

## Appeals (Received/Determined) and Planning Applications & Notifications (Validated/Determined) Week Ending 02/01/2026

The attached list contains Planning and related applications being considered by the Council, acting as the Local Planning Authority. Details have been entered on the Statutory Register of Applications.

Online application details and associated documents can be viewed via Public Access from the Lambeth Planning Internet site, <https://planning.lambeth.gov.uk/online-applications/>. A facility is also provided to comment on applications pending consideration.

We recommend that you submit comments online. You will be automatically provided with a receipt for your correspondence, be able to track and monitor the progress of each application and, check the 21 day consultation deadline.

Under the Local Government (Access to Information) Act 1985, any comments made are open to inspection by the public and in the event of an Appeal will be referred to the Planning Inspectorate. Confidential comments cannot be taken into account in determining an application.

### Application Descriptions

<b>The letters at the end of each reference indicate the type of application being considered.</b>	
ADV = Advertisement Application	P3J = Prior Approval Retail/Betting/Payday Loan to C3
CON = Conservation Area Consent	P3N = Prior Approval Specified Sui Generis uses to C3
CLLB = Certificate of Lawfulness Listed Building	P3O = Prior Approval Office to Residential
DET = Approval of Details - Planning	P3P = Prior Approval Warehouse to Residential
EIAFUL = Environmental Impact Assessment	P3Q = Prior Approval Agricultural buildings to C3
FUL = Full Planning Permission	P3R = Prior Approval Agricultural to Flexible Commercial Use
G11 = General Development Order pt.11-Rail	P3S = Prior Approval Agricultural to School/Nursery
G24 = General Development Order pt.24-Telecomm	P3T = Prior Approval Business/Hotels to Schools/Nursery
G31 = General Development Order pt.31-Demolition	PDE = Prior Approval Householders Extensions
GOV = Circular 18/84	REM = Approval of Reserved Matters
LB = Listed Building Consent	RG3 = Council own development on Council land
LDCE = Certificate of Lawful Use Existing	RG4 = Other development on Council land
LDCP = Certificate of Lawful Use Proposed	RUS = Approval under Rush Common Act
NMC = Non Material Change	S106 = Variation to Section 106 Agreement
NOT = Notifications	SPF = Shop Front
OBS = Observations from adjoining Borough	TCA = Tree in Conservation Area
OUT = Outline Application	TPO = Tree Preservation Order
P3C = Prior Approval Retail/Betting/Payday Loan/Casio to A3	TTT = Thames Tideway Tunnel
P3J = Prior Approval Retail/Betting/Payday Loan to D2	VOC = Variation of Condition

## Planning Applications Validated

LOCATION OF DEVELOPMENT	Ward	Reference	APPLICANT / AGENT
134 Abercairn Road London Lambeth SW16 5AG	Streatham Common & Vale	25/03900/LDCP	Mrs Bibi Rene / , ,
<b>PROPOSAL:</b>			
Application for Certificate of Lawfulness (Proposed) with respect to the provision of a dropped kerb and vehicular crossover.			
Outside Mursell Estate Opposite 157 Clapham Road London	Stockwell West & Larkhall	25/03854/ADV	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Manchester M22 5PR
<b>PROPOSAL:</b>			
Display of 2x digital 75-inch LCD display screens, 1 on each side of new Street Hub unit. (Please note: The reference number for this Advertisement Consent application is 25/03854/ADV but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03853/FUL).			
<b>CONSTRAINTS:</b>			
<ul style="list-style-type: none"> <li>LUL Area Of Interest (Tunnels)</li> </ul>			
Pavement O/s 189 Clapham Road London SW9 0QE	Stockwell East	25/03861/FUL	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
<b>PROPOSAL:</b>			
Removal of 3x BT payphones installation of 1x BT Street Hub. (Please note: The reference number for this application for Full Planning Permission is 25/03861/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03862/ADV)			
<b>CONSTRAINTS:</b>			
<ul style="list-style-type: none"> <li>Tunnel Safeguarding Line</li> <li>Smoke Control Area</li> <li>Archaeological Priority Areas</li> <li>CAA Helipad Safeguarding Zone</li> <li>LUL Area Of Interest (Tunnels)</li> <li>CA5 : Stockwell Park Conservation Area</li> </ul>			

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Pavement O/s 189 Clapham Road London SW9 0QE	Stockwell East	25/03862/ADV	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
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**PROPOSAL:**

Display of 2x digital 75-inch LCD display screens, 1 on each side of new Street Hub unit.  
(Please note: The reference number for this Advertisement Consent application is 25/03862/ADV but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03861/FUL)

**CONSTRAINTS:**

- Tree Preservation Order 174 - Clapham Rd
- Archaeological Priority Areas
- CA5 : Stockwell Park Conservation Area
- LUL Area Of Interest (Tunnels)

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1 - 5 Lower Marsh London SE1 7RJ	Waterloo & South Bank	25/03972/DET	Oslo Holdings Limited, Oslo Holdings Limited / Bolu Adefila, Newmark Gerald Eve LLP, Newmark Eve LLP One Fitzroy 6 Mortimer Street London W1T 3JJ United Kingdom
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**PROPOSAL:**

Approval of details pursuant to condition 24 (Cycle parking) of planning permission ref : 23/00357/FUL  
(Extension and refurbishment of existing building to create new part fifth and part sixth floor, extension of fourth floor to provide Class E uses (office, medical and retail floorspace), removal and replacement of rear and side facades, renewal of façade along Lower Marsh, upgrade of existing external terraces including greening, creation of new roof terrace space and courtyard amenity space, installation of plant and enclosure at level 6, provision of cycle parking facilities and associated works) granted on 14.05.2024.

