60 PULROSS ROAD, LONDON SW9 8AB

Lambeth 26/00482/FUL GRANTED 28 JUL 2026

See it online at ScopedBuild

Erection of a single storey side infill and rear extension at ground floor level; erection of a front and rear mansard roof extension at main roof level.

All 61 files the London Borough of Lambeth published for this application, in one searchable PDF. Click any line to go to it.

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Files are reproduced as Lambeth published them; ScopedBuild has not altered them. The approved drawings match condition 2 of the decision notice. Check every dimension on site. The drawings remain the copyright of their author.

Your Ref:
Our Ref: 26/00482/FUL

Lambeth

[redacted]

28th July 2026

DECISION NOTICE

Dear Mrs [redacted]

TOWN AND COUNTRY PLANNING ACT 1990.

PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the statement of Applicant's Rights and General Information attached.

Application Number: 26/00482/FUL **Date of Application:** 13.02.2026 **Date of Decision:** 28.07.2026

Proposed Development At: 60 Pulross Road London Lambeth SW9 8AB

For: Erection of a single storey side infill and rear extension at ground floor level; erection of a front and rear mansard roof extension at main roof level.

Approved Plans
See condition 02.

Conditions

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Lambeth Planning
PO Box 80771
London
SW2 9QQ

Telephone 020 7926 1180
www.lambeth.gov.uk
planning@lambeth.gov.uk

2 The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings:

Location Plan; 2421/EX/001; 2421/EX/002; 2421/EX/003; 2421/EX/004; 2421/EX/005; 2421/EX/006; 2421/EX/007 Rev B; 2421/EX/008 Rev B; 2421/P/100; 2421/P/101 Rev A; 2421/P/102; 2421/P/104 Rev B; 2421/P/105 Rev C; 2421/P/106 Rev B; 2421/P/107 Rev B; 2421/P/108 Rev C; 2421/P/109 Rev C; 2421/P/110 Rev C.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

Reason: To preserve the character and appearance of the local area. (Policies Q5, Q8 and Q11 of the Lambeth Local Plan (2021)).

4 Where Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW is required on site during demolition, site preparation and construction phases, it must comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be placed on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer must register all NRMM on the official online register prior to bringing it on to site and shall keep the register up to date by listing all NRMM used during the demolition, site preparation and construction phases of the development.

Reason: To ensure that air quality is not adversely affected by the development, in accordance with Policy SI 1 of London Plan (2021) and Policy EN4 of the Lambeth Local Plan (2021).

Notes to Applicants:
In dealing with this application the Council has acted in line with the National Planning Policy Framework to work with the applicant in a positive and proactive manner. The council has made available on its website the policies and guidance provided by Lambeth Local Plan 2020-2035 (September 2021)and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that’s likely to be considered acceptable.

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

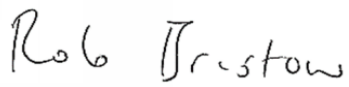
2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be compiled with to the satisfaction of the Council's Building Control Officer.

3. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.

4. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

5. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to gain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licences etc. You are advised to contact the Highways team at the earliest possible opportunity.

Yours sincerely



Rob Bristow
Director - Planning and Sustainability
Growth and Environment Directorate

Date printed: 28th July 2026

INFORMATION FOR APPLICANTS GRANTED PLANNING PERMISSION SUBJECT TO CONDITIONS, OR WHERE PERMISSION HAS BEEN REFUSED.

General Information

This permission is subject to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the provisions of the Building Regulations 1985 and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer, PO Box 80771, London SW2 9QQ.

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 person entitled to the benefits thereof.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 12 weeks from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at https://www.gov.uk/appeal-planning-decision. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Purchase Notice

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Lambeth a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State for the Environment on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 120 and related provision of the Town and Country Planning Act 1990.

LONDON BOROUGH OF LAMBETH
Delegated Register 26/00482/FUL

Approver:	*J.Rotrand* *28/07/2026*

Officer: Paul Curtis

App No: 26/00482/FUL **App Type:** Householder Development

Application for: Erection of a single storey side infill and rear extension at ground floor level; erection of a front and rear mansard roof extension at main roof level.

Site: 60 Pulross Road, London Lambeth SW9 8AB

Drawing numbers: Location Plan; 2421/EX/001; 2421/EX/002; 2421/EX/003; 2421/EX/004; 2421/EX/005; 2421/EX/006; 2421/EX/007 Rev B; 2421/EX/008 Rev B; 2421/P/100; 2421/P/101 Rev A; 2421/P/102; 2421/P/104 Rev B; 2421/P/105 Rev C; 2421/P/106 Rev B; 2421/P/107 Rev B; 2421/P/108 Rev C; 2421/P/109 Rev C; 2421/P/110 Rev C; 2421/P/111 Rev D; 2421/P/112 Rev D; 2421/P/113 Rev C.

Recommendation Date: 21.07.2026

Recommendation: Grant Permission

1. The Application Site

1.1 The application site is a two-storey, mid-terrace property with a London roof, a two-storey rear return and a single storey rear extension. The site is situated on the north side of Pulross Road.

1.2 The site is not within a conservation area and is not a listed building.

1.3 The following constraints apply to the site:

Creative Enterprise Zone - Brixton Creative Enterprise Zone (CEZ)

2. Proposed Development

2.1. The application seeks permission for the erection of single storey 'wrap around' side infill and rear extension following the demolition of the existing single storey rear extension, and the erection of a full mansard roof extension incorporating 2no. dormer windows at the front and 2no. dormer windows to the rear. Associated work with the mansard would include the building up of a parapet wall to the rear and the party walls on the side elevations.

3. Relevant Planning History

26/00481/LDCP – Refused
Application for a Certificate of Lawful Development (Proposed) in relation to the erection of a mansard roof extension to the rear outrigger.

Reason: The proposal would fail to comply with Schedule 2, Part 1, Class B, Condition B.2(b)(ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the proposed roof extension would extend beyond the outside face of an external wall of the original dwellinghouse.

4. Consultations and Notification Responses

Public consultation on the application was undertaken in accordance with statutory and council requirements as follows:

Neighbours

Number of neighbours consulted:	7
Number of objections:	0
Number in support:	0
Number neither supporting nor objecting:	0

Comments can be summarised as follows:

No comments received.

Consultees

Brixton Society

No Response

Helen Hayes Member Of Parliament

No Response

Durand Gardens Residents Association

No Response

Stockwell Park Residents Association

No Response

Dalyell Area Residents Association

No Response

Kennington Oval & Vauxhall Forum

No Response

5. Planning Policies and Guidance:

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan (2021), the Lambeth Local Plan 2020 – 2035 (September 2021) and South Bank and Waterloo Neighbourhood Development Plan (2019).

5.2. The National Planning Policy Framework (2023) sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.

5.3. The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance.

5.4. The links to the relevant development plan and guidance documents are outlined below:

National Planning Policy Framework (2023)	https://www.gov.uk/government/publications/national-planning-policy-framework--2
London Plan (2021)	https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
Lambeth Local Plan (September 2021)	https://beta.lambeth.gov.uk/sites/default/files/2021-09/Lambeth%20Local%20Plan%202021.pdf
South Bank and Waterloo Neighbourhood Development Plan (2019)	https://www.lambeth.gov.uk/sites/default/files/pl_South_Bank_and_Waterloo_Neighbourhood_Development_Plan.pdf
Lambeth Design Guide Part 4: Building Alterations, Extensions and Retrofit (2023)	https://www.lambeth.gov.uk/sites/default/files/2023-08/Part%204%20_Building%20Alterations%2C%20Extensions%20and%20Retrofit.pdf

6. Summary of Issues

The key issues in this case are: -

a) The impact of the proposal on the character and appearance of the original property and the area in general (Design).

b) The impact of the proposal on the residential amenities of neighbouring dwellings (Amenity).

7. Design Yes (Y) / No (N)

Is the proposed development in keeping with the existing property	**Y**

(positively responds to the design of the original building)?	

The proposed single storey side infill and rear extension is considered acceptable in terms of scale and massing, and would be sufficiently subordinate to the host building given its siting, scale and height. The extension would be 2.5m high apart from the top of the oriel window, which would be 2.8m high. This is considered a relatively modest height and the depth of the extension would not exceed the depth of the existing single storey rear extension, which is situated to the rear of the rear return.

This extension would have a modern design, finished in zinc cladding and featuring glazed sliding doors and an oriel window. The design is considered acceptable given the position of the extension to the rear at ground floor level meaning that it would not be visible from public views and the fact that there are many examples of similar modern single storey rear extensions in the area.

Following revision, the proposed front and rear mansard roof extension is considered acceptable and is in keeping with other full mansards along Pulross Road and other nearby streets such as Mordaunt Street. Although the mansard extension and building up of a rear parapet would result in the loss of the London roof, it would match the design and form of other mansard roof extensions within the wider area and would therefore not appear out of keeping with the wider pattern of development. In terms of its design, the mansard extension would comply with the Lambeth Design Guide – see section below. The dormer windows would align with the fenestration below and the single rooflight to the front and rear would be appropriately sited.

Overall, the proposal would preserve the character and appearance of the host property and wider area, in accordance with Local Plan Policies Q5, Q8, and Q11.

Would the proposal be harmful to the character and appearance of the surrounding area (fails to respect local distinctiveness)?	N

Would the proposal comply with the design guidance set out in the Lambeth Design Guide SPD (2023)? The proposal complies with the criteria set out at Paragraph 4.107 of the guide, relating to full mansard extensions.	Y

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8. Amenity

Would the privacy of adjoining properties be adversely affected?	N

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance?	N

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours?	N

Is the proposal of a size and siting that would impact on the outlook for the neighbours?	N

The proposed side infill and rear extension is considered to have no adverse impact on the residential amenity of 59 Pulross Road given its relatively modest height and that it would not extend beyond the existing rear extension of that property. The other adjoining property to the east, 61 Pulross Road, has an existing single storey rear extension and a shed which abuts the shared side boundary with No.60. The proposed extension would extend beyond the rear extension/shed by approximately 3m and given its height, would not adversely impact No.61 in terms of loss of light, outlook, sense of enclosure and privacy. It is noted that No.61 has an existing ground floor rear window to the main building, however the outlook from this window is already affected by the existing side boundary and the shed directly in front and the proposal would not result in a materially greater loss of outlook from this window.

