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Our ref: 2024/4488
Date: 05 November 2025

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:	2024/4488
LOCATION:	Land Rear of 135-145 Fishponds Road SW17 7LL
DESCRIPTION:	Erection of three x two-storey (plus basement) houses with first floor roof terraces and associated cycle and refuse storage.
DRAWING NOS:	Proposed Drawing 24-610- PR01A Proposed Block Plan Proposed Drawing 24-610- PR02A Proposed Site Plan and SuDS Proposed Drawing 24-610- PR03 Proposed Basement Floor Plan Proposed Drawing 24-610- PR04A Proposed Ground Floor Plan Proposed Drawing 24-610- PR05 Proposed First Floor Plan Proposed Drawing 24-610- PR06A Proposed Roof Plan

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Proposed Drawing 24-610- PR07A Proposed sections A, B, C
Proposed Drawing 24-610- PR08A Proposed sections D& E & Privacy louvres
Proposed Drawing 24-610- PR09 Proposed Front (NW) Elevation
Proposed Drawing 24-610- PR10 Proposed Rear (SE) and Rear Boundary Elevations
Proposed Drawing 24-610- PR11 Proposed Right Side (S.W), Left Side (N.E) Elevations & Side Boundary Elevations
Proposed Drawing 24-610- PR12 Proposed Refuse and Cycle Store details
Proposed Drawing 24-610- PR13A Green Roof Details
Proposed Drawing 24-610- PR14 Diagrams of BRE daylight compliance rear gd floor rear windows of 64 & Proposed Drawing 24-610- PR15 Diagrams of BRE daylight compliance rear gd floor windows of 68 & 70
Proposed Drawing 24-610- PR16 Plans of BRE compliance rear gd floor rear window of 72

CONDITIONS AND REASON:

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

Proposed Drawing 24-610- PR01A Proposed Block Plan
Proposed Drawing 24-610- PR02A Proposed Site Plan and SuDS
Proposed Drawing 24-610- PR03 Proposed Basement Floor Plan
Proposed Drawing 24-610- PR04A Proposed Ground Floor Plan
Proposed Drawing 24-610- PR05 Proposed First Floor Plan
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Proposed Drawing 24-610- PR13A Green Roof Details
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gd floor rear windows of 64 & Proposed Drawing 24-610- PR15 Diagrams of
BRE daylight compliance rear gd floor windows of 68 & 70
Proposed Drawing 24-610- PR16 Plans of BRE compliance rear gd floor rear
window of 72

Reason: To ensure a satisfactory standard of development and to allow the
local planning authority to review any potential changes to the scheme.

- 3 Prior to commencement of above ground works details and samples of
materials proposed to be used on all external surfaces of the development
shall be submitted to and approved in writing by the local planning authority.
The development shall be carried out in accordance with the approved
materials and thereafter so retained.
Reason: In order to assess the suitability of the proposed materials, in the
interests of the appearance of the locality, in accordance with Council policies
LP1 and LP2 of the Local Plan coupled with the requirements of the National
Planning Policy Framework.
- 4 Prior to commencement of the above ground works, details of the height,
design and materials of the proposed boundary treatment including the gate
design and arrangements fronting Fishponds Road, shall be submitted to and
approved in writing by the local planning authority. The boundary treatment
and gate shall be carried out in accordance with the approved details and
completed prior to occupation of the development or otherwise in accordance
with a timetable agreed in writing with the local planning authority.
Reason: To protect visual amenity ensure a satisfactory appearance and
highways function in accordance with policies LP1, LP2, LP3 and LP51 of the
Local Plan coupled with the requirements of the National Planning Policy
Framework.
- 5 Prior to the commencement of above ground works, details of the appearance,
location, and predicted carbon savings, including a noise impact assessment
and any noise and vibration mitigation measures, for the air source heat
pumps shall be submitted to and approved by the local planning authority to
show how the renewable energy carbon savings are to be achieved. The air
source heat pumps shall be installed in accordance with the approved details
prior to the occupation of the development and retained and maintained as
such unless otherwise agreed by the local planning authority.
Reason: To achieve appropriate appearance and sustainability standards in
accordance with Council policies LP1 and LP10 of the Local Plan (2023)
coupled with the requirements of the National Planning Policy Framework.
- 6 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.