**CONSTRAINTS:**

- Southbank And Waterloo Neighbours Forum (SOWN)
- Central Activities Zone
- London Plan Waterloo Opportunity Area
- Lower Marsh Central Activities Zone Frontage Boundary
- Multiple
- South Bank Employers' Group
- Kennington Cross Neighbourhood Association
- Lower Marsh CAZ Primary Shopping Area Frontage
- CA40 : Lower Marsh Conservation Area
- Archaeological Priority Areas
- Waterloo Special Policy Area (SPA)
- Multiple
- Class MA Article 4 2022 CAZ

# Planning Weekly List & Decisions

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9 Broadview Road London Lambeth SW16 5AU	Streatham Common & Vale	25/03969/FUL	Witenberg / Mr David Gutwirth, Dimensions- Planning&Architecture, Unit 7 Hawthorn Business Park 165 Granville Road London NW2 2AZ United Kingdom
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**PROPOSAL:**

Erection of a rear dormer extension and internal alterations to convert from a 3 Bed HMO (C4) to a 6 Bed HMO, with external alterations to the front driveway including bicycle and refuse storage.

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73 Westow Hill London SE19 1TX	Gipsy Hill	25/03912/FUL	mr Nargi / mr Francesco Cuturi, Gardner Partnership, 125 Church Road Upper Norwood London SE19 2PR United Kingdom
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**PROPOSAL:**

Change of use of the first floor from restaurant (Use Class E) to a self-contained residential flat (Use Class C3), together with alterations to the restaurant shop front/entrance. (Ground floor)

**CONSTRAINTS:**

- CA23 : Westow Hill (North Side) Conservation Area
- Westow Hill/Crystal Palace District Centre Primary Shopping

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89 Elder Road London SE27 9NB	Knights Hill	25/03950/LDCP	Mr Deutch, Netpex / Mr Moses David Motzen, Prestige Planning Limited, 6 Grosvenor Way London E5 9ND
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**PROPOSAL:**

Application for a Certificate of Lawful Development (Proposed) with respect to change of use of a residential dwelling (Use Class C3) to children's care home (Use Class C2).

**CONSTRAINTS:**

- Green Chains
- Norwood Planning Assembly
- Norwood Park SNCI

# Planning Weekly List & Decisions

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Pavement O/s Penryn House, 64  
Kennington Park Road London SE11  
4HX

Kennington

25/03858/ADV

Verity Cheyne, BT Group PLC  
/ Louis Freeman, Mitie,  
TSOC, Pacific House Atlas  
Park, Simonsway  
Wythenshawe Manchester  
M22 5PR United Kingdom

## PROPOSAL:

Display of 2x digital 75-inch LCD display screens, 1 on each side of new Street Hub unit.

(Please note: The reference number for this Advertisement Consent application is 25/03858/ADV but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03857/FUL).

## CONSTRAINTS:

- Tunnel Safeguarding Line
- Multiple
- Smoke Control Area
- Archaeological Priority Areas
- Kennington Cross Neighbourhood Association
- Kennington Oval And Vauxhall Forum (KOV)
- LUL Area Of Interest (Tunnels)

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Public Pavement Between Service  
Road And Main Road Wandsworth  
Road London

Stockwell West &  
Larkhall

25/03856/ADV

Verity Cheyne, BT Group PLC  
/ Louis Freeman, Mitie,  
TSOC, Pacific House Atlas  
Park, Simonsway  
Wythenshawe Manchester  
M22 5PR United Kingdom

## PROPOSAL:

Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.

(Please note: The reference number for this Advertisement Consent application is 25/03856/ADV but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03855/FUL).

## CONSTRAINTS:

- CAA Helipad Safeguarding Zone

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43 Netherford Road London Lambeth SW4 6AF	Clapham Town	25/03481/LB	Mr Hywel Jones / Mr Paul Draper, Pddesign Consulting Limited, Old Station Masters House East Cowton Northallerton DL7 0DS United Kingdom
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**PROPOSAL:**

Installation of solar panel array to rear pitched roof and flat roof area.  
(Please note: The reference number for this Listed Building Consent application is 25/03481/LB but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03480/FUL).

**CONSTRAINTS:**

- CA2 : Rectory Grove Conservation Area
- CA59 : Wandsworth Road Conservation Area
- Smoke Control Area
- Archaeological Priority Areas
- St Pauls Church Churchyard SNCI
- CAA Helipad Safeguarding Zone
- Listed Building Grade II
- Listed Building Grade II

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Pavement O/s Penryn House, 64 Kennington Park Road London SE11 4HX	Kennington	25/03857/FUL	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
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**PROPOSAL:**

Removal of 3x BT payphones installation of 1x BT Street Hub.  
(Please note: The reference number for this application for Full Planning Permission is 25/03857/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03858/ADV)

**CONSTRAINTS:**

- Kennington Oval And Vauxhall Forum (KOV)
- Multiple
- LUL Area Of Interest (Tunnels)
- Kennington Cross Neighbourhood Association

# Planning Weekly List & Decisions

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Public Pavement Between Service Road And Main Road Wandsworth Road London	Stockwell West & Larkhall	25/03855/FUL	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
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**PROPOSAL:**

Removal of 3x BT payphones and installation of 1x BT Street Hub.  
(Please note: The reference number for this application for Full Planning Permission is 25/03855/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03856/ADV)