The proposed front and rear mansard roof extension, being set within the existing London roof, would not project beyond the external walls of the property, and would therefore not impact neighbours' amenities in terms of loss of light, outlook, or enclosure. While the proposed dormer windows and roofloghts would allow a degree of overlooking into the rear gardens of the properties on this side of Pulross Road, this vantage is already possible from the first and second floor windows of the site. As such, it is considered that no unacceptable overlooking or loss of privacy would arise.

Overall, the proposal would preserve neighbours' amenities and is in accordance with Lambeth Local Plan Policy Q2.

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9. Conclusion

Given the above, taking into account all material considerations, is the development considered to accord with the objectives of the development plan, whereby the application can be recommended for approval?	Y

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10. Equality Duty and Human Rights

In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact have been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.

The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

11. Conditions

1. The development to which this permission relates must be begun no later than three years from the date of this decision notice.

   Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings:

   Location Plan; 2421/EX/001; 2421/EX/002; 2421/EX/003; 2421/EX/004; 2421/EX/005; 2421/EX/006; 2421/EX/007 Rev B; 2421/EX/008 Rev B; 2421/P/100; 2421/P/101 Rev A; 2421/P/102; 2421/P/104 Rev B; 2421/P/105 Rev C; 2421/P/106 Rev B; 2421/P/107 Rev B; 2421/P/108 Rev C; 2421/P/109 Rev C; 2421/P/110 Rev C.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

   Reason: To preserve the character and appearance of the local area. (Policies Q5, Q8 and Q11 of the Lambeth Local Plan (2021)).

4. Where Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW is required on site during demolition, site preparation and construction phases, it must comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be placed on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer must register all NRMM on the official online register prior to bringing it on to site and shall keep the register up to date by listing all NRMM used during the demolition, site preparation and construction phases of the development.

Reason: To ensure that air quality is not adversely affected by the development, in accordance with Policy SI 1 of London Plan (2021) and Policy EN4 of the Lambeth Local Plan (2021).

12. Informatives

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be compiled with to the satisfaction of the Council's Building Control Officer.

3. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.

4. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

5. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to gain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licences etc. You are advised to contact the Highways team at the earliest possible opportunity.

PACE
Architecture

February 2026

60 Pulross Road, London, SW9 8AB PLANNING STATEMENT

This statement is submitted to the London Borough of Lambeth to accompany an application for Householder Consent for a ground floor extension and loft conversion at 60 Pulross Road, London, SW9 8AB.

Existing:

The existing property is an end of terrace residential dwelling. The property fronts onto Pulross Road and is adjacent to residential properties on Mourdant Street. It is located within the London Borough of Lambeth and is not within a conservation area. The surrounding area is predominantly residential with immediate properties built at a similar scale to the application dwelling and from the same period, i.e. late Victorian. The front elevations of houses on Pulross and in neighbouring streets are similar in design, but the rear elevations and roofs have been altered through a mixture of extensions of varying scale. The property is currently used as a residential dwelling.

Proposal:

The proposals consist of a ground floor rear and side return extension to create an open plan family kitchen and dining space.

A London roof loft conversion with an associated rear dormer and front dormer at loft level creates space for a new bedroom and en-suite. At the ridge two skylights have been place either side to allow for more light in the bedroom. One of the rear dormers will be a glass box which brings in light into the stairwell. These proposals will complement the host property without detriment to the neighbours or the wider context of the street.

Planning Research:

Application 17/02870/FUL at 11 Mordaunt Street - Erection of a ground floor rear and side return extension, and erection of a mansard roof extension, following the demolition of existing ground floor rear extension and existing London Roof

Application 17/03039/FUL at 19 Mordaunt Street – Erection of a mansard roof extension to create an additional floor with rear and front facing dormer windows, erection of ground floor rear and side extension.

Application 16/06693/FUL at 27 Pulross Road – Erection of a mansard roof extension incorporating front and rear dormers, raising of chimneys and alterations existing outrigger roof to flat B.

Planning Policy:

The following table lists the council policies and the approach taken to address each of these issues:

London Borough of Lambeth Local Plan 2021 Policies	Approach
Policy Q2 Amenity	
i. visual amenity from adjoining sites and from the public realm is not unacceptably compromised;	The amenity to both the adjoining sites and the public realm is not compromised by the proposals
ii. acceptable standards of privacy are provided without a diminution of the design quality;	The standards of privacy do not change with the proposal – no new windows allow for people to look through and harm the privacy of the user.
iii. adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking);	There is no new sense of enclosure to the west as the rear extension remains in line with the existing building line. To the east there is enclosure due to the outbuilding which encloses the area near the rear ground floor window. None of our proposals harm the overlooking due to there only being a single new window to the loft dormer which will be used as a W/C
iv. it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces;	Due to the outbuilding at 61, there will be no change in harm to the window at the rear. The extension does not change the levels of daylight and sunlight in the garden.
v. the adverse impact of noise is reduced to an acceptable level through the use of attenuation, distance, screening, or layout/orientation in accordance with London Plan policy D14;	There is no extra noise to be created.
vi. adequate outdoor amenity space is provided, practical in layout, free from excessive noise or disturbance, pollution or odour, oppressive enclosure, unacceptable loss of privacy, wind/downdraught and overshadowing;	There is a small loss of amenity space at the rear, however this is not detrimental and the layout is practical.
Policy Q5: Local Character	
A. The local distinctiveness of Lambeth should be sustained and reinforced through new development.	The proposals are in keeping with what is found in the local area. The roof extension is seen locally and the ground floor extension is appropriate and in line with SPD Guidance on Extensions and Alterations
B. Proposals will be supported where it is shown that design of development is a creative and innovative contextual response to positive aspects of the locality and historic character in terms of: i. urban block and grain, patterns of space and relationship, townscape/ landscape character;	i. There is no harm to the space and relationship, or the townscape ii. The built form is in line with the SPD Guidance provided by Lambeth Council. It is again consistent with what is accepted in the local area. iii. This is a similar layout as is found throughout the local area.

ii. built form (bulk, scale, height and massing) including roofscapes; iii. siting, orientation and layout and relationship with other buildings and spaces; iv. the use of low maintenance, robust and durable walling materials; v. quality and architectural detailing	iv. The use of Zinc for cladding is low maintenance and durable. The glazing will be kept clean and is extremely durable. v. The design is high in architectural quality, bringing a modern twist to both the rear extension and roof extension whilst being sympathetic to the area.
C. Where development proposals deviate from locally distinct development patterns, applicants will be required to show in their design/heritage statements that: i. the proposal clearly delivers design excellence; and ii. will make a positive contribution to its local and historic context.	There is no deviation from locally distinct development patterns.
Policy Q8: Design Quality Construction Detailing	
A. When negotiating schemes, the council will seek to ensure that proposed building designs and submitted details are buildable and visually attractive. Poorly-detailed and undeliverable built forms will be resisted.	The scheme proposed is a simple design which is easily deliverable and maintaining a visually attractive property.
B. When considering the details of proposals, the council will: i. resist 'value engineering' approaches which dilute the design quality and integrity of approved schemes; and ii. seek construction detailing that is unified, visually attractive, robust and maintenance free.	i. The quality of design will not be diluted having been approved. ii. The proposals seek to be visually attractive, robust and maintenance free.
Policy Q11 Building Alterations and Extensions	
A. The council is supportive in principle of building alterations and extensions where they have potential to deliver enlarged and additional residential units to meet Lambeth's housing need. When considering proposals for the alteration or extensions of buildings the council will generally expect proposals: i. to have a design which positively responds to the	i. The property is not a heritage asset. The design compliments the original architecture and roof form. The design of the roof as stated previously is very common in the area. The ground floor is a modern take to compliment the building and the surrounding area. ii. There is no new plant or equipment proposed iii. The thermal envelope of the building will be upgraded throughout to meet current U-Value requirements. The glazing will use solar protective film to control internal temperatures.

	original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced; ii. to ensure, wherever possible, that new or replacement plant or equipment (for example: meter boxes, pipes, cables, antenna, air conditioning units) are fully integrated into the building, are not placed on publically-visible elevations and, where integration is not an option, are adequately and robustly screened; iii. to, wherever possible, include energy efficiency improvements such as more efficient plant, improvements to thermal performance and renewable energy generation; and climate change adaptation measures such as improved shading on southern elevations and natural ventilation.	
B.	Subordination will be a key consideration when assessing proposals for extensions. Development which unacceptably dominates the host building will not be permitted. Subordination, in all its forms, is particularly important in relation to heritage assets. To protect outdoor amenity space, as a general rule, no extension should reduce amenity space to less than the minimum required for that dwelling type by Policy H5.	All proposed development is subordinate to the property. The roof is a typical design which is found in the area. The use of glass throughout allows it to feel light and that you can almost see through it, allowing parts of the existing building to remain readable.
C.	C. Closet extensions are characteristic of many early- to mid-19th century buildings and should generally be retained. Where considered appropriate new closet extensions should generally reflect the following locally distinct patterns, especially on heritage assets: i. come off a stairwell; ii. have floor levels aligned with the stairwell half-landings; iii. be a similar width to the stairwell;	This is not a closet extension.

iv. not obstruct the outlook from adjoining windows; and v. terminate at least half a storey below eaves level.	
D. Rear returns (also known as outriggers) are characteristic of many mid-late 19th century buildings in Lambeth and should generally be retained. New rear returns will normally be acceptable where they are characteristic of the building type and immediate locality.	The outrigger will be completely retained.
E. Infill extensions (infilling the space along-side existing closet extensions or rear returns) should generally: i. be single storey on heritage assets; ii. have a glazed, light-weight appearance to differentiate them from the rear return; and iii. be set back from the end of the main return on heritage buildings and not project beyond the end wall of the return above ground floor level elsewhere	i. the property is not a heritage asset. ii. There is glazing to create the lightweight appearance required. iii. The proposals are in line with the existing property line and will not be built out.
F. Full-width rear extensions will normally be supported where they meet criteria (a) (i) and (b).	The proposals meet criteria (a) (i) and (b)
G. Front extensions are not considered appropriate where they would unacceptably break the established building line or be at odds with the prevailing architectural character of the host building or its group.	There is no front extensions
I. New dormers should: i. be avoided on front roof pitches (unless similar buildings in the immediate context already exhibit appropriate front dormers); ii. be subordinate (below the ridge and set in from the eaves and flanks) so that the roof remains the dominant element in the composition; iii. be of design, materials and detailing appropriate to the host building; and iv. have windows (solid, windowless dormers are generally not acceptable). v. On sensitive buildings (including heritage assets), where dormers are considered	i. The front dormer is a common asset in the area. Therefore, precedents can be seen widely. ii. The roof is dominant in this proposal with the dormers being used for light more than anything else/ iii. The use of zinc is extremely complimentary to the roof as the colour will be matched to the tiles used on the roof extension. iv. There are windows located in all. v. This is not a heritage asset.

