

Your Ref:
Our Ref: 25/04007/FUL



Mr Dorian Zhuja
c/o Mr ABDERRAHIM ELMENANI
3rd Floor
Arding & Hobbs Building
10 St Johns Road
London
SW11 1QN

7th September 2026

DECISION NOTICE

Dear Mr Dorian Zhuja

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: 25/04007/FUL **Date of Application:** 29.12.2025 **Date of Decision:** 07.09.2026

Proposed Development At: Rear Of 436 And 438 Streatham High Road London SW16 3PX

For: Demolition of the single storey retail building and erection of three storey Mews building to provide 5 self contained units (2 X 1-Bed and 3 X 2-Bed) with the provision of cycle parking, refuse/recycling storage, private amenity space and landscaping.

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 provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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:

084-AWMA-PLN-EX-000 P1, 084-AWMA-PLN-EX-100 P1, 084-AWMA-SEC-EX-200 P1, 084-AMWA-ELE-EX-300 P1, 084-AMWA-PLN-PR-101 P2, 084-AMWA-PLN-PR-102 P2, 084-AMWA-PLN-PR-103 P1, 084-AMWA-SEC-PR-201 P2, 084-AMWA-SEC-PR-202 P2, 084-AMWA-ELE-PR-301 P2, 084-AMWA-ELE-PR-302 P2, 084-AMWA-ELE-PR-303 P2. Daylight, Sunlight & Overshadowing Assessment October 2025; Hybrid Parking Survey/Transport Statement; Cleaning and Waste Management Services Statement.

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 No demolition or development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. A description of the main contractors' management responsibilities including complaint recording and management;
 - ii. A description of the construction and demolition programme which identifies activities likely to cause high levels of noise or dust and the specific mitigation measures to be employed;
 - iii. A named person for residents to contact within the main contractors' organisation;
 - iv. Detailed site logistics arrangements;
 - v. Details regarding parking, deliveries, and storage;
 - vi. A Traffic Management Plan, outlining construction vehicle routing and how traffic congestion and the impact on the surrounding area will be minimised as a result of the construction works, whilst maintaining safe access routes for pedestrians and other key stakeholders;
 - vii. A suitably qualified person shall develop a scheme of ongoing continuous monitoring and reporting of construction noise and dust impacts against suitable targets in accordance with BS5228 Code of Practice for Noise and Vibration control and the Mayor of London's SPG 2014 and provision of monitoring results and including any actions arising to the local planning authority;
 - viii. Site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
 - ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.;
 - x. An Air Quality and Dust Management Plan (AQDMP) in accordance with the GLA's Control of Dust and Emissions during Construction and Demolition SPG 2014:
- a. Summary of work to be carried out;
 - b. Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
 - c. Inventory and timetable of all dust and NOx air pollutant generating activities;
 - d. List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
 - e. Details of any fuel stored on-site;
 - f. Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
 - g. Summary of monitoring protocols and agreed procedure of notification to the local authority; and
 - h. A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring.
 - xi. Dated photographs of the footway and highway condition adjacent to the Site in the event of any claims for liability of damage;
 - xii. Any other measures to mitigate the impact of demolition and construction upon the amenity of the area and the function and safety of the highway network.

No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site. The construction work shall thereafter be carried out in accordance with the details and measures approved in the CEMP, unless the written consent of the local planning authority is received for any variation.

Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway, to safeguard residential amenity from the start of the construction process, and to reduce the environmental impact of demolition and construction (Policies SI 1, SI 7 and T7 of the London Plan (2021), and Policies T7, EN7 and Q2 of the Lambeth Local Plan (2021)).

4 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).

5 No vents, pipes or extracts other than those shown on the approved drawings unless otherwise approved in writing by the Council. All services and plant to be concealed from view on elevation and roof which includes vents, pipes and rainwater goods.

Reason: To secure quality design outcomes (Policy Q8 of the Lambeth Local Plan 2021).