**CONSTRAINTS:**

- CAA Helipad Safeguarding Zone

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Outside Mursell Estate Opposite 157 Clapham Road London	Stockwell West & Larkhall	25/03853/FUL	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Manchester M22 5PR
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**PROPOSAL:**

Removal of 3x BT payphones installation of 1x BT Street Hub.  
(Please note: The reference number for this application for Full Planning Permission is 25/03853/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03854/ADV)

**CONSTRAINTS:**

- Stockwell Park Residents Association
- CA5 : Stockwell Park Conservation Area
- LUL Area Of Interest (Tunnels)
- Listed Building Grade II

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32 Brixton Road London Lambeth SW9 6BU	Oval	25/03938/P3G	Mr Azriel Asher / Mr. Shloime Godlewsky, Redwoods Projects, Unit 4 Grosvenor Way London E5 9ND United Kingdom
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**PROPOSAL:**

Application for Prior Approval for the change of use of part first floor and second floor from Commercial, Business and Service use (Use Class E) to 2 self-contained residential units (Use Class C3).

**CONSTRAINTS:**

- Brixton Road/Oval Local Centre
- Kennington Cross Neighbourhood Association
- Kennington Oval And Vauxhall Forum (KOV)

# Planning Weekly List & Decisions

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43 Netherford Road London Lambeth SW4 6AF	Clapham Town	25/03480/FUL	Mr Hywel Jones / Mr Paul Draper, Pddesign Consulting Limited, Old Station Masters House East Cowton Northallerton DL7 0DS United Kingdom
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**PROPOSAL:**

Installation of solar panel array to rear pitched roof and flat roof area. (Planning permission and Listed Building Consent ref : 25/03481/LB applications received).

**CONSTRAINTS:**

- CA2 : Rectory Grove Conservation Area
- CA59 : Wandsworth Road Conservation Area
- Smoke Control Area
- Archaeological Priority Areas
- St Pauls Church Churchyard SNCI
- CAA Helipad Safeguarding Zone
- Listed Building Grade II
- Listed Building Grade II

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38 Kempshott Road London Lambeth SW16 5LQ	Streatham Common & Vale	25/03961/LDCP	MR MEHARI GETAHUN / GEORGE DUROWOJU, G D Architects Limited, SUITE 161 MADDISON HOUSE 226 HIGH STREET CROYDON CR9 1DF United Kingdom
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**PROPOSAL:**

Application for a Certificate of Lawful Development (Proposed) with respect to the formation of a vehicular means of access (crossover) and hardstanding with permeable bricks, together with alteration to the front boundary wall.

# Planning Weekly List & Decisions

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Pavement Opposite 2 Binfield Road London SW4 6TA	Stockwell West & Larkhall	25/03859/FUL	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
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## PROPOSAL:

Removal of 3x BT payphones installation of 1x BT Street Hub.

(Please note: The reference number for this application for Full Planning Permission is 25/03859/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03860/ADV)

## CONSTRAINTS:

- Tunnel Safeguarding Line
- Smoke Control Area
- Archaeological Priority Areas
- Stockwell District Centre Boundary
- Stockwell District Centre Primary Shopping Area
- CAA Helipad Safeguarding Zone
- Central Activities Zone
- LUL Area Of Interest (Tunnels)

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Footway Adjacent To 92 Streatham High Road London SW16 1BS	Streatham St Leonards	25/03916/FUL	/, Transport for London / Laura Stritch, Transport for London, Palestra House 197 Blackfriars Road London SE1 8NJ United Kingdom
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## PROPOSAL:

Installation of Electric Vehicle Charging Infrastructure comprising one charging terminal on the footway adjacent 92 Streatham High Road

## CONSTRAINTS:

- Streatham Town Centre Boundary
- CA54 : Streatham High Rd Streatham Hill Conservation Area
- Archaeological Priority Areas
- Class MA Article 4 Town Centre Locations
- Smoke Control Area

# Planning Weekly List & Decisions

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7 Bedlam Mews London Lambeth SE11 6DF	Kennington	25/03946/FUL	KNT Development Ltd, KNT Development Ltd / Mr Lorenzo Pandolfi, Logic Planning, Flat 1 25 Lordship Park Hackney London N16 5UN United Kingdom
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**PROPOSAL:**

Erection of a roof extension to create a second floor with the installation of PV panels.

**CONSTRAINTS:**

- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- Smoke Control Area
- Kennington Cross Neighbourhood Association
- Kennington Oval And Vauxhall Forum (KOV)

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Pavement Opposite 2 Binfield Road London SW4 6TA	Stockwell West & Larkhall	25/03860/ADV	Verity Cheyne, BT Group PLC / Louis Freeman, Mitie, TSOC, Pacific House Atlas Park, Simonsway Wythenshawe Manchester M22 5PR United Kingdom
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**PROPOSAL:**

Display of 2x digital 75-inch LCD display screens, 1 on each side of new Street Hub unit.

(Please note: The reference number for this Advertisement Consent application is 25/03860/ADV but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03859/FUL)

**CONSTRAINTS:**

- Stockwell District Centre Primary Shopping Area
- LUL Area Of Interest (Tunnels)

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170 Rosendale Road London Lambeth SE21 8LG	West Dulwich	25/03962/FUL	John Sun / Seamus Shanks, , 4 New Acres Lane London SW18 1HT
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**PROPOSAL:**

Installation of a new front wall and fencing to the property's boundary. Existing vehicular and pedestrian access points are maintained.