appropriate in principle, they should also be modest in size, aligned with the openings below. Box dormers are considered unacceptable in sensitive heritage contexts.	
J. Where rooflights fall under planning control they should generally be modest in size and be placed and aligned sensitively to respect the character of the host building. On heritage assets they will normally be resisted on street facing roof pitches; where considered appropriate they should be small in size and aligned with the windows on the elevation below.	The rooflights are in line with the size of windows below and compliment the building. Being high up towards the ridge they will be discrete.
K. Roof additions and mansards will not be permitted where they would harm the architectural integrity (building form and design integrity) of the original building or its group. Where considered appropriate on locally distinct buildings, mansards should: i. replicate locally distinct forms, materials and detailing; ii. preserve, extend or reinstate original features such as chimneystacks and pots, parapets and party wall upstands.	i. The proposals compliment the building and replicate the forms and detailing of the area. ii. All original features will be maintained.
L. Other types of additional accommodation on roofs will normally only be acceptable on non-standard roof types where they comply with (a) (i) and (b).	There are no extra additions to the roof than those proposed
M. Roof terraces and balconies will be assessed against Local Plan policy Q2 (Amenity). Where their loss is proposed as part of a roof extension, the re-provision of that amenity space will be required to meet the minimum requirements of Local Plan policy H5.	There are no terraces or balconies
N. Living (green) roofs will be strongly encouraged for flat roofs which are not used as amenity space.	This advice was taken and can be found on the ground floor extension.

Use:

The property will continue to be used as a private residential house.

Amount:

The proposal creates an additional and the useable floor area by a total of 42 sqm, with a 30sqm increase in the volume of the roof. The footprint of the building increases by 12 sqm through a combination of the ground floor rear and side return extension.

Layout:

The proposal is for the kitchen/dining space to be to the rear and living/family space to the front and middle of the house.

There are no proposed alterations at first floor (bar the new staircase) but the loft conversion, including a new proposed stair, creates an additional bedroom, dressing area and en-suite.

Scale:

The ground floor extension has been designed to have as little impact on its context as possible, maintaining a low flat roof height and minimal extension depth.

The mansard will extend the full width of the roof. It will slope back at 70 degrees from the front and rear wall of the property until it reaches 2100mm and this point it will slope at 30 degrees with the ridge between the two angles at 2300mm. The proportions of the mansard have been replicated from the existing mansard of many of the properties in the area as well as the SPD provided by Lambeth.

None of the existing party walls have been built up. It will be built up in matching brick as the existing buildings in the area.

Appearance:

The ground floor extension will be built in block work and then clad in Zinc to create a modern extension. New glazing will be used and have very slim frames to create the sense of light weight.

The mansard will be clad in slate tiles to match the existing, and others in the street. The party walls will be built up in brick to match the existing, and will have brick on end coping on top.

Landscaping:

A new rear patio will be created to account for the increase in depth due to the rear extension at the same level as existing. The existing front garden will remain untouched.

Flood risk:

This application does not require a flood risk assessment as it is within flood zone 1 with a low risk of flooding and the development is less than 1 hectare.

Amenity:

The ground floor extension has a negligible impact on the amenity of the neighbours as is does not extend out further than the existing building line and has been designed so the boundary wall is no more than 2500mm.

The proposed roof is of little detriment to the sky angle from the surrounding properties and therefore has little effect on the amenity of the neighbours.

Access:

The proposal does not alter the access arrangements to the property.

Summary:

The proposal offers a chance to maximise property, to have a positive impact on the applicants by creating a flexible layout to meet their requirements. We always try to meet our client's needs without detriment to others and therefore hope that this proposal finds favour and progresses without delay.

Yours sincerely,

James Munro, ARB, RIBA
Pace Architecture

Attachments:
Site photos
Visuals of Proposal

Photos of existing house



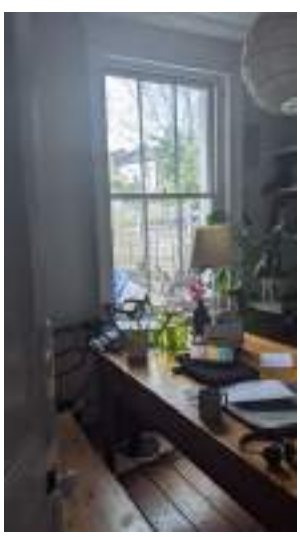
Rear elevation



Rear elevation



Front elevation



Dining room



Living room



Kitchen

PP-14704779

Lambeth Planning

Post: PO Box 80771, London, SW2 9QQ
Tel: 020 7926 1180
Email: planning@lambeth.gov.uk
Web: www.lambeth.gov.uk/planning

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: 60

Suffix:

Property Name:

Address Line 1: Pulross Road

Address Line 2:

Address Line 3: Lambeth

Town/city: London

Postcode: SW9 8AB

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

Easting (x): 530748

Northing (y): 175613

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Sandra

Surname

[redacted]

Company Name

Address

Address line 1

11a

Address line 2

Weir Road

Address line 3

Town/City

County

Greater London

Country

Postcode

SW12 0LT

Are you an agent acting on behalf of the applicant?

- (✓) Yes
- ( ) No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Munro

Company Name

Pace Architecture

Address

Address line 1

Unit 17

Address line 2

Teddington Business Centre

Address line 3

Teddington

Town/City

London

County

Country

United Kingdom

Postcode

TW119BQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Ground Floor Extension and Roof Extension

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:
LN119298

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)

0180-2087-2070-2129-5211

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?

42.00 square metres

Number of additional bedrooms proposed

1

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.

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?

09/2026

When are the building works expected to be complete?

04/2027

Materials

Does the proposed development require any materials to be used externally?

- [x] 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:
Brick

Proposed materials and finishes:
Brick to match existing Zinc for the ground floor extension Zinc for dormer cheeks.

Type:
Roof

Existing materials and finishes:
Tiles

Proposed materials and finishes:
Slate tiles to match

Type:
Windows

Existing materials and finishes:
Timber Windows

Proposed materials and finishes:
Timber Windows Slim line glazing in powder coated black

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

2421_P_100 to 2421_P_112
Pulross Planning Statement

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
- [x] No

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

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] 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

Please provide the number of existing and proposed parking spaces.

Vehicle Type:
Cycle spaces

Existing number of spaces:
2

Total proposed (including spaces retained):
2

Difference in spaces:
0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

James

Surname

Munro

Declaration Date

13/02/2026

☑ 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

James Munro

Date

13/02/2026

PlanningPortal

This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).
Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Description of development:

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 3** ☐

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 4** ☐

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from:

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv)Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes ☐	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**?

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Date (DD/MM/YYYY). Date cannot be pre-application:

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Location Plan

Site Address: **60, Pulross Road, London, SW9 8AB**

PlanningPortal

Date Produced: **13-Feb-2026**

Scale: **1:1250 @A4**



0 50

Metres

Planning Portal Reference: **PP-14704779v1**

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REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall
C	13/07/26	CM	Drawings updated

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For **Barbary Properties**
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Drawing **Proposed 3D View**

Drawing No. **2421/P/113** Rev C

Scale **1:131.82 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall
C	01/06/26	CM	Removal of glass box replaced with dormer
D	13/07/26	CM	Drawings updated

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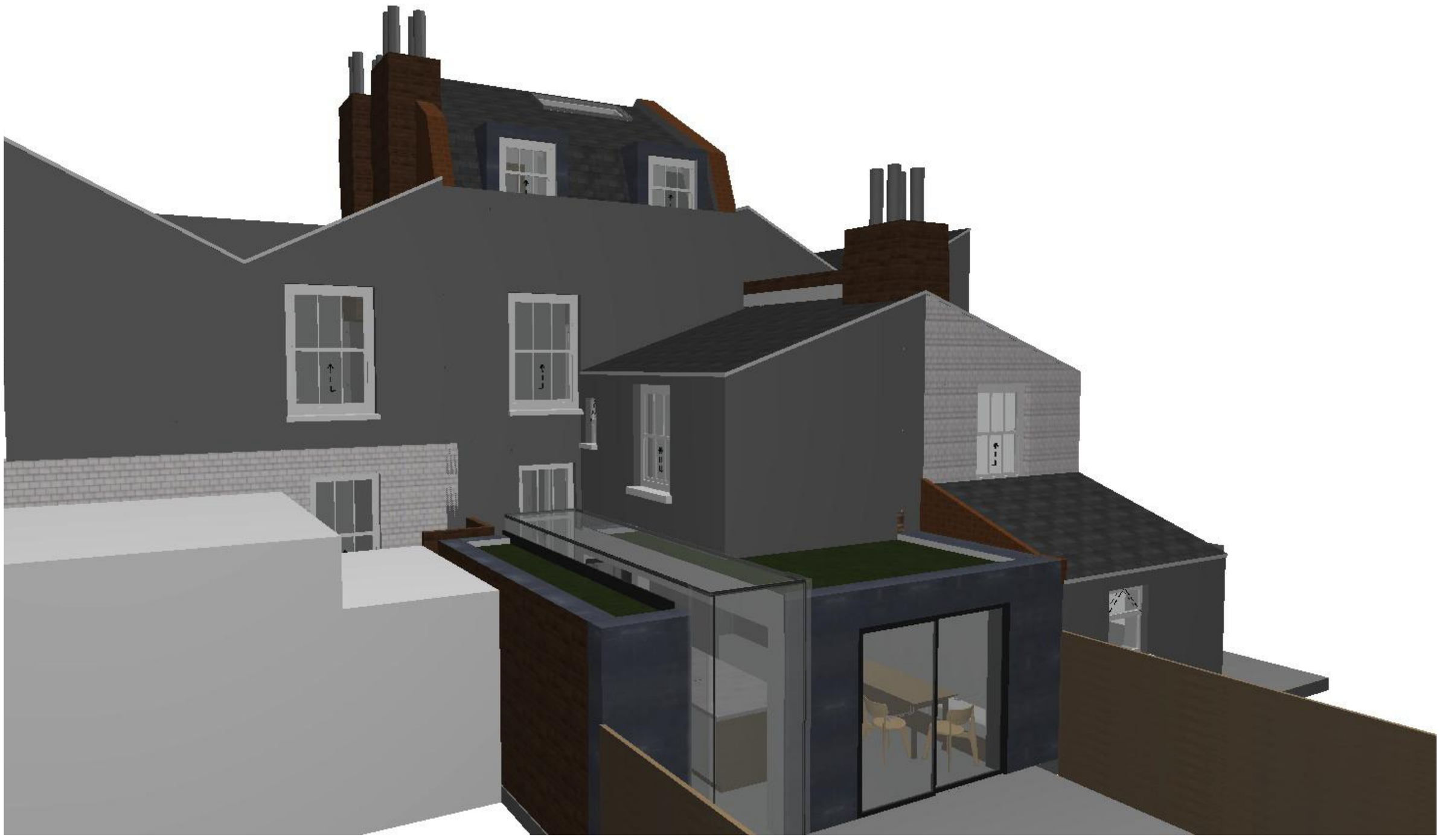
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Drawing **Proposed 3D View**