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- 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 The development hereby approved shall achieve a minimum of a 35% reduction in CO2 emissions above the levels set in Building Regulations Part L 2021, with a target of 57% as indicated within approved Energy Statement by Base Energy Rev 1.0 dated 17.12.24. Prior to first occupation of the development, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP) shall be submitted to and approved in writing by the local planning authority, to demonstrate that the development has achieved at least a 35% reduction in CO2 emissions above the levels set in Building Regulations Part L 2021. The installed measures shall be retained in accordance with the approved details unless otherwise agreed by the local planning authority.
Reason: In the interest of sustainable development and to accord with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 9 The development shall achieve a maximum water use of 110 litres per person per day for homes (including an allowance of five litres or less per person per day for external water consumption) in line with the Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. Prior to first occupation, evidence to demonstrate that the internal water consumption of the development will not exceed 105l/p/day must be submitted to the local planning authority and approved in writing, unless otherwise agreed in writing by the local planning authority. Measures integrated shall be retained for the lifetime of the development.
Reason: In the interest of sustainable development and to accord with Council policy LP1, LP2, LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 10 Notwithstanding submitted drawings and technical reports prior to commencement of the above ground works, a landscaping scheme, to include landscaping and treatment of parts of the site not covered by buildings, shall be submitted to and approved in writing by the local planning authority. These details shall include hard landscaping works including proposed finished levels and contours; hard surfacing materials; lighting design, height and material(s); soft landscaping including the species and height of shrubs, climbers, hedges,

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and species associated with any biodiverse roofs, new boundary treatment (fencing) and those areas with priority given to native and wildlife friendly species, including night scented species; ecologically sensitive lighting (in accordance with the Bat Conservation Trust and ILP 2023 Guidance); proposed and existing functional services above and below ground (e.g. drainage power; communications cables, pipelines, indicating lines, manholes, supports). The landscaping scheme shall include details of a management and maintenance strategy for all ground floor/boundary/roof planting and shall specify how occupants of the houses will be made aware of any maintenance responsibilities with regard to the biodiverse roofs. The landscaping scheme shall be carried out in accordance with the approved details and completed prior to the occupation of the development, or in accordance with a programme agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policies LP1, LP2, LP56 and LP57 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.

- 11 Notwithstanding the Sewer and Utilities Plan and Flood Risk Assessment (FRA) (submitted by Base Energy dated 11.12.24) prior to the commencement of any groundwork (excluding site investigation) the applicant must submit a final Detailed Drainage Strategy including drawings (sewer connections, exceedance flow routes and proposed discharge points), calculations and an updated SuDS pro-forma aligned with the aforementioned FRA. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: In order to secure a satisfactory standard of development, having regard to Council policy LP12 of the Local Plan) coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary drainage measures can be incorporated into the construction.

- 12 The development shall be carried out in accordance with the FRA (submitted by Base Energy dated 11.12.24) and any approved Detailed Drainage Strategy. Where appropriate and feasible basement and ground floors of each dwelling shall include those flood resilience measures outlined at Section 4 of the FRA and referenced in the Communities and Local Government Document, *'Improving the Flood Performance of New Buildings: Flood Resilient Construction'*.

Reason: In order to secure a satisfactory standard of development, having regard to Council policy LP12 of the Local Plan) coupled with the requirements of the National Planning Policy Framework.

- 13 The development shall be carried out in accordance with the approved Phase 1 desktop study report (by STM ref. PH1-2024-000099 dated 3.12.24). Any measures to be taken to prevent and/or remedy contamination at the site set out in the approved document shall be undertaken in accordance with the approved detail, unless otherwise agreed by the local planning authority.

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Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the construction.

- 14 No development shall take place until:
- i) a site-investigation has been conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority.
 - ii) a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority.
- Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policy LP14 of the Local Plan, coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.
- 15 Prior to first occupation of the development, a verification report demonstrating completion of the remediation works set out in the approved remediation statement (as approved by condition 14 above) and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria for residential use have been met.
- Reason: To ensure that remedial measures have been undertaken and the environmental risks have been satisfactorily managed so that the site is deemed suitable for residential use to accord with Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 16 No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the local planning authority. The CEMP shall include measures to mitigate the construction effects as part of a coordinated and collaborative approach with surrounding developments, and shall include the following details (although not limited to):
- a) whilst works should take place outside of the nesting season (February - September inclusive), if works to trees and vegetation are unavoidable during this period, then a site walk over at least 48 hours prior to works commencing

