

Your Ref:  
Our Ref: 17/02516/P3O



**Mr Avi Dodi**  
c/o David Alton  
129 Kings Road  
Halstead  
C09 1HJ

10th October 2017

## **DEVELOPMENT IN RELATION TO CHANGE OF USE DECISION NOTICE**

Dear Mr Avi Dodi

The London Borough of Lambeth hereby determines that the prior approval of the Local Planning Authority is **REQUIRED** pursuant to condition O.2 of Class O, Part 3 of Schedule 2 of The Town And Country Planning (General Permitted Development) (England) Order 2015.

And

That the prior approval of the Local Planning Authority is **GRANTED**.

<b>Proposed Development At:</b>	22 - 28 Norwood High Street London SE27 9NR
<b>For:</b>	Prior approval for the change of use at basement level from Office (Use Class B1(a)) to 3 studio flats (Use Class C3).

**Application Number:** 17/02516/P3O  
10.10.2017

**Date of Application:** 18.05.2017

**Date of Decision:**

**Approved Plans:**

431-001 (OS Plan); 431-100; 431-200; 17006-TR001; Planning Statement from ADA Architects dated 17.05.2017.

**Conditions**

1 The waste and recycling storage as shown on drawing 410/PL/200 ('Proposed Basement Floor Plan') shall be implemented in full, in accordance with the approved details, prior to the first occupation of the residential units and shall thereafter be retained solely for its designated use.

**Lambeth Planning**  
Phoenix House  
10 Wandsworth Road  
SW8 2LL

Telephone 020 7926 1180  
Facsimile 020 7926 1171  
[www.lambeth.gov.uk](http://www.lambeth.gov.uk)  
[planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste (Section 4 of the National Planning Policy Framework (2012))

2 The cycle parking as shown on drawing 410/PL/200 ('Proposed Basement Floor Plan') shall be implemented in full, in accordance with the approved details prior to the first occupation of the residential units 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 London Borough of Lambeth Local Plan (2015)).

3 Prior to the commencement of development, details of the soundproofing for all party walls and the ceiling/floors between the units and the adjoining public house/ late night music venue at No. 20 Norwood High Street shall be submitted to and approved in writing by the Local Planning Authority before any building work commences. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure the impacts of noise/ disturbance from the adjoining premises is adequately mitigated (policy Q2 of the London Borough of Lambeth Local Plan).

**It is important that you read and understand the following informatives:**

1. This notice sets out whether the prior approval of the local planning authority is granted unconditionally or whether that approval is granted subject to such conditions as are specified above. It does not constitute confirmation that the proposed development complies with any other requirements and/or conditions of Class O. It remains your responsibility to check that the proposed development falls within the scope of the permitted development rights contained in Class O and is carried out in accordance with the provisions of Class O.

2. This notice does not constitute a Lawful Development Certificate. If you want confirmation that the proposed development would be lawful then you should submit an application to the local planning authority for a Lawful Development Certificate.

**Additional notes to applicants:**

1. 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.

2. You are advised to consult the Council's Environmental Health Division concerning compliance with any requirements under the Housing, Food, Safety and Public Health and Environmental Protection Acts and any by-laws or regulations made thereunder.

3. You are advised of the necessity to consult the Council's Streetcare team within the Public Protection Division with regard to the provision of refuse storage and collection facilities

4. 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.

5. In connection with the soundproofing condition, you should consult the Council's Building Control Section before carrying out any works.

6. 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:

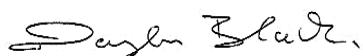
Street Naming and Numbering Officer, London Borough of Lambeth, Olive Morris House, 18 Brixton Hill, London SW2 1RD

email : [StreetNN@lambeth.gov.uk](mailto:StreetNN@lambeth.gov.uk)

telephone : 020 7926 2283

7. 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.

Yours sincerely



**Doug Black**

Interim Assistant Director Planning & Development  
Business, Growth & Regeneration  
Delivery Cluster

Date printed: 10th October 2017

## **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 6 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 [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate). 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.