeth Local Plan 2021).

12 Crime Management Plan

Prior to the commencement of the development hereby permitted, a crime management plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The development shall be constructed and operated thereafter to 'Secured by Design Standards'. A certificate of accreditation to Secured by Design Standards shall be submitted to the local planning authority for approval in writing prior to the residential occupation of the development.

Reason: To ensure that the development maintains and enhances community safety (policy Q3 of the London Borough of Lambeth Local Plan 2021).

13 Energy and Sustainability Statement

Prior to the commencement of above ground works a finalised Energy & Sustainability Statement should be submitted to the Local Planning Authority and approved in writing which shows how the development responds to guidance contained within the Mayor's Sustainable Design and Construction SPG across its lifecycle, including:

- a) how materials that have a low embodied energy, can be sustainably sourced, are durable and non-toxic will be prioritised. Reference should be made to the BRE Green Guide to Specification;
- b) how use of existing resources will be maximised and waste generated from demolition and construction minimised in line with the waste hierarchy.
- c) details to demonstrate that the development will not reduce the site's water quality; and
- d) details of climate change consideration in regards to the drainage strategy. A 40% factor for climate change is required for this development.

Reason: The details are required ahead of work commencing in order to ensure that construction is undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development identified in Policy EN4 and EN5 of the Lambeth Local Plan 2021.

14 Energy Statement

Prior to the commencement of above ground works a finalized Energy Statement, showing how at least a 19% reduction in carbon dioxide emissions will be achieved in line with the Mayor's energy hierarchy and demonstrating how overheating and reliance on air conditioning will be reduced, should be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Energy Statement.

Reason: The details are required ahead of work commencing in order to ensure that construction is undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development identified in Policies SI 2, SI 3 and SI 4 of London Plan 2021 and Policy EN4 of the Lambeth Local Plan 2021.

15 Design Stage SAP Calculations

Prior to the commencement of above ground works, Design Stage SAP calculations with a Block Compliance worksheet as an output of the National Calculation Method should be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings will be built in accordance with the approved Energy Statement and will achieve at least a 19% reduction in carbon emissions over that required by Part L of the Building Regulations 2013.

Reason: The details are required ahead of above ground works commencing to ensure that these works are undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development identified in Policies SI 2, SI 3 and SI 4 of London Plan 2021 and Policy EN4 of the Lambeth Local Plan 2021.

16 As Built SAP Calculations

Prior to first occupation of the development As Built SAP calculations with a Block Compliance worksheet as an output of the National Calculation Method should be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings have been built in accordance with the approved Energy Statement and achieved at least a 19% reduction in carbon emissions over that required by Part L of the Building Regulations 2013.

Reason: The details are required prior to occupation in order to ensure that the development hereby approved has incorporated energy efficiency measures as required to ensure that the achievement of the objectives of sustainable development identified in Policies SI 2, SI 3 and SI 4 of London Plan 2021 and Policy EN4 of the Lambeth Local Plan 2021.

17 Landscape

Prior to the commencement of above ground works, a hard and soft landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details prior to first occupation. All trees, shrubs and hedge planting included within the landscaping scheme shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details shall 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) Specification of hard landscaping (including the forecourt, boundary treatment and rear yard)
- e) Details of the maintenance of the landscaping scheme
- f) Details of water irrigation systems serving the soft landscaping
- g) Details of how the scheme secures maximum ecological and amenity benefits.

Reason: In order to ensure high quality hard and soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (Policies EN1, T7, H5, Q2, Q9 and Q10 of the Lambeth Local Plan 2021).

18 Waste and Recycling

Prior to the commencement of above ground works, details of waste and recycling storage for the development including a waste management strategy shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted and shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities should comply with the Lambeth's Refuse & Recycling Storage Design Guide (2022), unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of

19 Cycle Parking

Prior to the commencement of above ground works, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the local planning authority. The approved cycle storage shall be installed prior to first occupation of the development retained for the lifetime of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (Policies T1, T3 and Q13 of the Lambeth Local Plan (2021)).

20 Sustainable Urban Drainage System

No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been provided for approval by the Local Planning Authority, that demonstrates the technical feasibility/viability of the development's drainage system to manage its surface water as close as reasonably practical to the greenfield runoff rate. The SuDS Strategy must include but not limited to:

- Detailed design and plan of the development's surface water management system and associated pipework.

- A demonstration of the surface water management system's capability to manage its 1% Annual Exceedance Percentage (AEP) event critical storm with an appropriate climate change factor.

The approved scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development in accordance with Policy SI 13 of the London Plan (2021) and Policy EN6 of the Lambeth Local Plan (2021).