**CONSTRAINTS:**

- CA47 : Rosendale Road Conservation Area
- Norwood Planning Assembly

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19 Maple Close London Lambeth SW4 8LL	Clapham Park	25/03968/FUL	Victoria Dare / Mr Jordan Macann, Resi Design Ltd, Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE United Kingdom
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**PROPOSAL:**

Erection of a first floor side extension, Rear roof terrace to the first floor and facade alterations

# Planning Weekly List & Decisions

## Planning Applications Determined

Location of Development	Ward	Reference	Applicant/Agent	Decision	Decision Type
2 Mervan Road London Lambeth SW2 1DS	Brixton Windrush	25/03847/TCA	Mr Patrick Bullick / Mr Hamish Lodge, Cut Above Tree Management Ltd, 55 Avondale Rise Peckham London SE15 4AJ United Kingdom	Raise No Objection	Delegated Decision

### Proposal:

Rear garden:  
T1 Yew. Fell to ground level.  
Reason: Tree dead.

### CONSTRAINTS:

- Archaeological Priority Areas
- Brixton Creative Enterprise Zone (CEZ)

25C Abbeville Road London SW4 9LA	Clapham Common & Abbeville	25/03731/TCA	Jo Miles / Edward Payne, Edward Payne and Co Ltd, 94 Ribblesdale Road Streatham London SW16 6SE United Kingdom	Raise No Objection	Delegated Decision
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### Proposal:

Rear garden:  
T1 Cherry Laurel. Fell to ground level.  
T2 to T4 Bay trees. Fell to ground level.  
Reason: Inappropriate species and size for confined garden setting causing damage to boundary wall.

### CONSTRAINTS:

- CA30 : Abbeville Road Conservation Area
- CAA Helipad Safeguarding Zone

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22 Grafton Square London Lambeth SW4 0DB	Clapham Town	25/03754/TCA	Mr Tzu Wen / , ,	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 Cherry. Fell to ground level.

Reason: Prevent potential safety risk to occupants and pedestrians.

**CONSTRAINTS:**

- CA1 : Clapham Conservation Area
- Archaeological Priority Areas
- Clapham High Street: Special Licensing Policy Zone
- CAA Helipad Safeguarding Zone
- Listed Building Grade II
- Listed Building Grade II

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171 Clapham Manor Street London SW4 6DB	Clapham Town	25/03502/DET	Mr Spencer Clark / , ,	Application Permitted	Delegated Decision
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**Proposal:**

Approval of details pursuant to condition 5 (existing and proposed fanlight) of planning permission 24/00510/LB (Lowering and levelling of the existing basement floor and extension of internal staircase; erection of a single storey, upper ground floor extension and a single storey, fully glazed extension at lower ground floor level and associated garden excavation and landscaping. Replacement of front steps with new, York Stone steps and repairs to existing fanlight. Replacement of the existing windows with double glazed timber windows. Relocation of the kitchen from lower ground to upper ground floor level; removal of the bathroom at first floor level; insertion of a solid roof access hatch to allow maintenance access; removal of non-historic cupboard at first floor level; removal and reinstatement of fire place surrounds at first floor level and to the front room at upper ground floor level; installation of panelled doors to divide the front and rear rooms at upper ground floor level; installation of shower room at lower ground floor level; removal of non-original fire surrounds and joinery at lower ground floor level and minor partition alterations) granted on 14.06.2024.

**CONSTRAINTS:**

- CA2 : Rectory Grove Conservation Area
- Clapham High Street: Special Licensing Policy Zone
- CAA Helipad Safeguarding Zone
- Listed Building Grade II

# Planning Weekly List & Decisions

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Site Of 1 Auckland Hill London SE27 9PF	Gipsy Hill	25/03478/S106D	Mario Bernard, Bernard Construction UK LLP / , ,	Application Refused	Delegated Decision
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## Proposal:

Submission of details to discharge Schedule 8, paragraph 1 (Tree Removal) of the Section 106 Agreement dated 30.09.2022 associated with planning application ref: 25/01822/VOC (Variation of condition 2 (approved plans) of Planning Permission Ref: 20/02226/FUL (Redevelopment to provide three storey (plus lower ground floor) building comprising of 6 flats together with associated works including hard/soft landscaping, amenity space, secure refuse and cycling storage.) granted on 07.10.2022

Variation sought: alterations on the Lower ground floor internally and externally to comply with Part M4(2) of the Building Regulations (kitchen layout Flat 1 and Flat 3) general arrangement (Flat 2) additional window (flat 2), private amenity (flat 2), alterations to bin and bike store, addition of level access ramp additional PV solar panels (6) adjustment to north boundary.

## CONSTRAINTS:

- Norwood Planning Assembly

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Westow House 79 Westow Hill London SE19 1TX	Gipsy Hill	25/03819/TCA	Mr Maximilian Horn, Portobello Pubs & Bars / , ,	Raise No Objection	Delegated Decision
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## Proposal:

Frontage Pub Garden:  
T1 and T2 Silver Birch. Crown reduce by up to 2 m.

## CONSTRAINTS:

- CA23 : Westow Hill (North Side) Conservation Area
- Westow Hill/Crystal Palace District Centre Primary Shopping
- The Westow House PH 79 Westow Hill SE19 1TX

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13 Shakespeare Road London Lambeth SE24 0LA	Herne Hill Loughboroug h Junction	25/03793/TCA	Elvira Tynan / Mr Michael Riddy, Foxy Arboriculture Ltd, 28 Boveney Road LONDON SE23 3NN	Raise No Objection	Delegated Decision
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## Proposal:

Rear garden:  
T1 Sycamore. Fell to 50cm above ground level.  
Reason: Poor health with evidence of severe heartwood decay and proximity to buildings.

