

Your Ref:
Our Ref: 23/00820/FUL



Mr MICHAEL ALUN WILLIAMS
c/o Russell Associates Architects
Unit 4, Hopyard Studios
13 Lovibond Lane
Greenwich
London
SE10 9FY

30th April 2025

DECISION NOTICE

Dear Mr MICHAEL ALUN WILLIAMS

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: 23/00820/FUL **Date of Application:** 14.03.2023 **Date of Decision:** 30.04.2025

Proposed Development At: 34 Conyers Road London Lambeth SW16 6LT

For: Erection of 2x 2-bed detached houses to rear of 34 and 36 Conyers Road.

Approved Plans

Location Plan; 1356/02; 1356/20G; 1356/21A; 1356/31; Site Photos (1 and 2); Supporting Statement; Covering Letter; Facing Materials; Flood Zone Details; Construction Management Plan; Cycle and Bin Storage Details; Velfac Windows and Doors; Tree Protection; Acoustic Secondary Glazing System; Boundary Treatments.

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.

Lambeth Planning
PO Box 80771
London
SW2 9QQ

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

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 in this notice.

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

3 Prior to the occupation of the development hereby permitted, any first-floor window(s) to be inserted on the southern elevation of House No.2, as shown in drawing no. 11356/20G, 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)).

4 Prior to the commencement of the development hereby approved, full details of the proposed construction methodology, in the form of a Method of Construction Statement, shall be submitted to and approved in writing by the local planning authority. The Method of Construction Statement shall include details regarding:

- a) The notification of neighbours with regard to specific works;
- b) Advance notification of road closures;
- c) Details regarding parking, deliveries, and storage;
- d) Details regarding dust mitigation;
- e) Details of measures to prevent the deposit of mud and debris on the public highway;
- f) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.

No construction works shall commence until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. The development shall thereafter be carried out in accordance with the details and measures approved in the Method of Construction Statement.

Reason: To avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (Policy T4 of the London Plan 2021 and Policy T7 of the Lambeth Local Plan 2021).

5 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. The SuDS Strategy must include a detailed design, maintenance schedule, confirmation of the management arrangement. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site for the lifetime of the development. 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 and third parties (Policy SI12 of the London Plan 2021 and Policy EN5 of the Lambeth Local Plan 2021).

6 Notwithstanding the approved drawings, prior to the occupation of the development hereby permitted, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details prior to occupation of the development hereby permitted and shall thereafter be retained solely for its designated use.

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)).

7 Prior to first occupation of the development, details shall be submitted to and approved in writing by the local planning authority to demonstrate that the internal water consumption will not exceed 105L/person/day in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the achievement of the objectives of sustainable development identified in Policy SI 5 of the London Plan (2021), and Policy EN4 of the Lambeth Local Plan (2021).

8 The approved development shall meet 'Secured by Design Standards', consistent with s17 of the Crime and Disorder Act 2005.

Reason: To ensure the safety and security of future occupiers and adjoining properties and prevent crime and disorder occurring within and in the immediate vicinity of the site, in the interest of community safety in accordance with Policy Q3 the Lambeth Local Plan (2021).

9 No demolition works or development shall take place until a specification of all proposed soft landscaping and tree planting has been submitted to and approved in writing by the local planning authority. The specification shall include details of the quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted, together with 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. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape shall be similarly specified. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989, BS4428:1989, BS8545:2014 and current Arboricultural best practice.

Reason: In order to introduce high quality soft landscaping in and around the site in the interests of the ecological value of the site, to ensure a satisfactory landscaping of the site in the interests of visual amenity, and to ensure acceptable levels of privacy is provided to the occupiers of the new development and the occupiers of the surrounding properties (Policies Q2 and Q9 of the Lambeth Local Plan (2021).

10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development in order to comply with Policy Q9 of the Lambeth Local Plan (2021).

11 Prior to the commencement of the development hereby approved, details of all tree protection monitoring and site supervision (where arboricultural expertise is required) shall be submitted to and approved in writing by the local planning authority. This condition shall not be discharged until it has been demonstrated that the protection measures have been installed in compliance with the arboriculturist's recommendations and signed off by them. The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure the retention of, and avoid damage to, the retained trees on the site which represent an important visual amenity to the locality (Policies Q2 and Q10 of the Lambeth Local Plan (2021).