Drawing No. **2421/P/112** Rev D

Scale **1:132.88 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall
C	01/06/26	CM	Removal of glass box replaced with dormer
D	13/07/26	CM	Drawings updated

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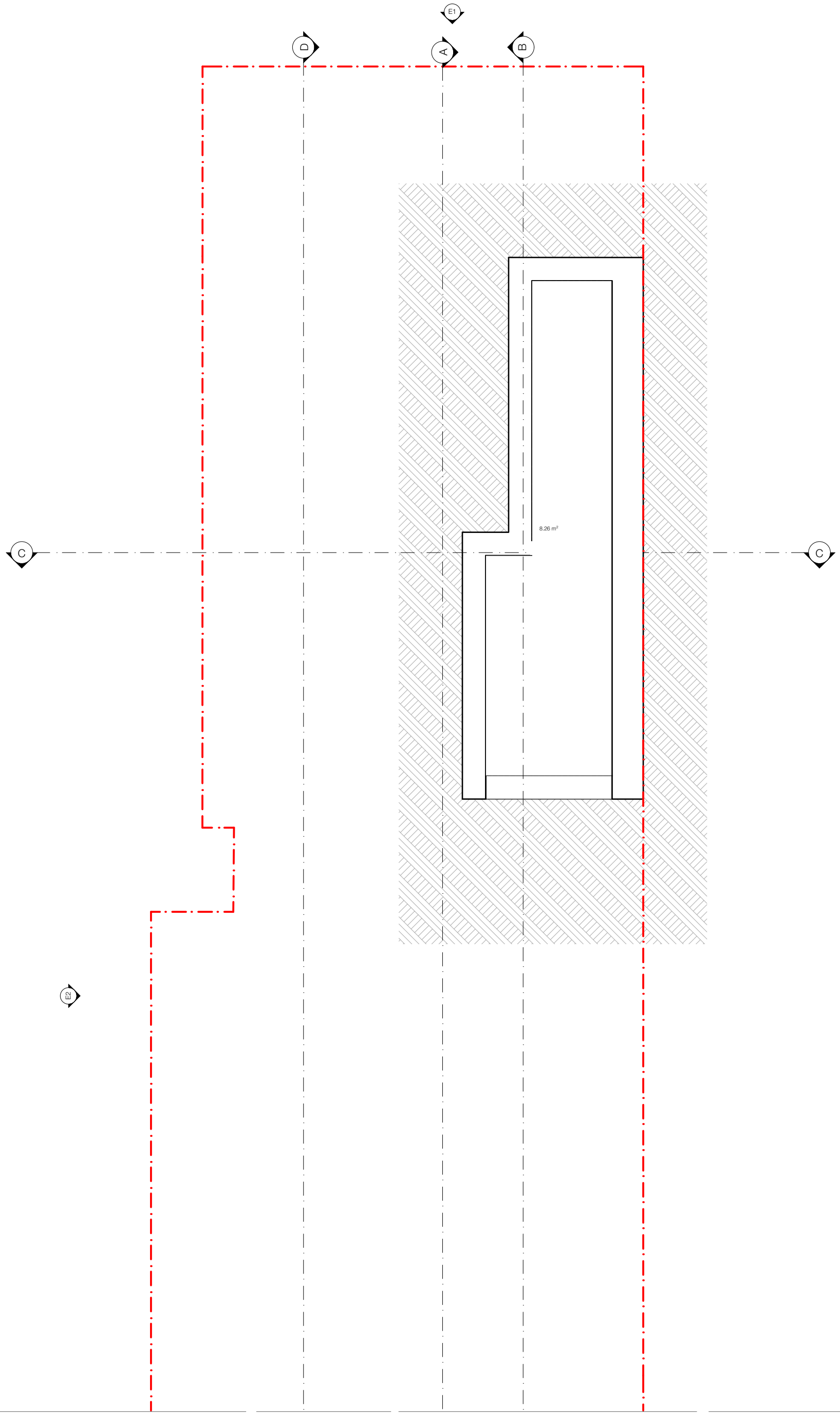
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Drawing **Proposed 3D View**

Drawing No. **2421/P/111** Rev D

Scale **1:133.27 @ A3** **FOR <PLANNING>**



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Drawing **Proposed Cellar Plan**

Drawing No. **2421/P/100** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**

Neighbouring property not surveyed. Based off Google earth, on-site photos and OS maps

Neighbouring property not surveyed. Based off Google earth, on-site photos and OS maps

BREE 45º line showing that neighbours existing 2500mm brick wall is blocking the window

New Window and new wall to replace existing door

Existing Wall of Neighbours

New WC

New Rear glazed panel attached to skylight to create wrap over effect

Neighbours Shed

Existing Fence retained

Existing Building Line

New Glazed Skylight connected to two windows - height of 2800mm

New boundary wall built faced in London Stock up to 2500mm

Existing fence removed.

BREE 45º line showing that neighbours window will remain unaffected

Existing Fence retained

Existing Fence retained

New Rear wall built in line of existing rear wall clad in Zinc

New Floor to Ceiling, wrap over oriel window. Top of window 2800mm

New Glazed sliding doors

Existing Parapet wall dashed on above retained.

REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Update to neighbours

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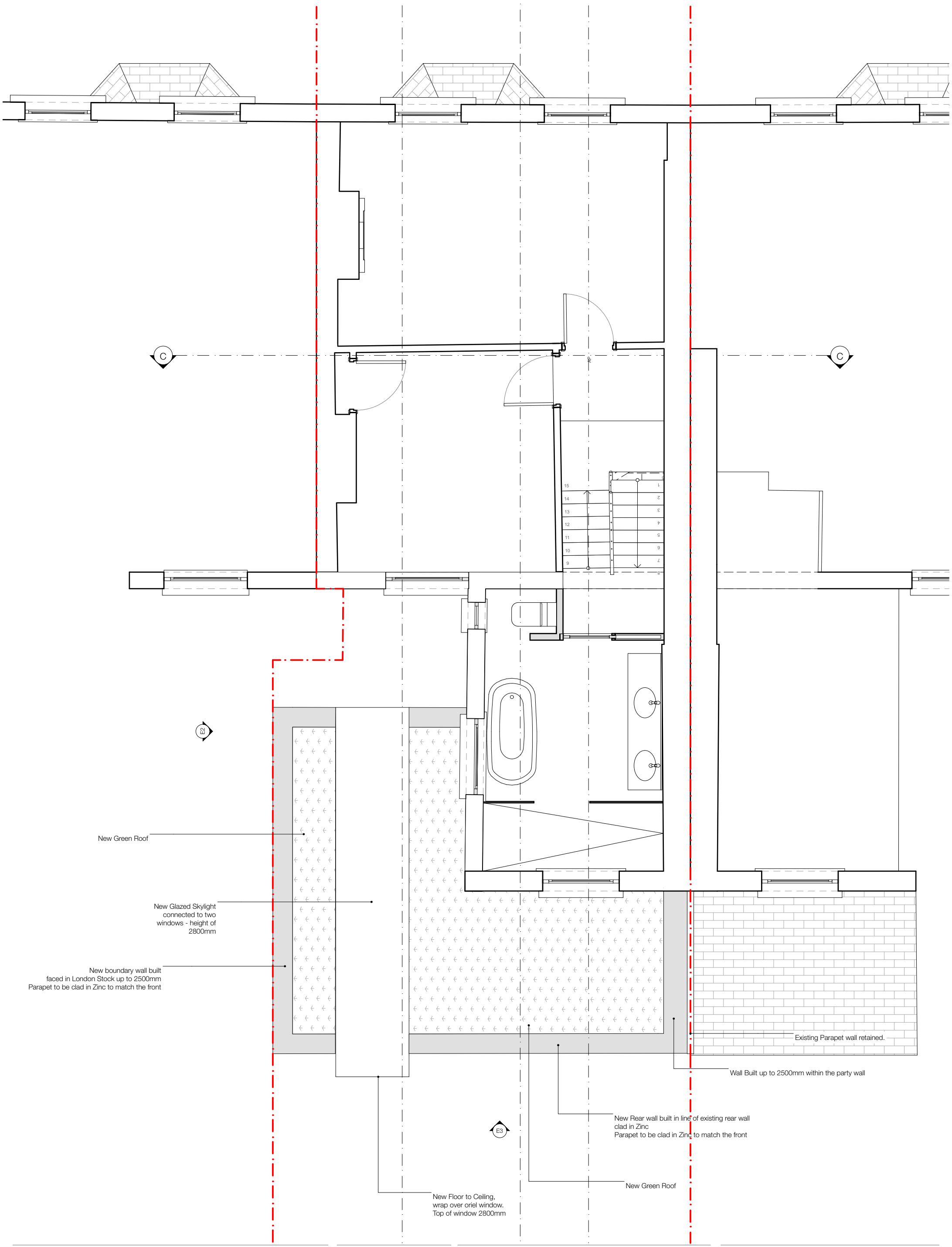
Date 18/05/2026 Drawn by SF File 172-PaceProject-PulrossRoad_PD 2.bpn

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Drawing **Proposed Ground Floor Plan**