## CONSTRAINTS:

- CA52 : Poet's Corner Conservation Area
- Herne Hill Neighbourhood Area In Lambeth
- Brixton Creative Enterprise Zone (CEZ)

# Planning Weekly List & Decisions

49 Milton Road London SE24 0NW	Herne Hill Loughborough Junction	25/03753/TCA	Zoe Wildig / Mr Michael Riddy, Foxy Arboriculture Ltd, 28 Boveney Road LONDON SE23 3NN	Raise No Objection	Delegated Decision
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## Proposal:

Rear garden:

T1 Acer. Selectively crown reduce longer laterals by approximately 1 m and reshape to match central crown height.

T2 Apple. Crown reduce by approximately 30 percent to previous pruning points and reshape.

T3 Cherry. Section fell dead tree to leave a standing stump approximately 1.5 m in height.

## CONSTRAINTS:

- CA52 : Poet's Corner Conservation Area
- Herne Hill Neighbourhood Area In Lambeth
- Brixton Creative Enterprise Zone (CEZ)

15 Shakespeare Road London Lambeth SE24 0LA	Herne Hill Loughborough Junction	25/03838/TCA	Pat Gordon-Smith / Mr Michael Riddy, Foxy Arboriculture Ltd, 28 Boveney Road LONDON SE23 3NN	Raise No Objection	Delegated Decision
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## Proposal:

Rear garden:

T1 Willow. Crown reduce by approximately 25 percent and reshape while retaining weeping form.

T2 Leylandii group. Trim minimal regrowth and prune back branches overhanging neighbouring garden.

## CONSTRAINTS:

- CA52 : Poet's Corner Conservation Area
- Herne Hill Neighbourhood Area In Lambeth
- Brixton Creative Enterprise Zone (CEZ)

49 Lowden Road London SE24 0BJ	Herne Hill Loughborough Junction	25/03107/FUL	Mr Marius Mihaila, London & Quadrant Housing Trust / Mr George Peters, Potter Raper Ltd, Duncan House Burnhill Road Beckenham BR3 3LA	Application Permitted	Delegated Decision
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## Proposal:

Replacement of the existing single-glazed timber windows and doors at front and rear with double-glazed uPVC windows, uPVC door to rear and timber door to front.

# Planning Weekly List & Decisions

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10 Chester Way London Lambeth SE11 4UT	Kennington	25/03794/TCA	Maria Lozano / Mr William Kail, Broccoli Tree Care, 105 Barriedale London SE14 6RP United Kingdom	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 Goat Willow. Crown reduce height by 2 m from 8 m to 6 m. Reduce lateral spread by 1.5 m from 6 m to 4.5 m. Crown thin by approximately 25 percent.

T2 Prunus. Crown reduce height by 2 m from 8 m to 6 m. Reduce lateral spread by 1.5 m from 6 m to 4.5 m. Crown thin by approximately 25 percent.

**CONSTRAINTS:**

- CA8 : Kennington Conservation Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- Kennington Cross Neighbourhood Association
- Kennington Oval And Vauxhall Forum (KOV)
- Listed Building Grade II

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6 Chester Way London SE11 4UT	Kennington	25/03797/TCA	London and quadrant, L&Q / Mr Richard Wilson, J.R.WILSON TREE SPECIALIST, Yoke House Chapel Wood Road ASH TN15 7HX	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 Beech. Fell to ground level.

Reason: Poor quality tree of limited visual amenity fully screened by adjacent buildings with ongoing neighbour complaints relating to canopy and root encroachment.

**CONSTRAINTS:**

- CA8 : Kennington Conservation Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- Kennington Cross Neighbourhood Association
- Kennington Oval And Vauxhall Forum (KOV)

111 Paulet Road London Lambeth SE5 9HW	Myatts Fields	25/03605/TCA	c/o Carlos Lozada, Lambeth Self Help Housing Association Ltd / Edward Payne, Edward Payne and Co Ltd, 94 Ribblesdale Road Streatham London SW16 6SE United Kingdom	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:  
 T1 Elder. Fell to ground level.  
 T2 Cherry. Crown reduce by 1 m.  
 T3 Fig. Reduce height by 2 to 3 m and reduce lateral spread by 1.5 to 2 m.  
 T4 Sycamore. Fell to ground level.

**CONSTRAINTS:**

- CA25 : Minet Estate Conservation Area
- Primrose Hill Summit To The Palace Of Westminster - 4A.2

Dover House Cormont Road London SE5 9RE	Myatts Fields	25/03525/TCA	St Margarets Properties Ltd / Adam Arnold - 36520 -W, GraftinGardeners Ltd, 45 Swanwick Close Roehampton London SW15 4ES	Raise Objection Serve TPO	Delegated Decision
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**Proposal:**

