

Your Ref: 39219

Our Ref: 13/03560/FUL

Mr Dorian Reece
c/o Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
Greater London
NW4 4AR
United Kingdom



2nd October 2013

DECISION NOTICE

RE: REFUSAL FOR PERMISSION FOR DEVELOPMENT

Dear Mr Dorian Reece

TOWN AND COUNTRY PLANNING ACT 1990.

The London Borough of Lambeth hereby refuses to permit under the above mentioned Acts and associated orders the development referred to below as shown on the plan(s) if submitted.

Your attention is drawn to the Statement of Applicant's Rights attached.

Application Number: 13/03560/FUL **Date of Application:** 07.08.2013 **Date of Decision:** 02.10.2013

Proposed Development At: 80 North Street London SW4 0HE

For: Erection of a single storey rear and side extension to the lower ground floor flat to incorporate six velux style roof lights.

Submitted Plans

Existing Site Plan - NRTH_L001, Proposed - Lower Ground Floor Plan NRTH_P101, OS Map NRTH_L000, Proposed Site Plan NRTH_L101, Existing Lower Ground Plan NRTH_P001, Existing Rear Elevation NRTH_E001, Proposed Rear Elevation NRTH_E101, Existing Side Elevation NRTH_E002, Proposed Side Elevation NRTH_E102, Existing Upper Ground Plan NRTH_P002, Proposed Upper Ground Floor NRTH_P102, Existing Roof Plan NRTH_P003, Proposed Roof Plan NRTH_P103, Existing Section AA NRTH_S001, Proposed Section AA NRTH_S101, Existing Section BB NRTH_S002, Proposed Section BB NRTH_S102, Existing Section CC NRTH_S003, Proposed Section CC NRTH_S103

Planning, Regeneration and Enterprise
Development Management
Phoenix House
10 Wandsworth Road,
London SW8 2LL

Telephone 020 7926 1180
Facsimile 020 7926 1171
www.lambeth.gov.uk
lambethplanning@lambeth.gov.uk



Reasons for Refusal

1 The proposed side and rear extensions are of an unacceptable size, scale and design which would adversely detract from the character and appearance of the existing building and would fail to preserve the character and appearance of the adjacent Wandsworth Road conservation area. As such the proposal is found to be contrary to policy S9 of the Lambeth Local Development Framework Core Strategy 2011; and policies 7, 36 and 47 of the Lambeth Unitary Development Plan 2007 'saved policies'.

Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) 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 its Core Strategy (2011), its Unitary Development Plan (2007), and its Supplementary Planning Documents. The Council provides a free duty planner service for basic enquiries, which is accessible by telephone, by email, or by appointment. The Council also offers a free pre-application advice service for householder development and a paid pre-application advice service for other development. All of these services ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

However, where an applicant submits an application that's considered unacceptable, it's not always possible for the Council to seek amendments during the course of the application to make the proposals acceptable. This can be the case where the applicant has chosen to submit an application that's directly contrary to clear advice provided by the Council, or where the amendments that would be required to make the proposals acceptable would be so significant as to require a further public consultation that would cause the application to exceed its statutory deadline.

1. The applicant is advised to contact the Council's Planning Officer Amanda Wilson in the first instance to discuss the reasons for refusal.
2. The applicant should address the concerns raised by the Council's Conservation and Design Officer prior to resubmitting any further planning applications for consideration by the Council.

Yours sincerely



Sue Foster

Executive Director
Housing, Regeneration & Environment

Date letter printed: 2nd October 2013

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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 there under.

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, Phoenix House, 10 Wandsworth Road, SW8.

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 12 weeks from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.planningportal.gov.uk/planning/appeals. 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.

