

Planning and Building Control

Southwark Council, Planning, PO Box 64529, London, SE1P 5LX

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phone: 02075 255 403



Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="41"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Lyndhurst Way"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Southwark"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="SE15 5AG"/>

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

Easting (x)	Northing (y)
<input type="text" value="533892"/>	<input type="text" value="176322"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

SE15 4AR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed rear extension, minor internal alterations and windows throughout upgraded with like for like double glazed windows with profiles to match existing:

Proposed rear extension to lower ground floor in London stock brickwork laid in Flemish bond to match the existing brickwork. Rear extension to have sliding glass doors and wet room concealed under staircase with layout as per drawing no 3000. Railing to terrace above to be in metal.

External brickwork to front and rear elevation to be cleaned and repointed.

Rear elevation white painting to brickwork to be removed to reveal original Flemish bond brickwork.

Existing upper section of timber fence to rear garden north boundary to be replaced with Flemish bond brickwork to match existing brickwork.

Replacement trellis to front elevation (as approved in 22-AP-4273).

Replacement panelled front door.

Rear sash window at 1st floor landing level, opening adjusted; Head dropped by 3 brick courses and sill to be dropped by 9 courses. Existing window replaced with new double-glazed window with matching profiles. Width as existing.

New casement window added at second floor half landing level, to mirror window in neighbouring semi-detached villa.

Removal of 1970s wall to LGF staircase, returning the hallway and staircase to original Victorian arrangement.

Balustrade and handrail extended in profiles and materials to match the existing.

'Outrigger' first and second floor half landing floor levels lowered to meet staircase half landing level, improving access and safety.

The staircase will be unchanged at these levels, and original skirtings will be retained and carefully adjusted.

Existing internal wall between staircase and first floor 'outrigger' removed.

Doorways/openings to lower ground floor as per application 22-AP-4273 with doors to be FD30 fire rated to protect staircase.

Has the work already been started without consent?

Yes

No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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: Unregistered

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)

9858-5037-6215-4127-0990

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

12.00	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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When are the building works expected to commence?

02/2024



When are the building works expected to be complete?

10/2024



Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
- Grade I
- Grade II*
- Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
- No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
- No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
- No

b) works to the exterior of the building?

- Yes
- No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Lowering of lower ground floor - see drwg 2200, 2201, 2101
Adjustments to lower ground floor staircase - see drwg 2500
Adjustments to 1st and 2nd floor half landings - see drwg 2501
Replacement and refurbishment of front trellis - see drwg 6300
Rear extension and boundary wall adjustment - see drwg 3000
Refurbishment and improvement of existing windows - see drwg 4402

Materials

Does the proposed development require any materials to be used?

Yes

No

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

Type:
Windows

Existing materials and finishes:
Single glazed windows, casement and sash.

Proposed materials and finishes:
To be replaced with double glazed windows to match existing window profiles. Sash windows to be in glazing rhythm matching existing. See drwg 4402 for glazing details and profile dimensions.

Type:
Roof covering

Existing materials and finishes:
Tiled.

Proposed materials and finishes:
As existing - unchanged.

Type:
External doors

Existing materials and finishes:
Timber panelled front door. Timber single glazed back door. Lower Ground floor glazed timber doors. See drawing no 1301.

Proposed materials and finishes:
Timber panelled front door to replace existing. Rear timber door replaced with double glazed door to same opening. Lower ground floor glazed timber door replaced with double glazed sliding door to enlarged opening. See drawing no 2301.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
North boundary garden wall, upper level timber fence.

Proposed materials and finishes:
North boundary garden wall, upper level timber fence, to be replaced with Flemish bond brickwork to match existing. See drawing 3000 for detail

Type:
External walls

Existing materials and finishes:
Flemish bond london stock brickwork.

Proposed materials and finishes:
Rear elevation to have white paint stripped from bricks to reveal original brickwork. Flemish bond existing front and rear elevation to be cleaned and repointed as required. Proposed extension to have flemish bond london stock brickwork to match existing.

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

41LHW_DESIGN_ACCESS_STATEMENT
41LHW_1000_LOCATION_PLAN
41 LHW_1005_SITE_PHOTOS
41 LHW_1100_SITE_PLAN
41LHW_1101_EX_LGF_PLAN
41LHW_1102_EX_UGF_PLAN
41LHW_1103_EX_FF_SF PLAN
41LHW_1104_EX_ROOF PLAN
41 LHW_1200_EX_SECTION AA
41 LHW_1201_EX_SECTION BB
41 LHW_1300_EX_SIDE_ELEVATION
41LHW_1301_EX_FRONT_REAR_ELEVATIONS
41LHW_1700_PLANNING_HISTORY_LGF
41LHW_2101_PR_LGF PLAN
41LHW_2102_PR_UGF PLAN
41LHW_2103_PR_FF_SF PLAN
41LHW_2104_PR_ROOF PLAN
41LHW_2200_PR_SECTION AA
41LHW_2201_PR_SECTION BB
41 LHW_2300_PR_SIDE_ELEVATION
41LHW_2301_PR_FRONT_REAR_ELEVATIONS
41LHW_2500_LGF_UGF STAIRCASE_DETAIL
41LHW_2501_FF_SF LANDING_DETAILS
41 LHW 2600_FIRE_STRATEGY
41LHW_2700_PLANNING_HISTORY_PROPOSED
41LHW_3000_EXTENSION_DETAILS_01
41LHW_4402_SASH_WINDOW_DETAILS
41 LHW_6300_TRELLIS_DETAILS

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

See drwg 2000.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

See drwg 2000.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

05/12/2022

Details of the pre-application advice received

Pre-application advice was sought by the applicant 05/12/22 prior to approved application 22-AP-4273.
The advice given was as follows: "We should detail the second door opening at Lower Ground Floor so that it matches the existing doorway
- We should demonstrate that the new stair balustrade will match the original balustrade above - providing 'before' and 'after' drawings"

No pre-application advice has been sought for this application, however the advice outlined above has been followed in this application and the works proposed in this application are of the same nature as the approved application 22-AP-4273.

The proposed scheme in this application includes minor amendments to the approved application.
A renewed application is submitted here for clarity of those amendments.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

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

Title

Mr

First Name

Ben

Surname

Hair

Declaration Date

03/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Simon Knox

Date

06/11/2023