

Ben Hair
Knox Bhavan Architects
69 Choumert Road
London
SE15 4AR
United Kingdom

Environment, Neighbourhoods & Growth

Planning Division
Our ref: 23/AP/3114
Your ref: Not applicable
Contact: William Tucker
Tel: 07925 637 210
Email: william.tucker@southwark.gov.uk
Website: <http://planning.southwark.gov.uk>

Date: 15th November 2023

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
Application for Planning Permission (Householder alteration/extension)

Reference No.:	23/AP/3114
Proposal:	<p>Construction of a single-storey rear / basement extension with rear glass sliding doors, and formation of terrace at upper ground floor level. Replacement of existing rear garden timber fence with flemish bond brickwork to match existing.</p> <p>External alterations including cleaned and repointed brickwork and new front door. Rear elevation white painting to brickwork to be removed to reveal original Flemish bond brickwork.</p> <p>Fenestration alterations including replacement of existing windows with double glazed windows with profiles and casements to match existing. Amendments to window frame at first floor level with new window casement added at second floor level.</p> <p>Internal alterations including lowering of finished floor levels on first and second floor with removal of existing internal wall between staircase and first floor 'outrigger' (amended description)</p>
Site Address:	41 Lyndhurst Way, London, Southwark

Your application is now valid and has been started from 15th November 2023. The description of your development given in the title block above may be different from the one on your application form. Contact us if you would like the description to be amended.

I am the officer allocated to your application and you can contact me on 07925 637 210. Please quote the planning reference number 23/AP/3114 when contacting me. The progress of your application can also be tracked using Southwark Council's online planning register, accessible from the following link:
www.southwark.gov.uk/planningregister.

I may request additional information and/or revisions before deciding whether the application should be recommended for permission or refusal.

Planning law requires your application be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is accessible from the following link:
<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy> .

All relevant parties are now being consulted regarding your application and the council aims to issue a decision by 9th January 2024. However, if your application has not been determined by 9th January 2024, you have the right to appeal to the Secretary of State, either:

online at <https://www.gov.uk/government/organisations/planning-inspectorate> , or;
by post to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
An appeal in this situation assumes the refusal of the application, even if it had intended to be granted. It is therefore, recommended that you consult your case officer before taking such action.

If you wish to appeal, use the Planning Inspectorate's online appeals service. To find out more, follow the link below. The Planning Inspectorate will publish your appeal details on its website, including the documents you submitted as part of your planning application, along with your completed appeal form and any other information required. Ensure any personal information provided belongs to you and that its publication is not an issue. If you provide information belonging to someone else make sure you have their permission. Further information about data protection and privacy matters is available on the Planning Inspectorate's website.

Site Notice

We are required to display this notice on or near to the site by law in order to ensure that the local community are aware of the proposed development and given an opportunity to comment. We would like to seek your assistance in posting this notice.

I would be grateful if you could reply to this email with an address to which we can post the site notice.

Please also find the Receipt appended to this letter.

Southwark Council are currently trialling a new application service for Lawful Development Certificate applications as part of the Government funded Reducing Invalid Planning Applications project. If you would like to submit your next Lawful Development Certificate application using this service, or would like further details about how the service works, please contact your Case Officer or the digital planning team at digital.projects@southwark.gov.uk.

Yours faithfully,

William Tucker
Planning Officer -

RECEIPT

VAT Registration Number 235829444

I confirm that the Council has received the following:

List of All Payments Received:				
Date Received	Fee Required (excl. VAT)	Amount Paid	Receipt No.	Payee Name
06.11.2023	£206.00	£206.00		Ben Hair

Summary:			
Total Amount Paid to Date:	£206.00	Amount to be Refunded:	£ 0.00