



Planning Service  
London Borough of Lewisham  
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London  
SE6 4RU

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Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text" value="142"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Braidwood Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="SE6 1QZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="538913"/>
Northing (y)	<input type="text" value="173188"/>

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Jack"/>
Surname	<input type="text" value="Foley"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="142"/>
Address line 2	<input type="text" value="Braidwood Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposed Works

Please describe the proposed works:

The purpose of the garden studio would be twofold a) a work from home office and b) a workout space. There will be no sleeping or toilet facilities, but it will be connected to mains electricity to allow for wi-fi and computers etc.

Usually, the construction of this studio would be allowed under permitted development of 250cm. However, there is already a raised patio on the proposed site, which is 23cm in height from the neighbour's ground level. Permitted development has been considered but, in order to remain under the height for permitted development, the existing raised area would need to be excavated and removed through the house or the studio would be of a height where standing would be impacted.

The proposed work will follow a no dig method so there should be minimal disruption to neighbours in the vicinity. Furthermore, no trees will be harmed or need to be removed in order to complete the construction.

The garden is long (close to 100 foot) and the proposed development is at the end of the garden, a long distance from the existing property but also a long distance from adjacent and opposite properties. No views will be obstructed, no light will be blocked, and no neighbours will be overlooked.

The proposed materials are of simple form and relate well to the design of the existing house and garden.

Has the work already been started without consent?  Yes  No

## 5. Site Information

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	SGL297814
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### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?  Yes  No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

## 6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

Number of additional bedrooms proposed

Number of additional bathrooms proposed

## 7. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

## 8. Materials

Does the proposed development require any materials to be used externally?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Sides and Back = Dark Cladding Front = Dark Cladding and Cedar Wood

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Rubber EPDM

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Anthracite Grey

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Anthracite Grey

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Small PIR Lights on front of the building. Internally, LED Spotlights

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Yes - Document Reference: 142 Braidwood Road\_Existing\_Proposed Elevations

## 9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?  Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

## 10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?  Yes  No

## 11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

## 14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 15. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant
- The agent

### 15. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Jack
Surname	Foley
Declaration date (DD/MM/YYYY)	07/01/2021

Declaration made

### 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)	27/12/2020
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