T1 London Plane. Reduce height and radial spread by approximately 4 to 5 m leaving a finished height of approximately 18 m and spread of approximately 12 m. Pollard. Thin internal growth by 10 to 15 percent. Remove significant deadwood greater than 50 mm. Strip epicormic growth from main stems.  
 T2 London Plane. Reduce height and radial spread by approximately 4 to 5 m leaving a finished height of approximately 19 m and spread of approximately 10 m. Pollard. Thin internal growth by 10 to 15 percent. Remove significant deadwood. Strip epicormic growth from main stems.  
 TG1 Group of Leylandii. Reduce height by approximately 3 m to leave a finished height of approximately 7 m. Trim lateral growth to maintain uniformity.  
 T3 Black Poplar. Remove lowest limb over neighbouring garden approximately 200 mm diameter. Strip lower epicormic growth from stem to approximately 2.5 to 3 m above ground level. Sever ivy at base.  
 T4 Black Poplar. Remove lower epicormic growth from main stem to approximately 2.5 to 3 m above ground level. No canopy reduction proposed.  
 T5 Black Poplar stem pole. Fell to ground level or sectional dismantle as appropriate. Treat or grind stump to prevent regrowth.  
 T6 Bay. Reduce height by approximately 3 m to leave a finished height of approximately 5 m. Trim all other aspects by approximately 2 m leaving a finished spread of approximately 2.5 m. Trim and balance lateral growth to contain spread within boundary.  
 T7 Ornamental Cherry. Reduce height by approximately 2 m to leave a finished height of approximately 4.5 m. Reduce lateral spread by approximately 1.5 m to leave a finished spread of approximately 2.5 m. Remove major deadwood. Thin internal and epicormic growth.  
 Council Note: The Council objects to the proposed tree works to T1 and T2 London Plane, which are now protected by a Tree Preservation Order. No works to T1 or T2 may take place unless consent is first granted under the Tree Preservation Order.

**CONSTRAINTS:**

- CA25 : Minet Estate Conservation Area

# Planning Weekly List & Decisions

44 Larkhall Rise London Lambeth SW4 6JX	Stockwell West & Larkhall	25/03499/FUL	Hunt / Chris Bishop, TN10 Architecture & Design, 33 Dernier Road Tonbridge TN10 3EN	Application Refused	Delegated Decision
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## Proposal:

Erection of a rear dormer loft conversion along with the installation of 2 rooflights to the front elevation, and landscaping works to front garden including the installation of a bin shed and bike storage.

## CONSTRAINTS:

- CAA Helipad Safeguarding Zone

46 Thorne Road London SW8 2BY	Stockwell West & Larkhall	25/03708/TCA	Mr Alexander Lowry / , ,	Raise No Objection	Delegated Decision
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## Proposal:

Rear garden:

T1 Walnut. Crown reduce by approximately 3 m to reduce shading and tree debris.

T2 Apple. Crown reduce by up to 2 m to contain size and development.

## CONSTRAINTS:

- CA3 : Lansdowne Gardens Conservation Area
- Lansdowne Residents Association

48 Leigham Vale London Lambeth SW16 2JQ	Streatham Hill East	25/03492/DET	A McManus / N Griffin, Inception Planning Limited, Quatro House Frimley Road Camberley GU16 7ER	Application Refused	Delegated Decision
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## Proposal:

Approval of details pursuant to conditions 4 (cycle storage) and 5 (waste storage) to planning permission 24/02725/FUL (Conversion of dwellinghouse into three flats, including the erection of a single storey ground floor side and rear extension with a lightwell, alteration to fenestration, the erection of a rear dormer window and the installation of roof lights, together with the provision of refuse and cycle store.) Granted on 25.10.2024.

10 Nuthurst Avenue London SW2 3SU	Streatham Hill East	25/03490/LDCP	Louise Deane / Qarib Nazir, Enliven Solutions Limited, 397 Reigate Road EPSOM DOWNS KT17 3LU	Application Permitted	Delegated Decision
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## Proposal:

Application for a Certificate of Lawful Development (Proposed) with respect to the erection of a hip to gable roof extension together with the erection of a rear dormer with and installation of 2x rooflights to the front roofslope.

# Planning Weekly List & Decisions

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15 Burnbury Road London SW12 0EQ	Streatham Hill West & Thornton	25/03404/TCA	Mr Dominic Appleton / Mr Matthew Barton, Mattree Professional tree care, 156 Winkworth Road Banstead SM7 2QT	Raise No Objection	Delegated Decision
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**Proposal:**

Front garden:

T1 Apple. Crown reduce by 3 m and crown thin by approximately 15 percent.

**CONSTRAINTS:**

- CA48 : Hyde Farm Conservation Area
- Article 4 Direction - CA48 Hyde Farm

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2 Thornton Avenue London SW2 4HH	Streatham Hill West & Thornton	25/03712/TCA	Sophie Carmichael / Edward Payne, Edward Payne and Co Ltd, 94 Ribblesdale Road London SW16 6SE	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 Elder. Fell to ground level.

Reason: Leaning onto outbuilding.

T2 Elder. Crown reduce by up to 1.5 m all round.

Reason: Crown resting on building structure.

**CONSTRAINTS:**

- CA44 : Telford Park Conservation Area

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145 Hydethorpe Road London Lambeth SW12 0JF	Streatham Hill West & Thornton	25/03617/FUL	Mr Alex Hammond / Mr Joe Purcell, Revive Renovations Ltd, Penhurst House 352-356 Battersea Park Road Wandsworth London SW11 3BY United Kingdom	Application Permitted	Delegated Decision
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**Proposal:**

Erection of a hip to gable and rear mansard roof extension including a raised ridge height.

# Planning Weekly List & Decisions

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52 Kirkstall Road London Lambeth SW2 4HF	Streatham Hill West & Thornton	25/03840/TCA	Ms D Jane Allen / , ,	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 London Plane: Prune back to the previously approved pruning points consistent with works permitted under Ref. 23/03670/TCA.

**CONSTRAINTS:**

- CA44 : Telford Park Conservation Area

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36 Telford Avenue London Lambeth SW2 4XF	Streatham Hill West & Thornton	25/03796/TCA	Ms Ailish Toomey / , ,	Raise No Objection	Delegated Decision
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**Proposal:**

Front garden:

T1 Willow. Fell to ground level.

T2 Spruce. Fell to ground level.

Reason: Tree roots causing damage to property as identified in property survey.

