



Planning Service  
London Borough of Lewisham  
Laurence House  
1 Catford Road  
London  
SE6 4RU

Telephone: 020 8314 7400  
Fax: 020 8314 3127  
e-mail: [planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling

### 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Cyril

Surname

Shing

Company Name

### Address

Address line 1

61

Address line 2

Denison Road

Address line 3

Colliers Wood

Town/City

London

County

Country

Postcode

SW19 2DJ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

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

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

A small 0.9m width side extension and 6m rear extension to replace existing garage attached to property. Works to include the replacement of existing street facing wooden fence with brick wall to match existing.

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:**  
286419

## 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)

2632-5611-7719-1011-7724

## 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?

39.11	square metres
-------	---------------

Number of additional bedrooms proposed

2
---

Number of additional bathrooms proposed

2
---


## 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?

10/2023	
---------	---

When are the building works expected to be complete?

10/2024	
---------	---

## 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:**

Yellow London Stock Bricks

**Proposed materials and finishes:**

Wienerberger Smeed Dean Mile End Mixture Stock Facing Bricks to match the existing bricks

**Type:**

Roof

**Existing materials and finishes:**

Clay and Slate Roof Tiles Materials

**Proposed materials and finishes:**

EDPM membrane with Biodiverse Green Roofs.

**Type:**

Windows

**Existing materials and finishes:**

Double Glazed Windows

**Proposed materials and finishes:**

Double Glazed Windows and Roof Skylight

**Type:**

Doors

**Existing materials and finishes:**

Timber door.

**Proposed materials and finishes:**

A new metal exterior door will be installed at the next entrance location.

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

Please referred to submitted Proposed Plans and Elevations drawings.

## 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.

Please refer to the Drawings No: PD-05 -ADDITIONAL EXTENSION AREA AND HEDGES/ TREES LOCATION PLAN

Will any trees or hedges need to be removed 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

Please refer to the Drawings No: PD-05 -ADDITIONAL EXTENSION AREA AND HEDGES/ TREES LOCATION PLAN

## 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

## 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

PRE/23/131243

Date (must be pre-application submission)

11/05/2023

Details of the pre-application advice received

The pre-application discussion was not the same to this application but included the extension part in this application.

Pre-application (Concept) meeting to discuss the principle of development with respect to the sub-division of a semi-detached 4-bedroom property into two self-contained flats at 17 Shardeloes Road, SE14.s This includes the proposal of an extension which as described in this application. Mr. Simnett the received the following documents from the applicant.

- Site Location Plan;
- Existing Floor Plans;
- Proposed Floor Plans;
- Site Photographs

The advice received from Mr Thomas was in principle of development is not supported as it would result in the loss of a single family dwelling house. As he did not see any substantial planning merits which could overcome this harm. However, the applicant were advised to keep as an application for the extension to the rear only.

## 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

Cyril

Surname

Shing

Declaration Date

16/08/2023

Declaration made

### Declaration

I/We hereby apply for Householder planning permission 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

Cyril Shing

Date

17/12/2023

Amendments Summary

This revised drawing has reflected the opinions and advices from the three pre-plan application meetings with planning officer Thomas Simnett :

PRE/23/131423, PRE/23/133498, PRE23 133925

The revised proposal has reinstated the staircase across three floor.

The reduction of rear extension from 6 metres to 4.8m metres.

The reduction in depth to the front lightwell to the advised 1.5 meter width.

The correct indication of the height of the proposed rear extension is designed no more than 2.5 meters height allowance when measured from actual ground of the neighbour (15 Shardeloes Road) garden.

The materials of the side extension to the courtyard has been changed to timber cladding to provide more "soft and appealing" outlook to that part of the proposal.

This revised proposal include the location of the recycle and waste bins are stored in an acceptable location.