



Wandsworth Council

Environment and Community Services Directorate
The Town Hall Wandsworth High Street
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Our ref: 2021/1603
Date: 05 July 2021

Town and Country Planning Act 1990

CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT

The Council, in pursuance of its planning powers, hereby certifies that the proposed development referred to in the schedule below would be lawful if instituted within the meaning of Section 192 of the above Act as amended by the Planning and Compensation Act 1991.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 2021/1603

LOCATION:

DESCRIPTION: Formation of hardstanding and vehicle crossover to front.

DRAWING NOS:

REASON FOR THE DECISION:

- 1 The proposed hardstanding, boundary treatment and access works fall within the scope of permitted development within Schedule 2, Part 1, Class F and Part 2, Class A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to the following condition:
 - (a) Where the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
 - (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,
 - either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

INFORMATIVE: You are reminded that this certificate is issued on the basis of the physical circumstances prevailing at the property when the application was made. If any other extension is undertaken BEFORE the construction of the extension, then this certificate would no longer be applicable and planning permission may be required for the development presently proposed.

INFORMATIVE: This certificate is based on the drawings and any other information as submitted being a true reflection of the physical circumstances prevailing at the site on the date of the submission of the application. If the existing conditions are different from those shown on the drawings or if the drawings or any other information are inaccurate in any way, the certificate may not be valid.

A handwritten signature in black ink that reads "J. Jackson". The signature is written in a cursive, slightly slanted style.

Jenifer Jackson
Assistant Director (Planning and Transport)

WANDSWORTH BOROUGH COUNCIL
ENVIRONMENT AND COMMUNITY SERVICES DIRECTORATE

GENERAL INFORMATION
TOWN AND COUNTRY PLANNING ACT 1990

This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.

You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

Informative

Wandsworth Council supports development that is neighbourly and responsible. As such, we request developers to enter meaningful dialogue with neighbours and liaise with them throughout the development process, including before construction begins. Communications should include details of timelines, noise and disruption.



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Minicom: 020-8871-8403

A message from your Wandsworth Building Control Team

I am writing to you following a recent planning application to my colleagues in the Development Management team for work at your property. You may not be aware that the proposed work also needs approval under the Building Regulations so I wanted to take the opportunity to tell you about our service.

We are your Local Authority Building Control team but also with the backup of a national organisation (LABC). As you may know LABC can also provide warrantees, thermal and acoustic consulting services and fire engineering solutions to suit your needs.

As a Chartered Building Consultancy recognised by the Chartered Institute of Building and You can be assured that our quality control and procedural standards are very high.

Your team consists of qualified and experienced officers as well as specialists in fire and structural engineering with detailed knowledge. Because we are in competition with private approved inspectors who may be used by the builder or architect we are aware that we need to provide you with a flexible and reliable service at a competitive price.

Your local building control officers are easily accessible by mobile phone and offer a fast response to requests for site inspections along with helpful advice on compliance with the building regulations. If problems are found on site we will be there quickly to help you to resolve them and we can offer suggestions which will add value to your project.

Because we are independent and paid by the building owner you will be safe in the knowledge that we will always act impartially and our fees are set only to cover the cost of the service, not to make a profit, so you can also be assured of value for money.

I do hope that you will choose us to help you complete your project and if you would like to discuss your proposals before making an application please email us on buildingcontrol@wandsworth.gov.uk or visit our web site, www.wandsworth.gov.uk/buildingcontrol or contact our office on 020 8871 7620

David Batsford
Head of Building Control