**CONSTRAINTS:**

- CA44 : Telford Park Conservation Area

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42 Telford Avenue London SW2 4XF	Streatham Hill West & Thornton	25/03748/TCA	Jane Fox / Mr Michael Riddy, Foxy Arboriculture Ltd, 28 Boveney Road LONDON	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden:

T1 Ash. Section fell to ground level.

Reason: Self seeded tree growing through boundary fence and blocking light to garden.

**CONSTRAINTS:**

- CA44 : Telford Park Conservation Area

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15 Mount Ephraim Road London SW16 1NQ	Streatham St Leonards	25/03479/LDCP	Ms Kim Yeomans / Mr Simon Underwood, The Harvest Partnership, Apex House 41 Tamworth Road Croydon CR0 1XU United Kingdom	Application Permitted	Delegated Decision
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**Proposal:**

Application for a Certificate of Lawful Development (Proposed) with respect to the erection of a rear dormer to the existing rear addition roof.

# Planning Weekly List & Decisions

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45 Valleyfield Road London SW16 2HS	Streatham Wells	25/03594/FUL	Ms Claire Murray / Mr Michael Rees, DISTRICT Architects, Arch 837 Consort Road 17-19 Blackwater Street London SE15 2PR	Application Permitted	Delegated Decision
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**Proposal:**

Erection of ground floor rear extension together with the replacement of existing side door and window and installation of 1 window to front elevation.

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1-5 Wandsworth Road London Lambeth SW8 2LN	Vauxhall	25/03458/DET	Tesco Stores Ltd / Mr Daniel Botten, ROK Planning, 51-52 St John's Square London Greater London EC1V 4JL United Kingdom	Application Refused	Delegated Decision
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**Proposal:**

Approval of details pursuant to conditions 4 (detailed drawings), and 7 (Secured by Design Standards) to planning permission 25/01720/FUL (Replacement of a section of existing shopfront glazing and cill to the north elevation with a glazed sliding door, together with the installation of a threshold access ramp.) Granted on 04.09.2025.

**CONSTRAINTS:**

- CA32 : Vauxhall Conservation Area
- CA56 : Vauxhall Gardens Conservation Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- London Plan Vauxhall Opportunity Area
- Thames Policy Area
- Kennington Cross Neighbourhood Association
- Big Issue Headquarters, 1-5 Wandsworth Rd, SW8 2LN
- Vauxhall Opportunity Area
- Central Activities Zone
- Kennington Oval And Vauxhall Forum (KOV)
- Vauxhall Central Activities Zone (CAZ)
- Class MA Article 4 2022 CAZ
- LUL Area Of Interest (Tunnels)

Land Bounded By Upper Ground And Doon Street - West Part Of Site (adj To Waterloo Bridge) London	Waterloo & South Bank	25/03488/FUL	Mr Richard Willing, Boulebar UK Ltd / , ,	Application Permitted	Delegated Decision
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**Proposal:**

Erection of temporary structures between the period of 31 January 2026 and 31 January 2027 in association with a temporary event known as 'Boulebar', comprising of 8 boules courts; 1 bar; street food vendors; pergolas with covered seating; a stretch tent roof covering, and a fenced compound containing a refuse area and WCs.

(Please note: The reference number for this application for Full Planning Permission is 25/03488/FUL, but there is also an associated application for Advertisement Consent related to these works with reference number: 25/03489/ADV)

**CONSTRAINTS:**

- Waterloo Strategic Cultural Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Class MA Article 4 2022 CAZ
- Central Activities Zone
- Smoke Control Area
- Southbank And Waterloo Neighbours Forum (SOWN)
- London Plan Waterloo Opportunity Area
- South Bank Employers' Group
- Central Activities Zone - Article 4 B1a-C3
- Central Activities Zone
- Archaeological Priority Areas
- Kennington Cross Neighbourhood Association
- Approaches To Westminster World Heritage Site
- Environment Agency Flood Zone 3
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- Central Activities Zone
- Archaeological Priority Areas
- London Plan Waterloo Opportunity Area
- South Bank Employers' Group
- Kennington Cross Neighbourhood Association
- Central Activities Zone
- Southbank And Waterloo Neighbours Forum (SOWN)
- Waterloo Strategic Cultural Area
- Approaches To Westminster World Heritage Site
- Class MA Article 4 2022 CAZ

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Land Bounded By Upper Ground And Doon Street - West Part Of Site (adj To Waterloo Bridge) London	Waterloo & South Bank	25/03489/ADV	Mr Richard Willing, Boulebar UK Ltd / , ,	Application Permitted	Delegated Decision
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**Proposal:**

Display of wooden cutout individual letters spelling BOULEBAR on poles at the entrance with uplighting; painted and/or vinyl artwork to container bar, storage unit and fencing; and display of associated fire exit and WC signage. (For a temporary period between 31 January 2026 and 31 January 2027 in association with a temporary event known as 'Boulepark' at the Doon Street Compound, 101 Upper Ground)

(Please note: The reference number for this application for Advertisement Consent is 25/03489/ADV, but there is also an associated application for Full Planning Permission related to these works with reference number: 25/03488/FUL)

**CONSTRAINTS:**

- Waterloo Strategic Cultural Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Class MA Article 4 2022 CAZ
- Central Activities Zone
- Smoke Control Area
- Southbank And Waterloo Neighbours Forum (SOWN)
- London Plan Waterloo Opportunity Area
- South Bank Employers' Group
- Central Activities Zone - Article 4 B1a-C3
- Central Activities Zone
- Archaeological Priority Areas
- Kennington Cross Neighbourhood Association
- Approaches To Westminster World Heritage Site
- Environment Agency Flood Zone 3
- Environment Agency Flood Zone 3
- Central Activities Zone
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Archaeological Priority Areas
- London Plan Waterloo Opportunity Area
- South Bank Employers' Group
- Kennington Cross Neighbourhood Association
- Central Activities Zone
- Southbank And Waterloo Neighbours Forum (SOWN)
- Waterloo Strategic Cultural Area
- Approaches To Westminster World Heritage Site
- Class MA Article 4 2022 CAZ