Drawing No. **2421/P/101** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



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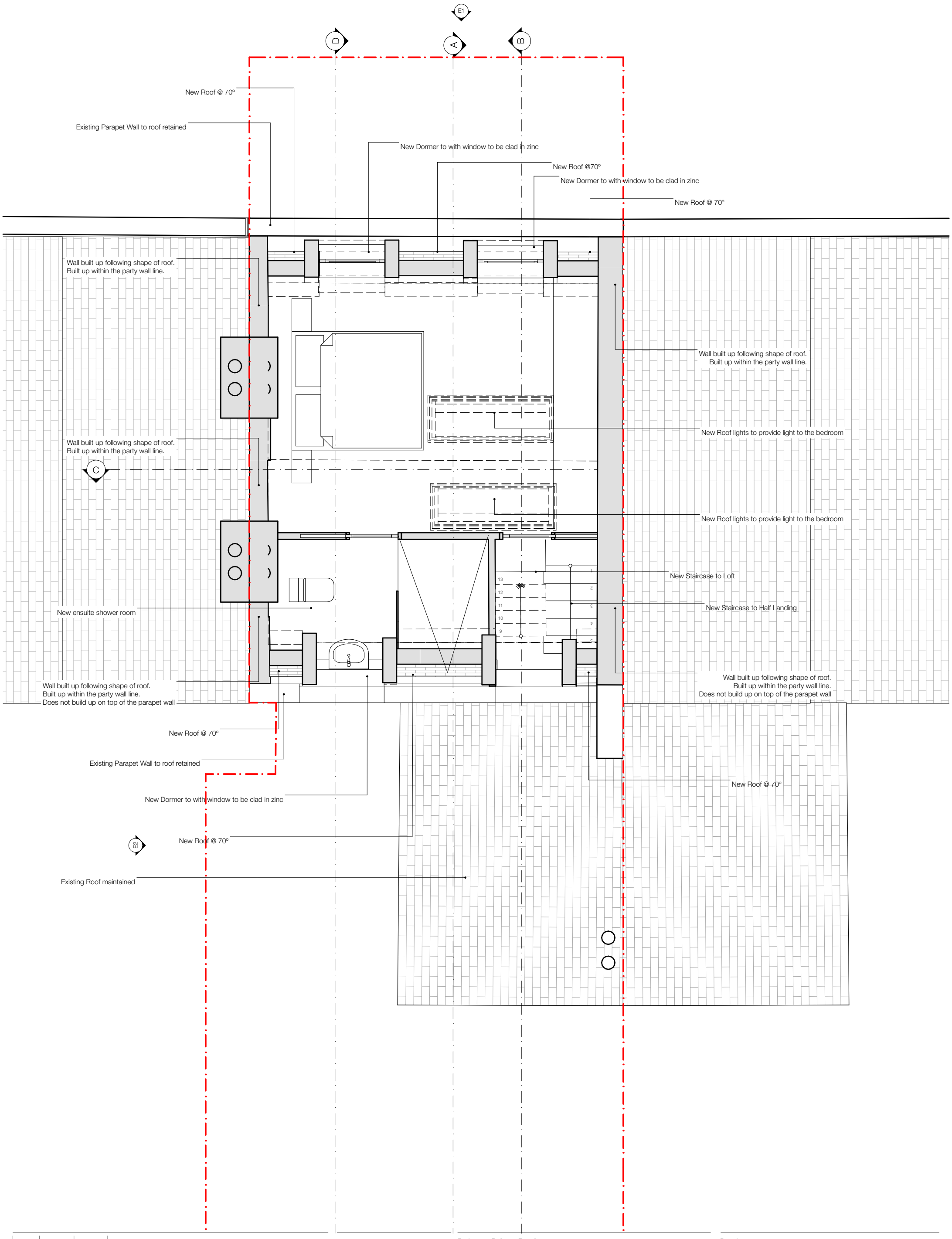
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Drawing **Proposed First Floor Plan**

Drawing No. **2421/P/102** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/05/26	CM	Dormers pulled back from parapet wall
B	01/06/26	CM	Removal of glass box replaced with dormer

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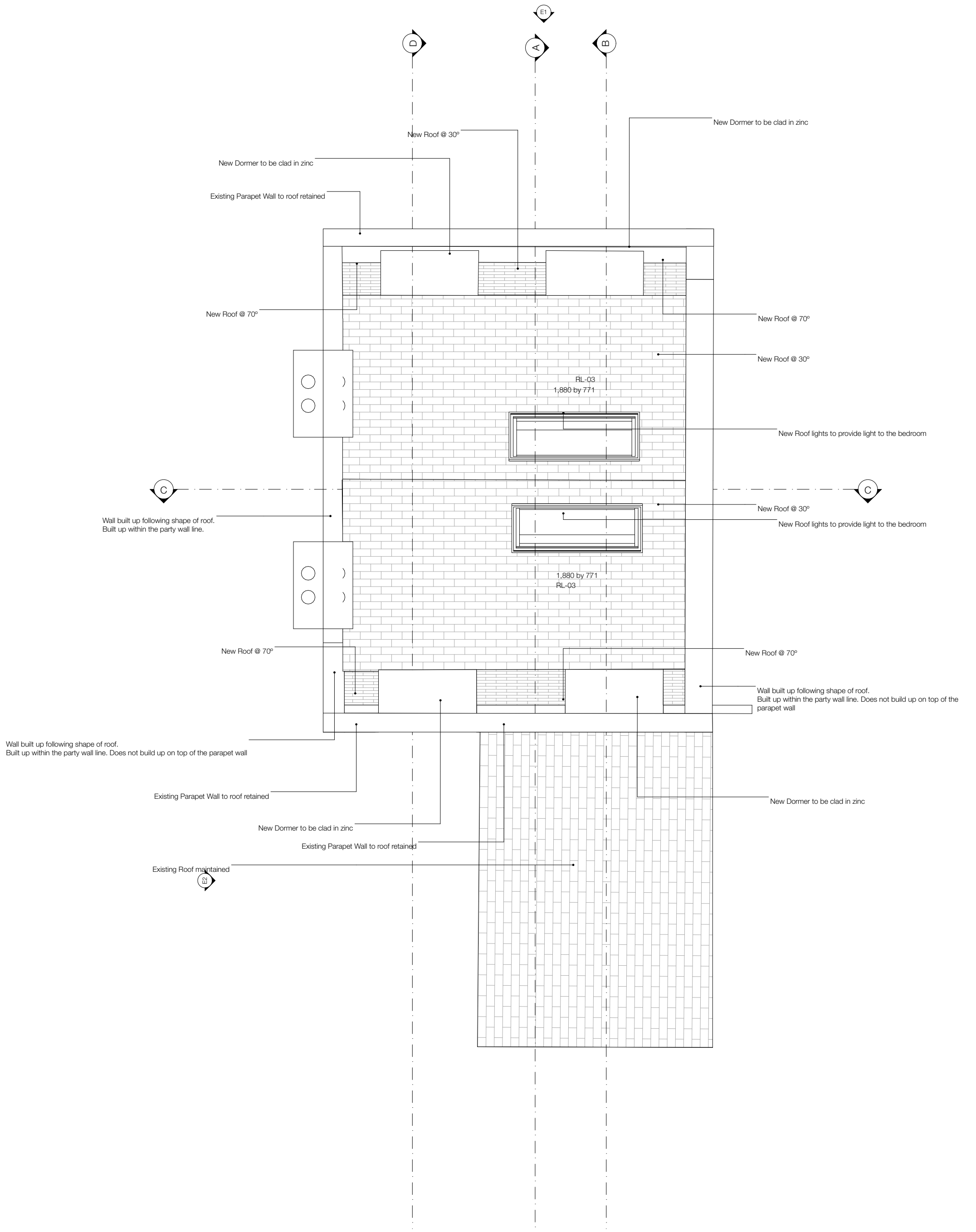
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Drawing **Proposed Second Floor Plan**

Drawing No. **2421/P/104** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/05/26	CM	Party wall not built up on parapet wall
B	22/05/26	CM	Dormers pulled back from parapet wall
C	01/06/26	CM	Removal of glass box replaced with dormer

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Drawing **Roof Plan**

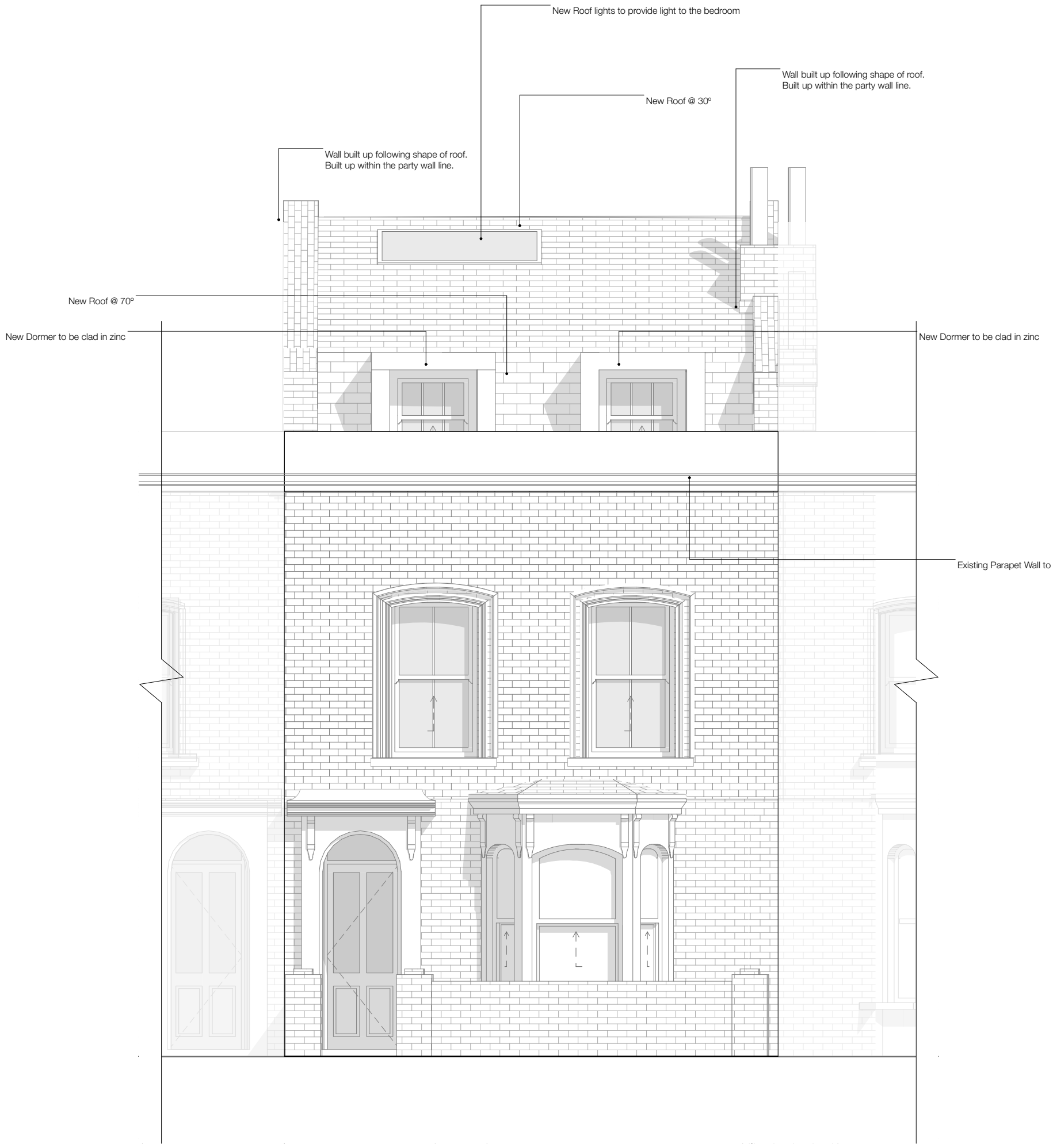
Drawing No. **2421/P/105** Rev C

Scale **1:50 @ A3** **FOR <PLANNING>**

59 Pulross

60 Pulross

61 Pulross



Front Elevation
1:50

REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
B	15/06/26	CM	Front brick work updated
C	13/07/26	CM	Drawings updated

