

Your Ref:
Our Ref: 25/01233/FUL



Mr Naveed Khan
c/o mr Umar valimahomed
74c tooting high street
london
london
sw17 0rn
United Kingdom

10th February 2026

DECISION NOTICE

Dear Mr Naveed Khan

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: 25/01233/FUL **Date of Application:** 16.04.2025 **Date of Decision:** 11.07.2025

Proposed Development At: 442-446 Streatham High Rd London SW16 3PX

For: Demolition of existing ground floor rear additions and erection of a two storey ground floor rear extensions to provide a 2x 1-bed and 2x 3-bed residential units together with the provision of shared amenity space, cycle and recycle storage [Reconsultation due to address update].

Approved Plans

Refer to Condition 2.

Conditions

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Lambeth Planning
PO Box 80771
London
SW2 9QQ

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

2 The development hereby permitted shall be carried out in accordance with the approved drawings and documents:

Location Plan; EX Rev A; EX 00 Rev A; EX 01 Rev A; EX 02 Rev A; EX 03 Rev A; EX 04 Rev A; EX 05 Rev A; EX 06 Rev A; EX 07 Rev A; EX 08 Rev A; EX 09 Rev A; EX 10 Rev A; P 01 Rev A; P 02 Rev A; P 03 Rev A; P 04 Rev A; P 05 Rev A; P 06 Rev A; P 07 Rev A; P 08 Rev A; P 09 Rev A; P 10 Rev A; P 11 Rev A; P 12 Rev A; P 13 Rev A; Design, Access and Heritage Statement; Garden Design.

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 All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

Reason: To preserve the character and appearance of the local area (Policies Q5, Q8, and Q22 of the Lambeth Local Plan (2021)).

4 Prior to the residential use of the development hereby permitted, the windows at first floor level facing north-west shall be fitted with obscured glazing to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall be non-openable up to a level of 1.8m above the finished floor level of the room.

The obscured glazing shall thereafter be retained in accordance with the above specifications, for the duration of the development.

Reason: To safeguard the privacy of the occupiers of neighbouring properties (Policy Q2 of the Lambeth Local Plan (2021)).

5 Prior to the construction of the works proposed, 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; and
- 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 demolition or development shall commence on the relevant part of the works until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. Any demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Method of Construction Statement.

Reason: Development must not commence on the works to the rear extension before this condition is discharged 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 T7 of the London Plan (2021); and Policies and T7 of the Lambeth Local Plan (2021)).

6 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 SI1 of the London Plan (2021)).

7 Notwithstanding the approved plans, prior to the first occupation of the units hereby permitted, further details of the provision to be made for cycle parking shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the standards of the London Plan. The cycle parking shall thereafter 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, T2, T3 and Q13 of the Lambeth Local Plan (2021)).

8 The development shall be carried out in accordance with the provisions of the approved Delivery & Servicing Plan V2 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the delivery arrangements to the building as a whole are appropriate and to limit the effects of the increase in travel movements (Policies Q2 and T7 of the Lambeth Local Plan (2021)).

9 The development shall be carried out in accordance with the provisions of the approved Landscaping Plan (Ref. 'Garden Design' document) unless otherwise approved in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved details within the first planting and seeding season following occupation of the development. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice.

Reason: 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 Q2 and Q9 of the Lambeth Local Plan (2021)).

10 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 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 Q2 and Q9 of the Lambeth Local Plan (2021)).

11 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)).

12 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 2013.

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)).

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 (contact number 020 7926 1150).

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. The applicant is advised of the necessity to consult the Highways Licencing Team on highwayslicences@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the public highway including Scaffold, temporary/permanent crossovers, oversailing/undersailing of the highway, drainage/sewer connections and repairs on the highways, hoarding, excavations, temporary/full/part road closures, craneage & gantry licences, parking suspension etc. The applicant is advised to contact the Highways Licencing Team at the earliest possible opportunity.

Please, see attached Lambeth code of practice for construction sites for the applicant information. Below is the link for highways licences application.

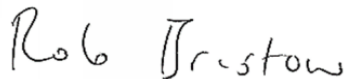
<https://beta.lambeth.gov.uk/Business-rates-services-and-licensing/licensing-and-permits/Apply-change-or-pay-for-a-licence/Apply-for-a-highways-licence/application-fees-highways-licences>

5. 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.

6. The developer is to contact the Council's Highways team on 020 7926 9000 / drw@lambeth.gov.uk, prior to the commencement of construction, to arrange for any such work to be done. 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. The Highways team must be consulted, with regard to any alterations affecting the public footway/ carriageway. You are required to liaise with the Highways team should any of the following be required;

- o Notification of neighbours with regard to specific works;
- o Advance notification of road/ footway closures; and
- o Any other impacts of construction upon the amenity of the area and the function and safety of the highway network (including parking on the footway, or extended loading on the carriageway).

Yours sincerely



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

Date printed: 10th February 2026

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.