Lambeth Palace Palace Road Lambeth SE1 7JU	Lambeth	Waterloo & South Bank	25/03544/TCA	Ms Lindsay Schuman / Mr Nick Hayden, Haydens Arboricultural Consultants Ltd, Unit 5 Moseleys Farm Business Centr Fornham All Saints Bury St Edmunds IP28 6JY	Raise No Objection	Delegated Decision
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## Proposal:

Southern boundary wall with the Garden Museum:

T002 London Plane. Re pollard at established pollard points. Prune two roots approximately 40 mm and 80 mm in diameter identified in the attached monitoring report trial pit 9.

T003 Lime. Re pollard at the established pollard points.

T004 Horse Chestnut. Re pollard at the established pollard points.

T005 Tree. Re pollard at established pollard points. Prune one root approximately 100 mm in diameter identified in the attached monitoring report trial pit 2.

T006 Lime. Re pollard at the established pollard points.

Council Note: The trees along the southern boundary are managed as high pollards. Repollarding refers to reduction back to the most recent pruning points, not to the original historic pollard points.

## CONSTRAINTS:

- CA10 : Lambeth Palace Conservation Area
- Environment Agency Flood Zone 2 & Or 3 - Call Planning Dept
- Environment Agency Flood Zone 3
- Historic Parks And Gardens (on English Heritage Register)
- Primrose Hill Summit To The Palace Of Westminster - 4A.2
- Thames Policy Area
- Lambeth Palace Gardens SNCI
- South Bank Employers' Group
- Kennington Cross Neighbourhood Association
- Southbank And Waterloo Neighbours Forum (SOWN)
- Immediate Setting Of Westminster World Heritage Site
- Approaches To Westminster World Heritage Site
- Listed Building Grade II
- Listed Building Grade II
- Listed Building Grade II
- Listed Building Grade I

# Planning Weekly List & Decisions

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2 Corfe Lodge Carson Road London SE21 8HT	West Dulwich	25/03623/TCA	Mr Daniel Burr, Acacia Tree Surgeons Ltd / Mr Daniel Burr, Acacia Tree Surgeons Ltd, Acacia House Tatsfield Approach Road Westerham TN16 2JT	Raise No Objection	Delegated Decision
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**Proposal:**

Rear garden: T1 Lime: Fell due to basal cavity and immediate collapse risk (Five Day Notice and further evidence received and agreed by the Council).

**CONSTRAINTS:**

- CA47 : Rosendale Road Conservation Area
- Norwood Planning Assembly

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15 Eastmearn Road London SE21 8HA	West Dulwich	25/03399/FUL	Mrs Kate Chamberlain, Kate Chamberlain Garden Design Ltd / Mrs Kate Chamberlain, Kate Chamberlain Garden Design Ltd, 9 Dovercourt Road London SE22 8SS	Application Permitted	Delegated Decision
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**Proposal:**

Replacement of existing concrete drive with a permeable resin bound surface; reconstruction of the existing low boundary wall with a yellow stock brick wall; replacement of the right boundary fence; and associated landscaping works.

**CONSTRAINTS:**

- CA47 : Rosendale Road Conservation Area
- Norwood Planning Assembly

# Planning Weekly List & Decisions

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19 Lancaster Avenue London SE27 9EL	West Dulwich	25/03284/TCA	Mr T Hesp / Mr Steve Westmore, Tree Frontiers Ltd, Room 2, 8 Astley House Cromwell Business Park Chipping Norton OX7 5SR United Kingdom	Raise No Objection	Delegated Decision
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## Proposal:

Rear garden: T1 Cherry. Fell to ground level.

T2 Pear. Crown reduce height by 2 m to 6 m and reduce lateral spread by 1 m on all aspects. Remove deadwood.

T3 Honey Locust. Fell to ground level.

Front Garden: T4 Magnolia. Crown reduce height by 3 m to previous pruning points and reduce north lateral spread by 1 m.

Proposed Replacement Planting: 1 x Rowan in rear garden 1 x Red Maple in front garden.

## CONSTRAINTS:

- CA45 : Lancaster Avenue Conservation Area
- Norwood Planning Assembly
- 17-19 Lancaster Avenue

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193A Norwood Road London SE24 9AF	West Dulwich	25/02165/TCA	Guildford PIPPIN NEWMAN, STC / Mr pippin newman, Stoughton Tree Care, 1 Caxton Gardens Guildford GU28AX United Kingdom	Raise No Objection	Delegated Decision
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## Proposal:

To the east of 193A Norwood Road on Network Rail operational land:

T1 Robinia immature approximately 4 m. Fell to ground level.

T2 Ash. Reduce lateral spread by 3 m on north west aspect back to suitable pruning points.

G1 Group of regenerated Sycamore and Ash saplings. Remove to ground level.

Reason: Clearance from boundary fencing and adjacent structures.

Officer note: The trees are located on Network Rail operational land to the east of 193A Norwood Road and do not form part of the residential garden curtilage.

## CONSTRAINTS:

- CA39 : Brockwell Park Conservation Area
- Herne Hill Neighbourhood Area In Lambeth

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