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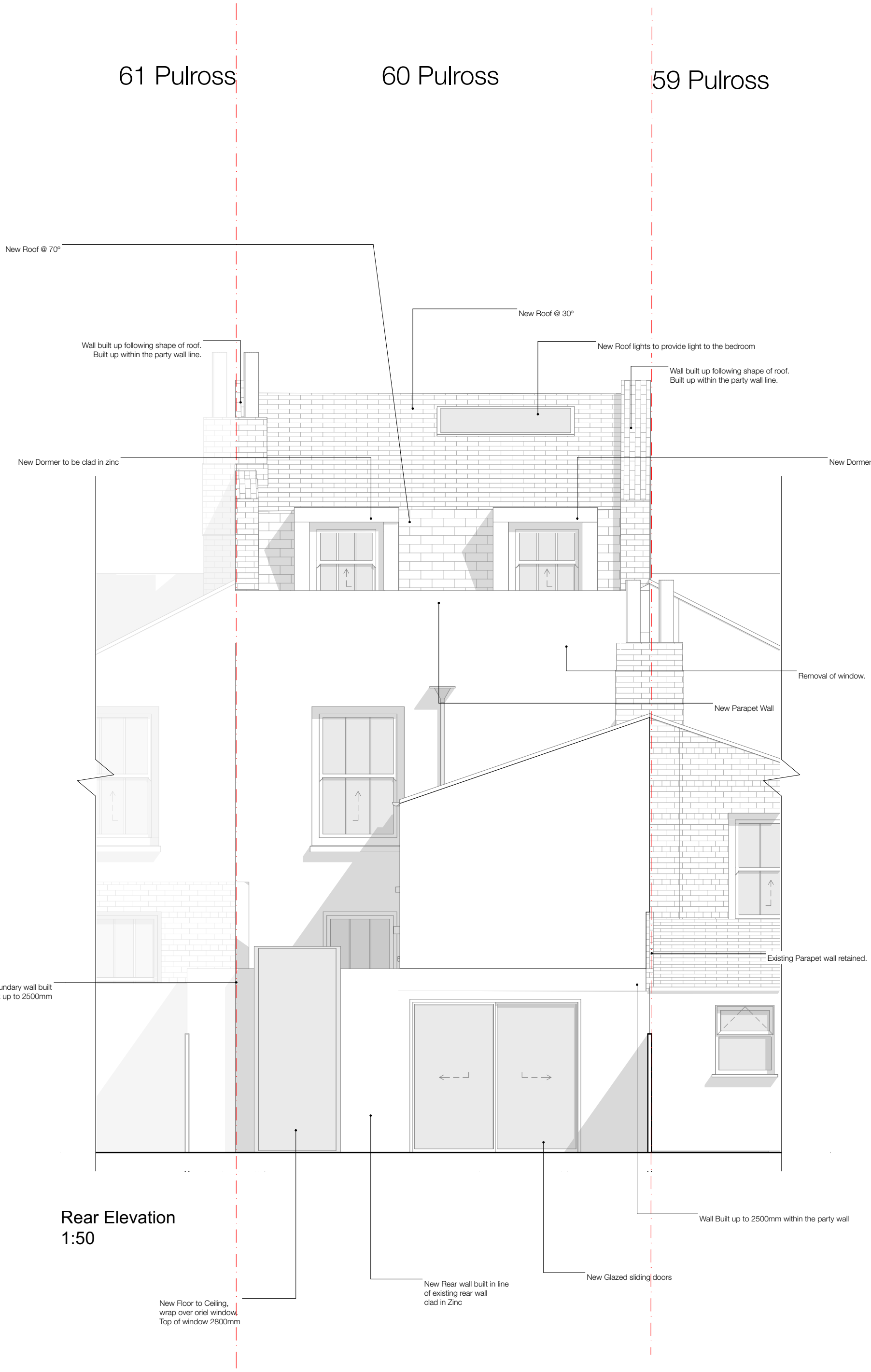
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Drawing **Proposed Front Elevation**

Drawing No. **2421/P/108** Rev C

Scale **1:50 @ A3** **FOR <PLANNING>**



Rear Elevation
1:50

REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
B	01/06/26	CM	Removal of glass box replaced with dormer
B	13/07/26	CM	Drawings updated

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Date 17/07/2026 Drawn by SF File 172-PaceProject-PulrossRoad_PD 2.bpn

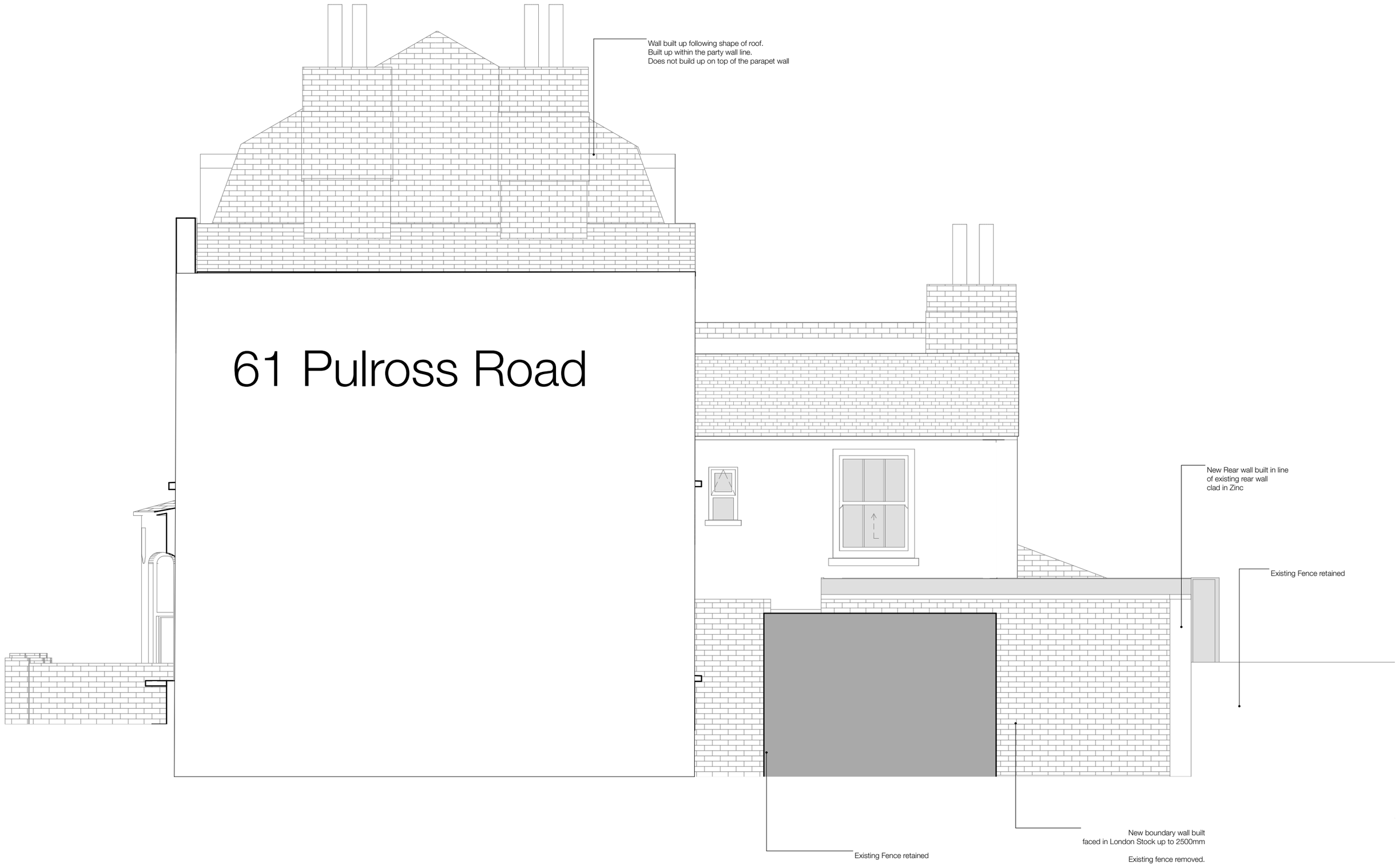
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Drawing **Proposed Rear Elevation**

Drawing No. **2421/P/109** Rev C

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
B	15/06/26	CM	Adjusted white area
C	13/07/26	CM	Drawings updated

