

Lambeth Planning

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## Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

### Town and Country Planning 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

10

Suffix

Property Name

Address Line 1

Carson Road

Address Line 2

Address Line 3

Lambeth

Town/city

London

Postcode

SE21 8HU

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

Easting (x)

532511

Northing (y)

172923

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

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

### Name/Company

Title

Mr

First name

Michael

Surname

Mittelman

Company Name

Mittelman Associates LLP

### Address

Address line 1

C22A Parkhall

Address line 2

40 Martell Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE21 8EN

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Erection of a single storey rear garden extension, single storey glazed side infill extension and a new timber window to the existing side elevation at ground floor level.

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

## 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

1
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Number of additional bathrooms proposed

2
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## 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](#).

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

When are the building works expected to commence?

02/2024	
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When are the building works expected to be complete?

12/2024	
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## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing outdoor toilet and utility room is to be demolished to accommodate the new rear garden extension which forms the new kitchen/dining space.
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## 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)

**Type:**

Walls

**Existing materials and finishes:**

Masonry

**Proposed materials and finishes:**

Masonry to match existing and double glazing.

**Type:**

Windows

**Existing materials and finishes:**

Timber framed windows

**Proposed materials and finishes:**

Rear garden extension - metal framed window Side infill extension - metal framed double glazing New side elevation window - timber framed 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

Architects Drawings:

PL-01 Rev B – Existing Site Plan – 813

PL-02 Rev B – Existing Basement & Ground Floor Plan – 813

PL-03 Rev B – Existing First & Second Floor Plan – 813

PL-04 Rev B – Existing Roof Plan - 813

PL-05 – Existing Front and Rear Elevation – 813

PL-06 Rev A – Existing Side Elevation – 813

PL-30 – Proposed Site Plan – 813

PL-31 – Proposed Ground Floor Plan – 813

PL-32 – Proposed First & Second Floor Plan – 813

PL-33 – Proposed Roof Plan - 813

PL-34 – Proposed Front & Rear Elevation – 813

DA813 Rev A - Design and Access Statement Revision A

813 - Fire Safety Strategy

## 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

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

- Yes  
 No

## 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

First Name

Surname

Reference

23/02874/PREAPP

Date (must be pre-application submission)

02/10/2023

Details of the pre-application advice received

Advice received from Conservation Officer, Lucy Wilson and supported by Case Officer Nadia Harper:

"A further assessment was carried out on site and it is considered that, if the proposals were amended to bring the end extension in line with the width of the rear return, as it currently is, with a largely glazed infill extension that is set-in from the rear of the proposed end extension, this would not be considered to cause harm in this instance, given what exists to neighbouring properties and that the rear return would remain reflected in the width and solidity of the end extension, with the infill clearly a separate and largely glazed infill that reflects the solid-void rhythm to the rear of these houses. This amendment is required in order to gain support at application stage".

The proposed single storey rear garden extension and single storey side infill extension presented in this submission reflects the advice provided by the Conservation Officer. The front dormer is to be of its existing design.

## 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 (as amended)

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

Michael

Surname

Mittelman

Declaration Date

01/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Michael Mittelman

Date

2023/12/01