6 The cycle parking hereby approved shall be implemented in full prior to the occupation of the development hereby permitted, with the addition of one electric cycle charging point, 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 hereby approved shall be provided prior to the occupation of the development hereby permitted and shall thereafter be retained solely for its designated use. The path from the refuse stores to the collection point shall be rendered with a smooth finish. Bins shall be moved to and from the designated waste storage area to the collection point on the council's waste collection day in accordance with the Waste Management Services document dated 02.04.2025.

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 operation and use of the approved air source heat pumps details of noise and vibration attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the air source heat pumps shall only be operated, used and maintained in accordance with the approved attenuation measures.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policy Q2 of the Lambeth Local Plan (2021)).

9 Noise from any mechanical equipment or building services plant, as measured in accordance with BS4142: 2014, shall not exceed the background noise level L90B(A) 15 minutes, when measured outside the window of the nearest noise sensitive or residential premises.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policy Q2 of the Lambeth Local Plan (2021)).

10 Prior to the residential use of the development hereby permitted, the approved privacy and screening measures shall be fully installed and retained permanently for the duration of the development.

Reason: To protect the amenities of adjoining occupiers (Policy Q2 of the Lambeth Local Plan (2021)).

11 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 and demolition 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)).

12 Prior to first occupation of the development hereby approved, evidence (including a schedule of fittings and manufacturer's literature) shall be submitted to the Local Planning Authority and approved in writing to show that a residential internal water use of less 105L/person/day or less has been achieved for all dwellings.

Reason: To minimise water use (Policy SI5 of the London Plan 2021).

13 Prior to first occupation of the development hereby approved, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under the National Calculation Method) shall be submitted to the Local Planning Authority and approved in writing which demonstrates 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.

Reason: To ensure that the development has an acceptable level of sustainability, and it makes the fullest contribution to minimising carbon dioxide emissions (Policies SI 2 and SI 3 of the London Plan (2021), and Policy EN4 of the Lambeth Local Plan (2021)).

14 External ground level surfaces shall be permeable and maintained thereafter.

Reason: To manage surface water run-off from the development in a way that reduces the total volume, flow and rate of surface water that runs directly into drains and sewers and to mitigate the impact on flood risk, water quality, habitat and amenity value, in accordance with Policies EN5 and EN6 of the Lambeth Local Plan (2021) and Policy SI 13 of the London Plan (2021).

15 Prior to the first occupation of the residential units hereby permitted, a detailed specification of the sedum/green roofs shall be 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 elements of the sedum/green roof, together with details of their anticipated routine maintenance and protection. The sedum/green roof shall only be installed and thereafter maintained in accordance with the approved details.

If any planting forming part of the green roof shall die, be removed, or become seriously damaged or diseased, then this planting shall be replaced in the next planting season with planting of a similar size and species.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2021) and Policy G5 of the London Plan (2021)).

16 Prior to the commencement of works a document shall be submitted to demonstrate how the site will provide a minimum Urban Greening Factor of 0.4. Prior to occupation the approved UGF Plan shall be implemented and so maintained.

Reason: In the interests of the ecological and value of the site and visual amenity (Policy G5 of the London Plan (2021) and Policy EN1 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 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.

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. 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.

5. 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.

6. The footway and carriageway on the A23 and B272 must not be blocked during the development of the site. Temporary obstructions during the development 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 A23 Streatham High Road and B272 Greyhound Lane.

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

8. 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>

9. 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

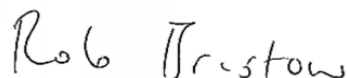
- Name a new street
- Name a new or existing building
- Apply new street numbers to a new or existing building
- Apply new numbers to internal flats or units

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

10. The withdrawal of permitted development rights by Condition 17 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.

Yours sincerely



Rob Bristow

Director - Planning and Sustainability
Growth and Environment Directorate

Date printed: 7th September 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.