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Wandsworth  
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## Wandsworth Council

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Our ref: 2025/1067  
Date: 30 January 2026

Town and Country Planning Act 1990

### **PERMISSION FOR DEVELOPMENT (Community Infrastructure Levy (CIL) Liable)**

The Council, in pursuance of its planning powers, hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed, and to the informative(s) at the end of this decision notice relating to liability to pay the Community Infrastructure Levy.

#### SCHEDULE

APPLICATION NUMBER: 2025/1067

LOCATION: 66 Fairfield Street SW18 1DY

DESCRIPTION: Alterations including erection of mansard roof extension to main rear roof with insertion of roof lights in front roof slope; erection of single storey rear extension; installation of new shop front and entrance doors and alterations to fenestration; excavation to existing basement and internal re-configuration throughout. Proposed works in connection with use of property as 3 flats (3 x 1 bedroom) with a commercial unit on part of ground floor and at basement level.

DRAWING NOS: 2444\_PL\_402; 2444\_PL\_403; 2444\_PL\_404;  
2444\_PL\_405; 2444\_PL\_406; 2444\_PL\_407

#### CONDITIONS AND REASONS:

1 The development hereby permitted shall be begun within 3 years from the date

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of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 The development shall be carried out in accordance with the reports, specifications and drawings detailed 2444\_PL\_402; 2444\_PL\_403; 2444\_PL\_404; 2444\_PL\_405; 2444\_PL\_406; 2444\_PL\_407.  
Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.
- 3 All external materials used in the construction of the development hereby approved shall match the type, texture, tone, colour, size and profile of those used on the existing building and shall be retained permanently.  
Reason: In the interest of the appearance of the development and to safeguard visual amenity, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 4 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment [by Oakman Architecture dated 28/02/2025]  
The mitigation measures shall be retained as such.  
Reason: To reduce the risk of flooding to the proposed development and future occupants, and third parties in accordance with policy LP12 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 5 Prior to commencement of the above groundworks, details of landscaping and treatment of parts of the site not covered by buildings, to include the hard landscaping materials, species of new planting/seeding, and any existing plants/trees to be retained, shall be submitted to and approved in writing by the local planning authority. All planting, seeding, and turfing included in the approved details shall be carried out prior to the occupation of any part of the development, or in accordance with a programme agreed in writing with the local planning authority. The details shall include:  
-Details of how the proposed landscaping scheme satisfies Biodiversity Net Gain onsite and offsite if required  
Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policies LP1, LP2 and LP56 of the Local Plan. The details are required prior to the commencement of works to ensure the landscaping measures are incorporated in the layout and construction of the development.
- 6 Prior to the commencement of above ground works (excluding demolition), details of a delivery and servicing plan including hours of operation shall be submitted to and approved by the local planning authority. The development shall be occupied and operated in accordance with the approved delivery and

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servicing plan.

Reason: To ensure that adequate arrangements are made for deliveries and servicing to the site and to ensure that the plan is sensitive to the amenity of local residents in accordance with Council policies LP50 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 7 No development, including any demolition, shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction management plan shall include details (but not limited to) of the routing of construction vehicles, time of arrival and departure, and any proposed temporary traffic and pedestrian management measures during the course of construction. The demolition and construction works shall be carried out in accordance with the approved plan.

Reason: In the interests of traffic, general amenity of the area and neighbour amenity in accordance with Council policy LP50 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of any works on site to ensure the whole construction phase is in accordance with an approved plan.

- 8 Prior to the first occupation of the development, the refuse and recycling storage shown on approved drawings shall be provided and shall be retained for the users of the development and for no other purpose.

Reason: To ensure adequate provision is made for waste storage in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 9 Prior to the first occupation of the development the cycle parking shown on the approved drawing shall be provided, and be retained for cycle parking purposes for the users of the development and for no other purpose.

Reason: To ensure adequate provision is made for cycle parking in accordance with Council policies LP2, LP37, LP51, PM2, PM3, PM4, PM6, PM7, PM8 and PM9 of the Wandsworth Local Plan coupled with the requirements of the National Planning Policy Framework.

- 10 The increase in the height of the roof shall only be constructed by continuing the front roof slope in the same plane, and no upstand or step shall be formed.

Reason: To safeguard the appearance of the streetscene in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

**INFORMATIVE:** In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. The Council has made available detailed advice in the form of its statutory policies in the Local Plan (2023) as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be

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considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application.

**INFORMATIVE:** The footway and carriageway on the A3 South Circular Road must not be blocked during construction. Temporary obstructions during construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A3 South Circular Road.

All vehicles associated with the development must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

**INFORMATIVE: BNG APPLIES**

The applicant is advised that the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

**a) a Biodiversity Gain Plan has been submitted to the local planning authority, and;**

**b) the local planning authority has approved the plan.**

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.



Nick Calder  
Head of Development Management (Wandsworth)

**WANDSWORTH BOROUGH COUNCIL**  
**ENVIRONMENT AND COMMUNITY SERVICES DIRECTORATE**

**GENERAL INFORMATION**  
**TOWN AND COUNTRY PLANNING ACT 1990**

**This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.**

**You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.**

You are also reminded that 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 persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

**Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.**

- If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

**Purchase Notices and Compensation**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the

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Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

#### Informative

Wandsworth Council supports development that is neighbourly and responsible. As such, we request developers to enter meaningful dialogue with neighbours and liaise with them throughout the development process, including before construction begins. Communications should include details of timelines, noise and disruption.

#### **Mayoral and Wandsworth CIL Liability**

Wandsworth Council is responsible for collecting the Mayoral and Wandsworth CIL in the Borough. Under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), you have a duty to supply information in relation to CIL liable development granted planning permission.

It is in the applicant's interest to complete and return the required forms as soon as possible. Failure to do so prior to commencement will incur surcharges and/or disqualification from relief, with potentially significant financial implications.

Further information is available on the Council's website here:

<https://www.wandsworth.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy-cil/cil-forms-and-penalties/>.