12 No trees on the site, other than those identified in 1356/02 and 1356/21A shall be felled, lopped, pruned, uprooted or damaged without prior written agreement of the Local Planning Authority.

Reason: In order to ensure the retention of established trees on the site in the interests of the ecological value and visual amenity (Policy Q10 of the Lambeth Local Plan (2021).

13 Prior to occupation of the development hereby permitted, a lighting scheme shall be submitted to and approved in writing by 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 GN01:2011.

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 GN01:2011.

The lighting scheme shall be installed in accordance with the approved details.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally

14 Notwithstanding the approved drawings, prior to the occupation of the development hereby permitted, a scheme for the siting and design of all boundary treatments 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 (Policy Q15 of the Lambeth Local Plan (2021)).

15 Notwithstanding the approved drawings, prior to the occupation of the development hereby permitted, the applicant shall ensure that the proposed fire hydrant (shown in drawing no. 1356/20G) is constructed. Evidence of this shall be submitted to the Local Planning Authority and no occupation of the proposed dwellings shall occur until written agreement has been provided by the Local Planning Authority that the fire hydrant has been constructed on site.

Reason: To ensure adequate emergency access and fire safety on site (Policy D12 of the London Plan (2021)).

16 Prior to first occupation of the development hereby permitted, as Built SAP calculations as an output of the National Calculation Method shall be submitted to and approved in writing by the local planning authority demonstrating that the development has achieved at least a 19 per cent reduction in carbon emissions over that required by Part L of the Building Regulations 2021.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan 2021).

17 No extensions, additions, insertion of windows, or external alterations shall be carried out to the premises in the absence of an express grant of planning permission for such development.

Reason - Although such extensions, additions or alterations would in the absence of this condition, constitute development permitted under the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) such development is precluded in this case because in the opinion of the local planning authority, the nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment (Policies Q2, Q5 and Q11 of the Lambeth Local Plan 2021).

18 If Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW is required on site during the course of demolition, site preparation and construction phases, it must comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer must register all NRMM at <https://nrmm.london/user-nrmm/register> prior to bringing it on to site and shall keep the register up to date by listing all NRMM used during the demolition, site preparation and construction phases of the development

Reason: To ensure that air quality is not adversely affected by the development (Policy SI 1 of the London Plan 2021).

Notes to Applicants:

In dealing with this application the Council has acted in line with the National Planning Policy Framework 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. 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 Transport and Highways team within the Transport Division of the Directorate of Environmental Services, with regard to any alterations affecting the public footway. It is current Council policy for the Council's contractor to construct new vehicular accesses and to reinstate the footway across redundant accesses. The developer is to contact the Council's Highways team on 020 7926 9000, prior to the commencement of construction, to arrange for any such work to be done. If the developer wishes to undertake this work the Council will require a deposit and the developer will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.

5. Street Naming & Numbering:

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 for the Street Naming and Numbering Officer are listed below:

email: StreetNN@lambeth.gov.uk
telephone: 020 7926 2283

6. 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.

7. A new tree should be re provided and the landscaping scheme should include an acceptable mix of soft landscaping and trees which encourages and maintains biodiversity.

8. A sprinkler system will need to be installed throughout the proposed new houses if the distance from the main road pavement in front of Nos.34 and 36 to the furthest point in the new houses exceeds 45m.

9. Network Rail is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

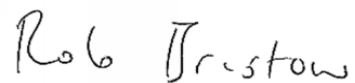
Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

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.

To start the process with the Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about our Asset Protection team and the services they offer.

Where applicable, the applicant must also follow the attached Asset Protection informatives. The informatives are issued to all development within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

Yours sincerely

A handwritten signature in black ink that reads "Rob Bristow". The signature is written in a cursive, slightly informal style.

Rob Bristow

Director of Planning, Transport and Sustainability
Climate and Inclusive Growth Directorate

Date printed: 30th April 2025

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 80771, London SW2 9QQ.

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 <https://www.gov.uk/appeal-planning-decision>. 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.