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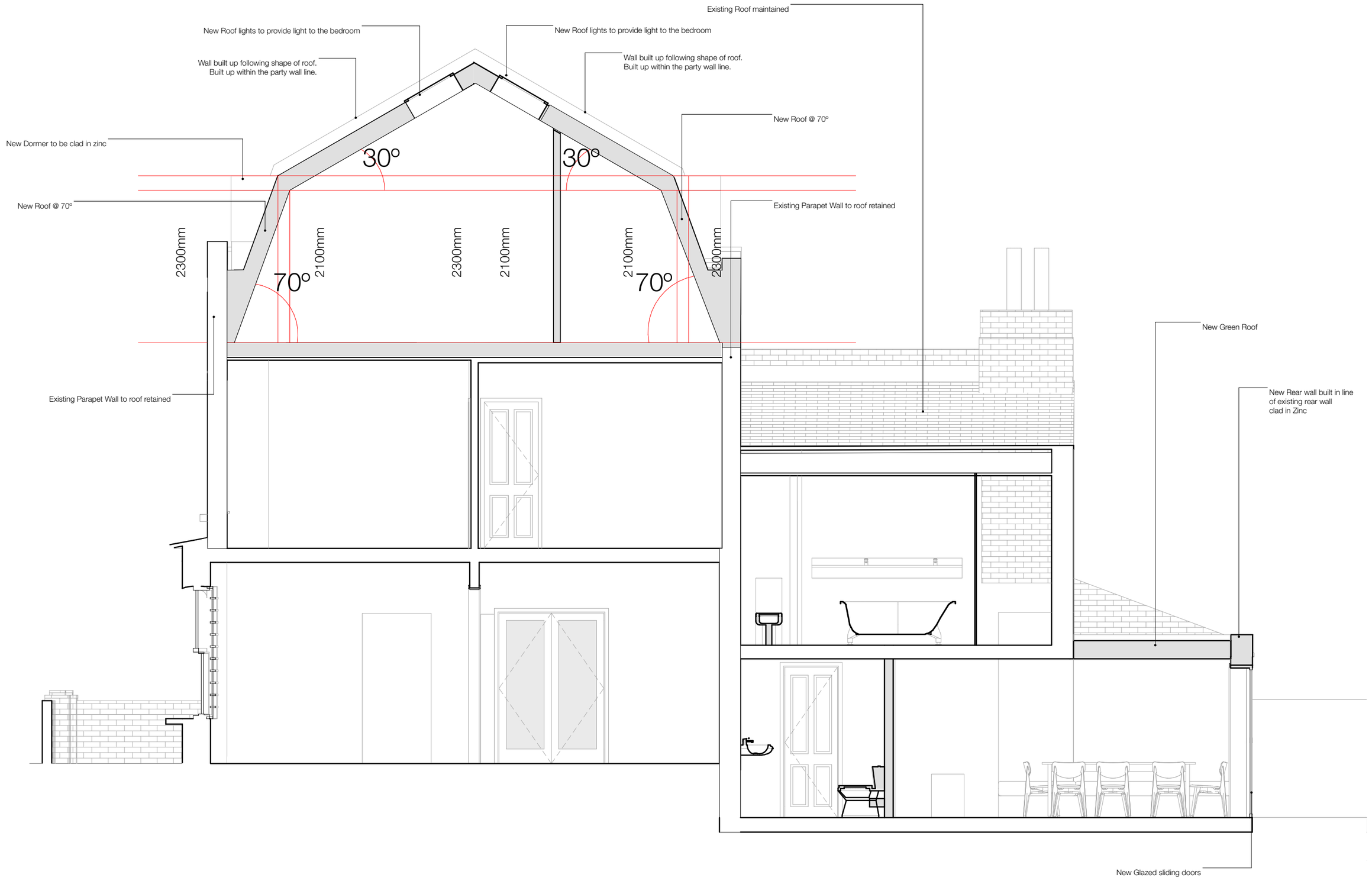
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Drawing **Proposed Side Elevation**

Drawing No. **2421/P/110** Rev C

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/05/26	CM	Dormers pulled back from parapet wall
B	01/06/26	CM	Removal of glass box replaced with dormer

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Drawing **Proposed Section A-A**

Drawing No. **2421/P/106** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
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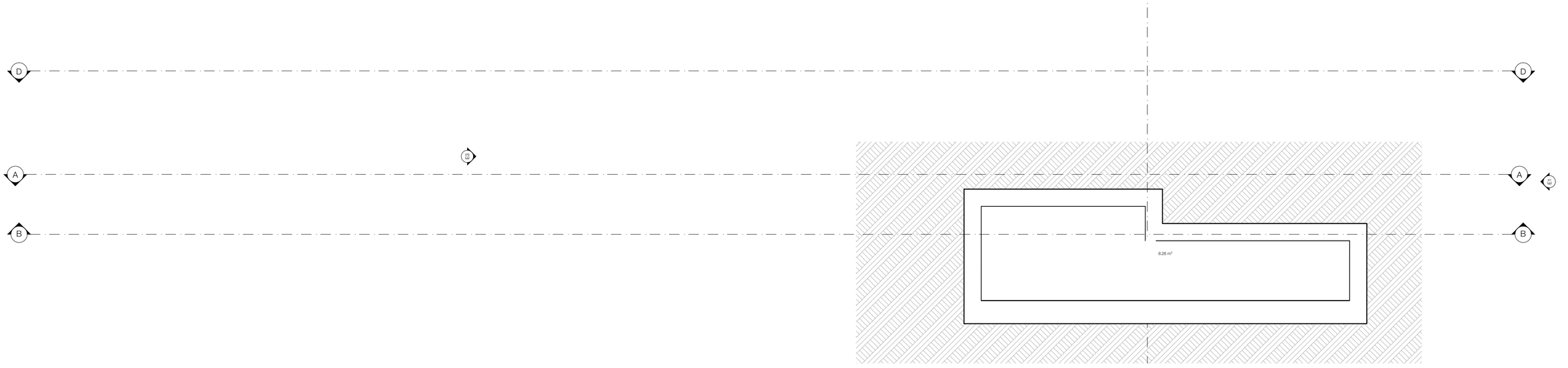
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Drawing **Proposed Section B-B**

Drawing No. **2421/P/107** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



Cellar Floor
1:50

0 1 2 3 4 5 N

REV	DATE	DRAWN	AMENDMENT

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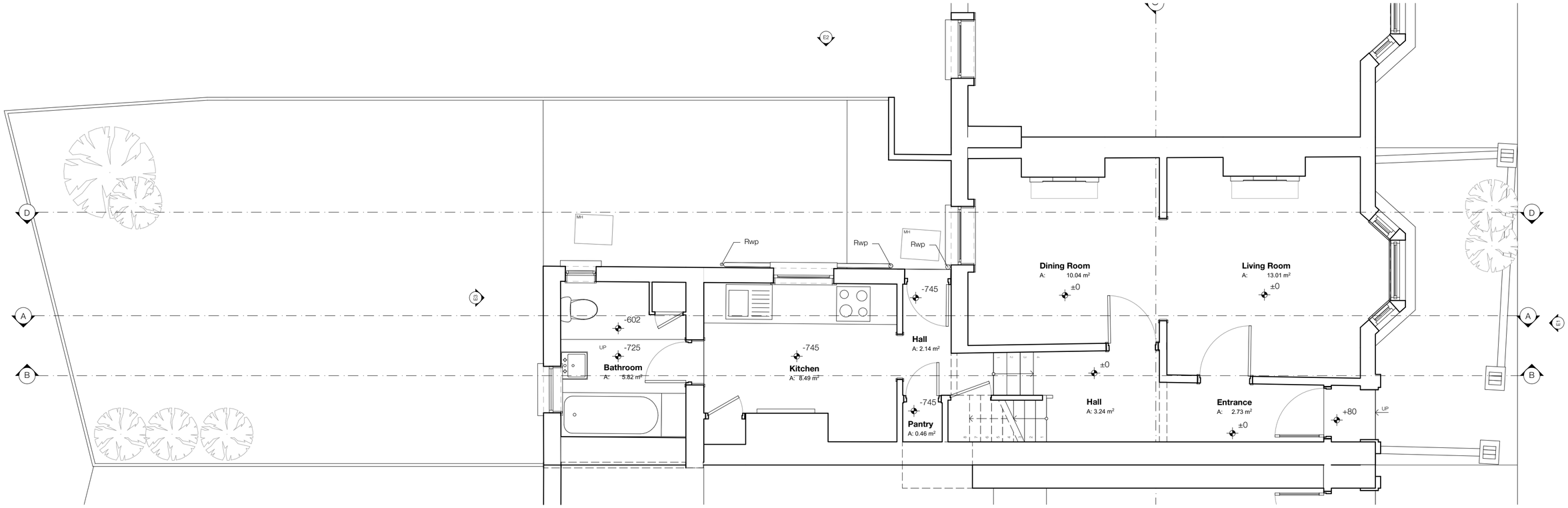
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Drawing **Existing Cellar Plan**

Drawing No. **2421/EX/001** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



Ground Floor
1:50

0 1 2 3 4 5 N

REV	DATE	DRAWN	AMENDMENT

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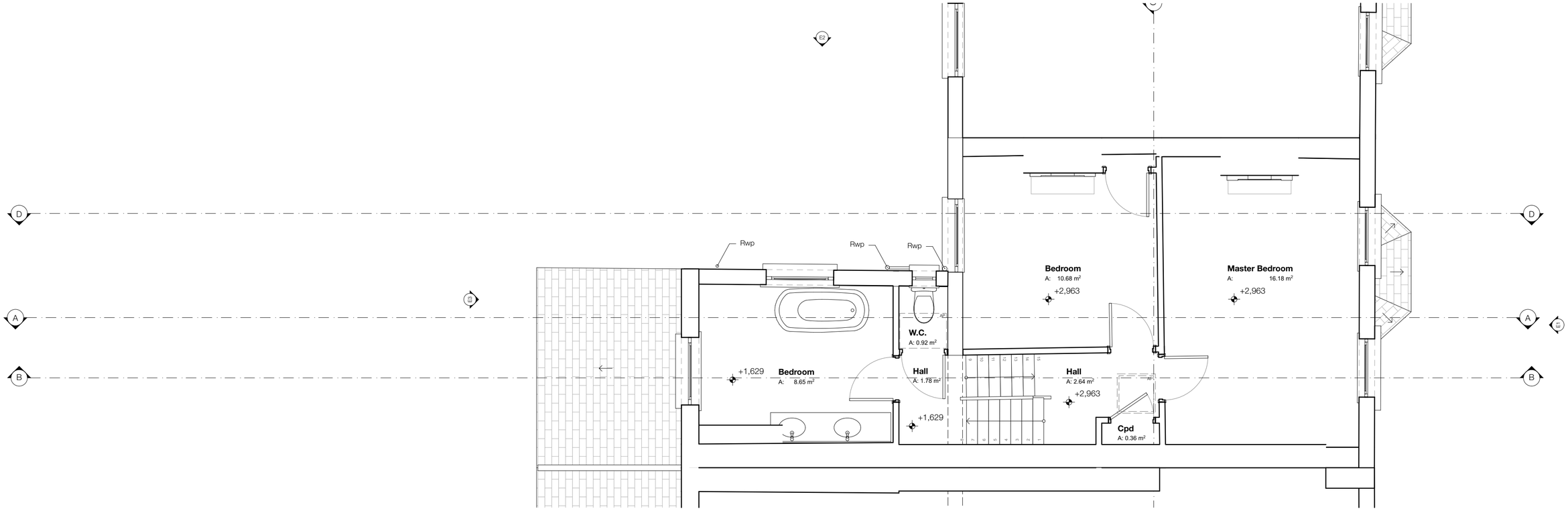
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Drawing **Existing Ground Floor Plan**