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is required by a named CIEEM accredited ecologist with experience of working in London to check for any nesting birds. In the event that a nest is found, an appropriate exclusion zone should be implemented around it until the young have fully fledged (Wildlife and Countryside Act 1981 (as amended)). The law protects all wild bird species, their eggs and nests;

b) details of a precautionary working method to prevent harm to reptiles, hedgehogs and badgers;

c) details of measures to be taken to ensure that the adjacent and retained habitats will not be impacted negatively by the works (including, but not limited to lighting, dust, litter, noise etc.);

d) whilst lighting should be avoided, if lighting is necessary, details of a construction lighting plan outlining how lighting will be prevented from negatively impacting any protected and priority species during construction, in particular commuting bats. This construction lighting plan should follow the best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance Note (2023);

e) details of measures to prevent entrapment of or harm to wildlife on site, including in excavations and construction and waste materials left on site;

f) an Invasive Non-Native Species plan detailing the measures to be taken to manage any INNS (including species on the London Invasive Species Initiative (LISI) list) discovered onsite during the works, including butterfly-bush (*Buddleia davidii*) and Virginia creeper (*Parthenocissus quinquefolia*) in line with best practice for London, including details of the appropriate waste disposal for arising materials and measures to prevent recurrence.

Reason: To ensure construction works and traffic impacts are minimised, to protect amenities of neighbouring occupiers and biodiversity and to mitigate the impacts of development on protected species in accordance with Council policies LP1, LP2, LP55 and LP56 of the Local Plan.

- 17 Notwithstanding the details shown on the Ecological Enhancement Plan by M. Game (Drawing Ref: 181-003-MGC), an updated Landscape and Ecological Enhancement and Management Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The Plan shall include details of all measures to provide biodiversity gain, including but not limited to:

-orientation, target species and location for at least 3x swift boxes/bricks, 3x bee bricks and 2x bat boxes/ bricks to be integrated with the new buildings;

-details of hedgehog holes and hedgehog habitat boxes;

-a bat sensitive post-construction lighting plan to ensure that any lighting will be of a specification that minimises its impacts on bats and any onsite habitats as well as neighbouring gardens in accordance with the BCT and ILP 2023

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Guidance Note (including having a colour temperature of <2700k, no uplighters and no light spill onto ecological enhancements or habitats).

-details on the management to be implemented post-construction shall also be submitted, which shall include management responsibilities and maintenance schedules for those measures included to provide biodiversity gain.

The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policies LP55 and LP56 of the Local Plan.

- 18 Notwithstanding the details shown on the approved plans and set out in the supporting information (Bio-Diversity Net Gain Assessment by M.Game Issue 2.1 dated 17.09.2025) details of the significant Biodiversity Net Gain, including onsite and offsite units, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Details shall include:

a) Completed Biodiversity Net Gain Plan

b) Completed statutory metric with the Pre-development and post-development habitat values.

The development shall then be carried out in accordance with these approved details.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan.

- 19 Prior to the commencement of above ground works (excluding demolition), further details of the siting, design and materials of the communal (presentation) refuse and recycling store (as identified on Drg.PR02A Proposed Site Plan and SuDS) that will serve the development shall be submitted to and approved in writing by the local planning authority. The refuse storage facilities shall be provided in accordance with the approved details prior to occupation of the development and shall be retained thereafter.
Reason: In the interests of amenity and hygiene, in accordance with Council policy LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 20 The flat roofed areas of the development hereby permitted and marked as biodiverse/green roofs shall not be used as a balcony, roof garden or similar amenity area and furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area.
Reason: To control overlooking and safeguard the privacy of neighbours in accordance with Council policies LP1 and LP2 of the Local Plan coupled with

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the requirements of the National Planning Policy Framework.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order) no extensions, additions or enlargements shall at any future time be erected or constructed to the dwellings hereby approved without the prior permission of the local planning authority.
Reason: In order to control future development, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order), no windows, doors or glazed areas (other than such as may be shown on the approved drawings shall be installed in the approved development.
Reason: To protect the privacy of neighbours and prevent overlooking, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order) no satellite dishes, telecommunications masts, antennas or equipment or associated structures, shall be installed on the building hereby approved.
Reason: To protect the appearance of the building, and accord with Council policies LP1, LP2 and LP22 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 24 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Council policy LP3 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

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Notwithstanding the detail shown on the approved plans, details of the first floor screening to the terrace area facing the rear elevations of Hereward Road, hereby approved, shall be submitted to and approved by the local planning authority. The detail approved shall be implemented in full within the development and retained and maintained as such for the life of the development.

Reason: To protect privacy and outlook in accord with Council policy 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 considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application



Nick Calder
Head of Development Management (Wandsworth)

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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/>.

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