21 Flood Mitigation Measures

No development shall commence on site until the detail design of the final flood mitigation measures have been provided to and approved by the Local Planning Authority. The design must include but not limited scaled illustration, cross-sections and long sections of the measures in context (i.e. include the surrounding ground, slope and through-section of the property). The property thresholds and access points for water must be clearly marked. The approved scheme shall be carried out in accordance with the approved details.

Reason: To ensure the development is provided with a satisfactory means of mitigating flood risk and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development in accordance with Policy SI 12 of the London Plan (2021) and Policy EN5 of the Lambeth Local Plan (2021).

22 SINC

There should be no encroachment into or adverse impacts upon the integrity and content of the adjoining Site of Importance of Nature Conservation (SINC), whether before or during any consented development. Appropriate measures must be in place, including additional fencing or storage measures, to prevent damage to or loss of any elements of the SINC, which should be provided for approval by the Local Planning Authority in writing prior to commencement of development.

Reason: To ensure there are no adverse impacts upon the integrity and content of the SINC (Policy EN1 of the Lambeth Local Plan (2021) and G6 of the London Plan (2021)).

23 Property Numbers and Name

The property numbers and name shall be permanently displayed at the street entrance of the block.

Reason: To safeguard the visual amenities of the area (policies Q2 and Q9 of the London Borough of Lambeth Local Plan (2021)).

24 Accessible and Adaptable Dwellings

The development shall be constructed so that the ground floor units comply with Part M4 (2) of the Building Regulations. Any communal areas and accesses serving the M4 (2) compliant dwellings should also comply with Part M4 (2).

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints (policy D7 of the London Plan (2021) and Q1 of the Lambeth Local Plan (2021) and the guidance in the London Plan Housing SPG (2012)).

25 Non-Road Mobile Machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with Policy T7 of the London Plan 2021 and Policy T7 of the Lambeth Local Plan 2021 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition (July 2014).

26 Obscure Glazing

Prior to the occupation of the development hereby permitted, the window of Flat 2 labelled as 'obscured glazed window' [drawing no. 11] shall be fitted with obscure glass or obscure glazing film over the entirety of the glass, to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, and shall be retained as such for the duration of the development.

Reason: To protect the amenities of adjoining occupiers (Policy Q2 of the London Borough of Lambeth Local Plan 2021).

27 Boundary Treatment

Prior to the first occupation of the development hereby permitted, a scheme for the siting and design of all boundary treatments and gates shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the use hereby permitted commences and retained for the duration of the development.

Reason: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity (Policies Q6 and Q15 of the London Borough of Lambeth Local Plan (2021)).

28 Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

29 Basement Hydrogeological Risk Assessment

No development shall take place until a Basement Hydrogeological Risk Assessment has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, which shall include:

- (a) Detailed site-specific analysis of hydrological and geotechnical local ground conditions;
- (b) Analysis of how the excavation of the basement may impact on the water table and any ground water floor, whether perched water is present and confirmation of estimates of ground water flow rates and potential mounding effects
- (c) Details of how flood risk, including risk from groundwater and surface water flooding has been addressed in the design, including details of any proposed mitigation measures;
- (d) Details of measures proposed to mitigate any risks in relation to land instability from any unacceptable ground water flows identified;
- (e) Demonstration of how cumulative and seasonal effects have been considered;
- (f) A comprehensive non- technical summary document of the assessments provided and information submitted against (a) to (e) of this condition.

Reason: Development must not commence before this condition is discharged to avoid hazard in relation to land instability and increased flood risk caused by the basement excavation (Paragraph 121 of the National Planning Policy Framework 2012 and Policy EN5 of the Lambeth Local Plan (2021).

Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2021) 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 2020-2035 (September 2021) 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.

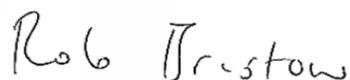
1. 14. Informatives

1. West Norwood Train Station is located 250m west of the site. The footway and carriageway must not be blocked during the development. All vehicles associated with the development must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions.

2. The applicant / developer must follow the Network Rail Asset Protection informatives which are issued to all proposals within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

3. 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.
4. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be compiled with to the satisfaction of the Council's Building Control Officer.
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. 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.
7. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to gain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Under-sailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licences etc. You are advised to contact the Highways team at the earliest possible opportunity.
8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed online.
9. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the guide 'working near our assets' to ensure workings are in line with the necessary processes to follow if considering working above or near Thames Water pipes or other structures.
10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours sincerely



Rob Bristow

Director of Planning, Transport and Sustainability
Sustainable Growth & Opportunity Directorate

Date printed: 17th August 2022

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, PO Box 734, Winchester SO23 5DG.

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.