

2 Chelsham Road
London

SW4 6NP

20/08/2020

Dear Dear Mr Craig

Re: Provision for Vehicle Crossover at 2

I refer to your letter concerning the above application.

I write in reference to the above application, please find attached a copy of the letter confirming that the installation of a crossover to your property will not adversely affect the safety of the highway user. You will need to attach this letter to the application form for obtaining your certificate of lawfulness from the Council's Town Planning Division.

This address is within a Controlled Parking Zone (CPZ). The crossover cannot be installed/built until the CPZ has been altered. This will cost up to £4,000. However, if you are willing to wait 6-12 months for more applications to be processed then this cost would be reduced to £2000. The timescale for a single application to be processed is a minimum of 4 months.

Process.

- Application received
- Drawing produced
- Public consultation
- Report drafted
- Report circulated to ward members
- Report signed for Traffic Management Order (TMO) to be drafted
- Advertisement of the TMO in the press for 21 days to invite Objection & Recommendations
- If objections are received an objection report will be drafted to address objections.
- Objection report signed
- Implementation.
- Making of the TMO (Advertisement in the local paper to show the date that enforcement starts).

This cost will be in addition to the cost of constructing the crossover, obtaining the relevant planning permission and utility clearances.

Please contact Bala Balaskanthan on 0207 926 9318 or

[<mailto:bbalaskanthan@lambeth.gov.uk>](mailto:bbalaskanthan@lambeth.gov.uk) if you need any further information or clarification on the CPZ aspect of this.

Yours sincerely,

Senior Reconciliation Officer

[<mailto:crossovers@lambeth.gov.uk>](mailto:crossovers@lambeth.gov.uk)

2 Chelsham Road
London

SW4 6NP

20/08/2020

Dear Dear Mr Craig

Re: Provision for Vehicle Crossover at 2

I refer to your letter concerning the above application.

The proposal must conform with Policy 11A of the Council's Adopted Replacement Unitary Development Plan and other relevant Council and national guidance regarding the preservation of highway safety and efficiency.

I confirm that the dimensions of your car parking space meet the Council's minimum criteria of 2.4m wide by 4.8m deep which is required to accommodate a vehicle without it encroaching onto the public highway.

The Area Engineer has advised that this property has the dimensions to construct a crossover at the side of the property so a vehicle can park along the cable end. However due to the parking bay outside this property the traffic order needs to be amended to allow a crossover to be constructed.

Please note that the maximum width permitted for the crossover is 4mtrs.

I confirm that the proposed location of the crossover would not adversely impact on highway safety. There are no immediate obstructions to visibility, such as trees, adjoining walls, etc, that would affect highway safety and visibility splays and pedestrian visibility splays that meet the Council's minimum requirements can be provided.

Please note that approval is only valid if the property is a single-family dwelling. If the property is a flat or the building has been converted into flats, this approval is invalid, and Planning Permission will be required. The request will be considered as part of that process. If a planning application to convert the building into flats is made at a future date, then any approval for a crossover will be reassessed in light of the development proposal.

Please note approval of a crossover under step 1 of the Councils adopted procedure will expire after 12 months from the date of this letter. Applicants wishing to proceed to stage 2 after this 12 months, will have to resubmit a stage 1 request.

New Government legislation has now come into force with immediate effect, whereby the creation of a new hard standing for your vehicle is made from a permeable material or drains to a permeable area within your property. The Planning department will require details (a cross-section) of the proposed materials in order to approve the Lawful development certificate. Applications will be considered invalid if they do not include details of the proposed surface materials or drainage - including showing where surface water would drain to.

If the new or replacement hard standing is not a permeable material, then a Planning application will be required unless the drawings submitted show drainage to a porous or permeable surface within the curtilage of the dwelling house.

Please use this link below for better clarification.

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

You can now proceed to Step 2. Permission from the Lambeth Planning Department

Contact the Planning department to obtain a Certificate of Lawfulness or planning permission.

To obtain either of the above, you need to submit:

- the relevant application forms
- the correct fee
- a copy of the approval letter from Transport and Highways - without this letter your application may be delayed or refused.
- All applications including a new/amended vehicular crossover must be accompanied by a letter from the Street Management Division stating that this is acceptable in principle
- Layout plan (existing and proposed) at a scale of 1:50 showing the exact location of the crossover and hardstanding in relation to the road, the footpath and the property. The plan should show the exact location of any street trees and street 'furniture', and road markings, or trees on the site.
- The layout plan should clearly show the areas of hard and soft landscaping, including trees, and boundary treatment.
- Elevations (existing and proposed) at a scale of 1:50 of the front elevation and side boundaries showing the context of the development with the immediately adjacent properties.
- The drawings should also show any changes to the existing boundary treatment e.g. fences / walls, and any changes in land levels.
- Photographs showing the position of the proposed crossover and the relationship with adjacent vehicular and pedestrian entrances / exits and road junctions / corners are helpful.

To discuss the correct type of application for your property and to obtain copies of the relevant application form contact:

- Planning Department
London Borough of Lambeth
PO Box 734
Winchester
SO23 5DG

Telephone: 020 79261180

Email: <mailto:planning@lambeth.gov.uk>

Yours sincerely,

Senior Reconciliation Officer

<mailto:crossovers@lambeth.gov.uk>

**APPLICATION FOR UTILITIES CLEARANCE FOR THE CONSTRUCTION OF A PERMANENT
VEHICULAR CROSSOVER**

STAGE 3

Name: _____

Address: _____

I/We hereby make application for Utilities search for the permanent vehicular footway crossing to be constructed at:

Crossover location: _____

I/We enclose a fee of £56.50 to pay for the Lambeth Transport & Highways charge connected with the necessary searches.

I/We also enclose a copy of Planning permission or Certificate of Lawfulness.

Cheques to be made payable to 'London Borough of Lambeth' and sent to:

London Borough of Lambeth
PO Box 734
Winchester
SO23 5DG