

Your Ref:
Our Ref: 24/01901/FUL



Mr Matthew Hammond
c/o Mr Joe Purcell
Myrtle Cottage
Royden Lane
Boldre
Hampshire
SO41 8PJ
United Kingdom

2nd May 2025

DECISION NOTICE

Dear Mr Matthew Hammond

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: 24/01901/FUL **Date of Application:** 19.06.2024 **Date of Decision:** 02.05.2025

Proposed Development At: 124 Sunnyhill Road London Lambeth SW16 2UN

For: Demolition of existing property and erection of 2 storey property with roof and basement accommodation consisting of 7 (3x 3-bed, 2x 2-bed, 2x 1-bed) all with direct access to private outside amenity space and secure refuse and bicycle enclosures.

Approved Plans

01, 02, 03, 04, 05, 06, 07, 08, 09, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 24A, 25A, 26A, 27A. Photographs and Photo Montages. Revive Renovations Planning Statement, Revive Renovations Fire Statement, Eco Studio XV Biodiversity Statement, Eco Studio XV Energy and Sustainability Statement T16 Design Internal and External Daylight and Sunlight Assessment, Geosmart Sustainable Drainage Assessment, Geosmart Flood Risk Assessment, Crosby Planning Transport Technical Note, Quorum Consulting Engineers Basement Impact Assessment and Construction Management Plan, GEA Ground Movement Analysis and Building Damage Assessment September 2024.

Lambeth Planning
PO Box 80771
London
SW2 9QQ

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

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.

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 complete accordance with the approved drawings and documents listed above.

Reason: For the avoidance of doubt and in the interests of proper planning to ensure an acceptable standard of development in accordance with the development plan.

3 Prior to the commencement of above ground works and notwithstanding the details shown on the drawings hereby approved, detailed construction drawings of all external elevations (at scale 1:10) including the following details shall be submitted to and approved in writing by the local planning authority:

- a) Material specifications and samples of external facing materials. Brick sample panel to be retained on site during the course of the works and to include mortar colour;
- b) Windows, including technical details, elevations, reveal depths, plans and cross sections;
- c) Roof treatments, eaves and parapets;
- d) Rainwater goods (including locations and fixings);
- e) Vents, extracts, flues and ducts;
- f) Hard and soft landscaping including boundary treatments to the front and rear;
- g) Location and type of 2 x bird boxes and 2 x bat boxes.

The development shall not be carried out other than in accordance with the approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an adequate quality of detailed design so as to safeguard and enhance the visual amenities of the locality and neighbouring occupiers (Policies Q2, Q5, Q7, Q22 and EN1 of the Lambeth Local Plan 2021).

4 Prior to the commencement of the development hereby permitted, full details of the proposed construction in the form of a Demolition and Construction Management Plan (DCMP), shall be submitted to and approved in writing by the local planning authority.

The DCMP, shall include details regarding:

- a) the notification of neighbours with regard to specific works;
- b) advance notification of road closures;
- c) parking, deliveries, and storage;
- d) Dust Management Plan;
- e) measures to prevent the deposit of mud and debris on the public highway,
- f) the removal of any asbestos removal;
- g) dated photographs of the condition of the public highway and footway at the entrance to the Site prior to the commencement of works to address liability in the event of any identified damage;
- h) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.

The development shall thereafter be carried out in accordance with the details and measures approved in the DCMP.

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 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).

6 The cycle parking shall be implemented in full in accordance with the approved details before the use hereby permitted commences 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 The waste and recycling storage shall be provided in accordance with the approved details prior to the occupation of the development 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 (2013), 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 the area (Policies Q2 and Q12 of the Lambeth Local Plan 2021).

8 Prior to the occupation of the development hereby permitted, the water efficiency calculators and manufacturers' datasheets for the installed fixtures and fittings shall be submitted to and approved in writing by the local planning authority to show that consumption levels of less than 105 litres/person/day are achieved.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan 2021, and Policy SI5 of the London Plan 2021).

9 A) Prior to the commencement of works the submitted Sustainability Appraisal shall be updated to address the carbon impacts of the proposed demolition and excavation and demonstrate how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 19% reduction in CO2 emissions beyond Building Regulations Part L 2021.

B) Prior to occupation of the development hereby permitted, evidence (e.g., photographs, copies of installation contracts and as-built worksheets prepared under the National Calculation Method) should be submitted to and approved in writing by the local planning authority demonstrating that the development has been carried out in accordance with the approved Sustainability Appraisal unless otherwise agreed by the local planning authority in writing.

Reason: To ensure that the development has an acceptable level of sustainability and makes the fullest contribution to minimising carbon emissions (Policy EN4 of the Lambeth Local Plan 2021 and Policy SI2 of the London Plan 2021).

10 Prior to occupation of the development hereby approved, evidence shall be submitted to the local planning authority and approved in writing to show that 95% of non-hazardous excavation waste produced whilst carrying out the development has been diverted from landfill.

Reason: To ensure the development has an acceptable level of sustainability (Policy EN7 of the Lambeth Local Plan (2021)).

11 Excluding demolition, no development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details prior to the occupation of the development.

Reason: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value (Policies EN5 and EN6 of the Lambeth Local Plan 2021).

12 No above ground building works can 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.

Reasons: In order to introduce high quality soft landscaping around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity (Policy EN1, Q2, Q9 of the Lambeth Local Plan 2021).

13 All planting, seeding or tuning 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: In order to introduce high quality soft landscaping in and around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity (Policy EN1, Q2, Q9 of the Lambeth Local Plan 2021)

14 Prior to the occupation of the development hereby approved evidence shall be submitted and approved in writing by the local planning authority demonstrating that net biodiversity gain has been achieved.

Reason: To ensure the development achieves net biodiversity gain (London Plan (2021) Policy G6 and Lambeth Local Plan (2021) Policy EN1.

15 Prior to the occupation of the development hereby approved evidence shall be submitted to and approved in writing to validate the measures at the as built stage to demonstrate that an Urban Greening Factor of 0.4 or more has been achieved at the Site.

Reason: To ensure that development has an acceptable level of green infrastructure (London Plan (2021) Policy G6 and Lambeth Local Plan (2021) Policy EN1.

16 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 by the local planning authority.

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 the approved scheme is for a comprehensive design which may not be acceptable in townscape or amenity terms following the addition of works implemented using permitted development rights.

17 Notwithstanding the approved drawings the side balustrades to the first and second floor rear terraces shall be 1.7m high and obscure glazed and the side windows at first and second floor levels shall be obscure glazed and fixed shut.

Reason: To preserve the living conditions of neighbouring occupiers in accordance with Policy Q2 of the Lambeth Local 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. The withdrawal of permitted development rights by Condition 16 does not remove your right to apply to the local planning authority for planning permission for development precluded through the condition, and such an application would be treated on its merits. It would be prudent to use our preapplication advice service before submitting such an application.

2. 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.

3. 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.

4. 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.

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.

Yours sincerely



Rob Bristow

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

Date printed: 2nd May 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.