Drawing No. **2421/EX/002** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



First Floor
1:50

0 1 2 3 4 5 N

REV	DATE	DRAWN	AMENDMENT

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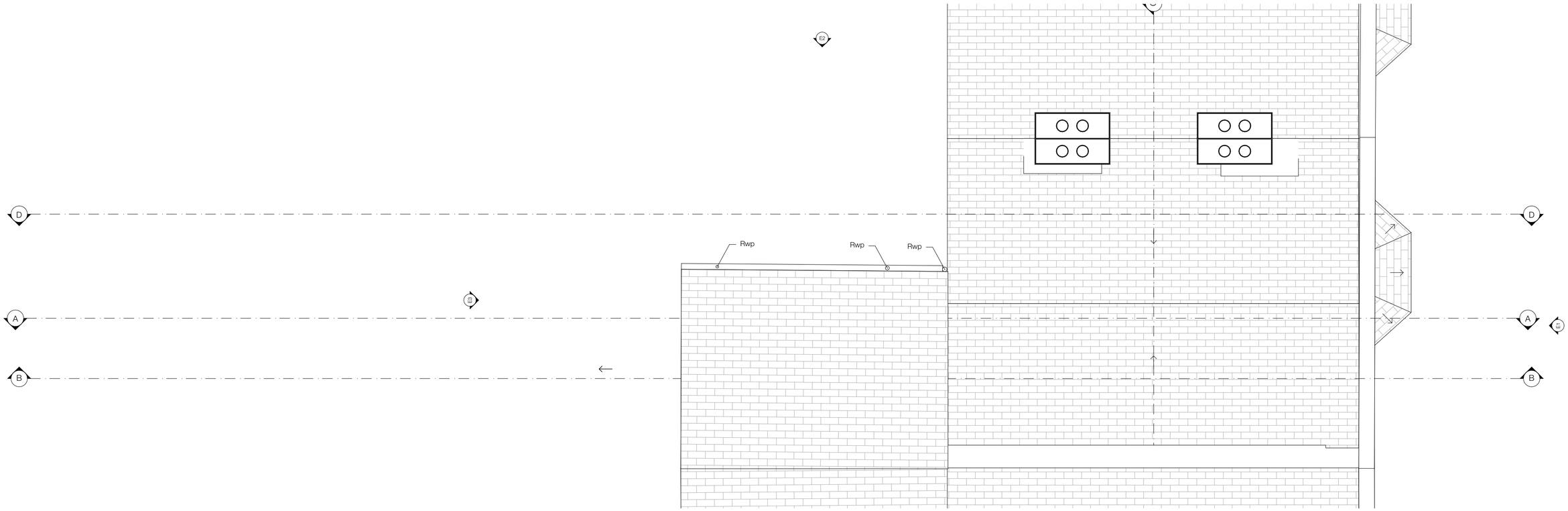
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Drawing **Existing First Floor Plan**

Drawing No. **2421/EX/003** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



Roof
1:50

0 1 2 3 4 5 N

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Drawing **Existing Roof Plan**

Drawing No. **2421/EX/004** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



Front Elevation
1:50



Rear Elevation
1:50

0 1 2 3 4 5

REV	DATE	DRAWN	AMENDMENT
A	15/06/26	CM	Front brick work updated
B	13/07/26	CM	Drawings updated

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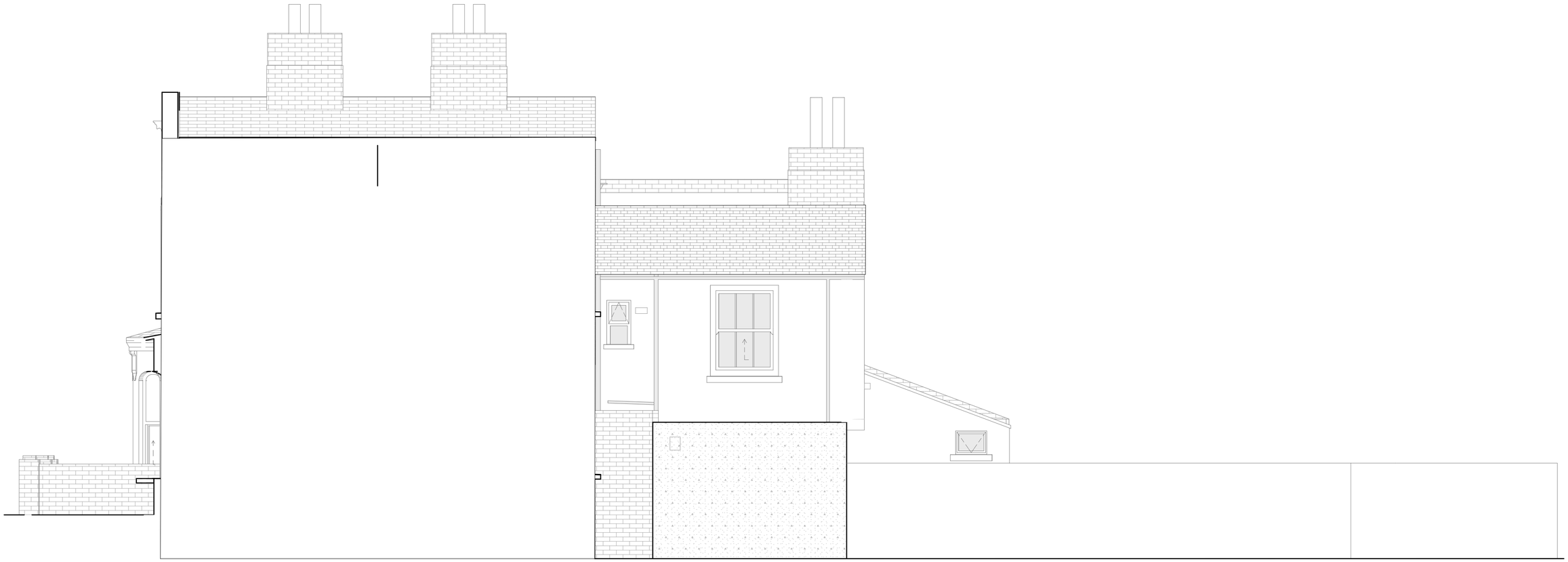
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Drawing **Existing Elevations**

Drawing No. **2421/EX/007** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



0 1 2 3 4 5

REV	DATE	DRAWN	AMENDMENT
A	15/06/26	CM	Adjusted white area
B	13/07/26	CM	Drawings updated

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Drawing **Existing Elevations**

Drawing No. **2421/EX/008** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



A-A Section
1:50

0 1 2 3 4 5

REV	DATE	DRAWN	AMENDMENT

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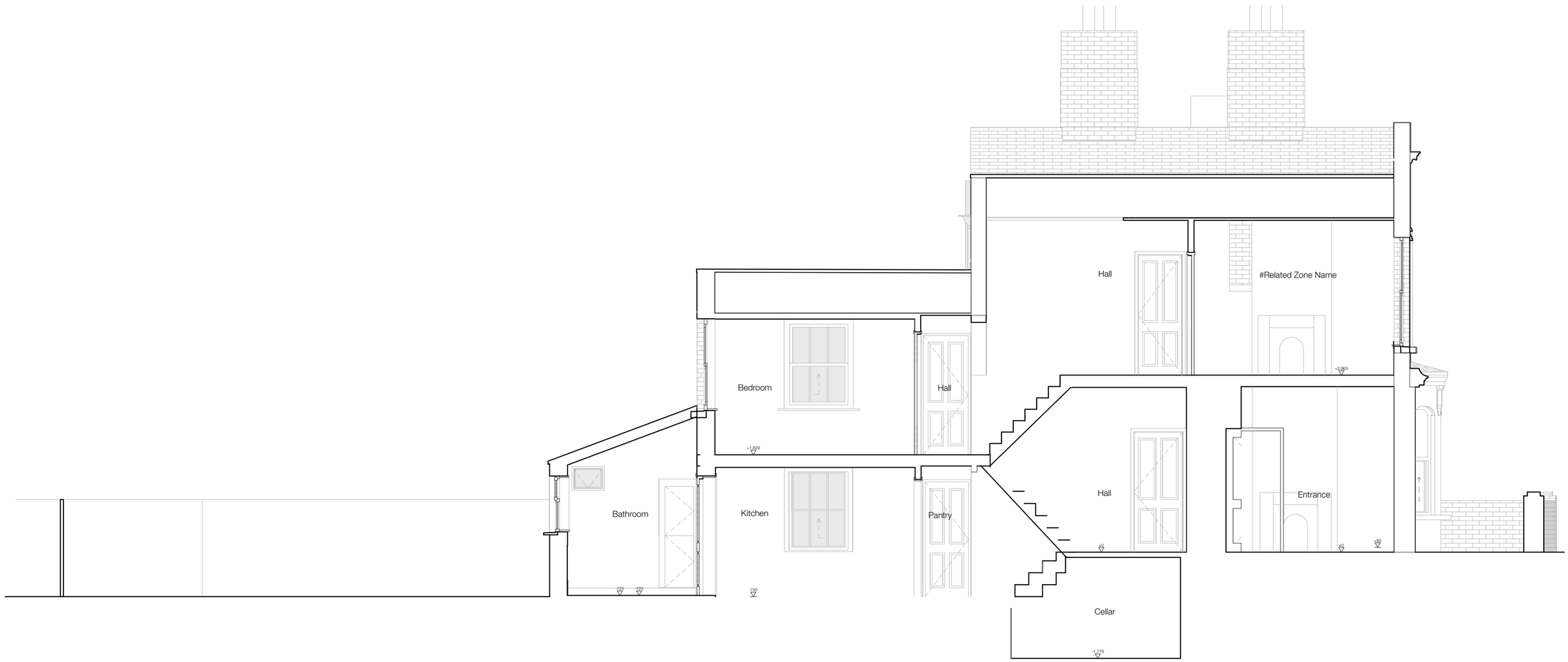
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Drawing **Existing A-A Section**

Drawing No. **2421/EX/005** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



B-B Section
1:50

0 1 2 3 4 5

REV	DATE	DRAWN	AMENDMENT

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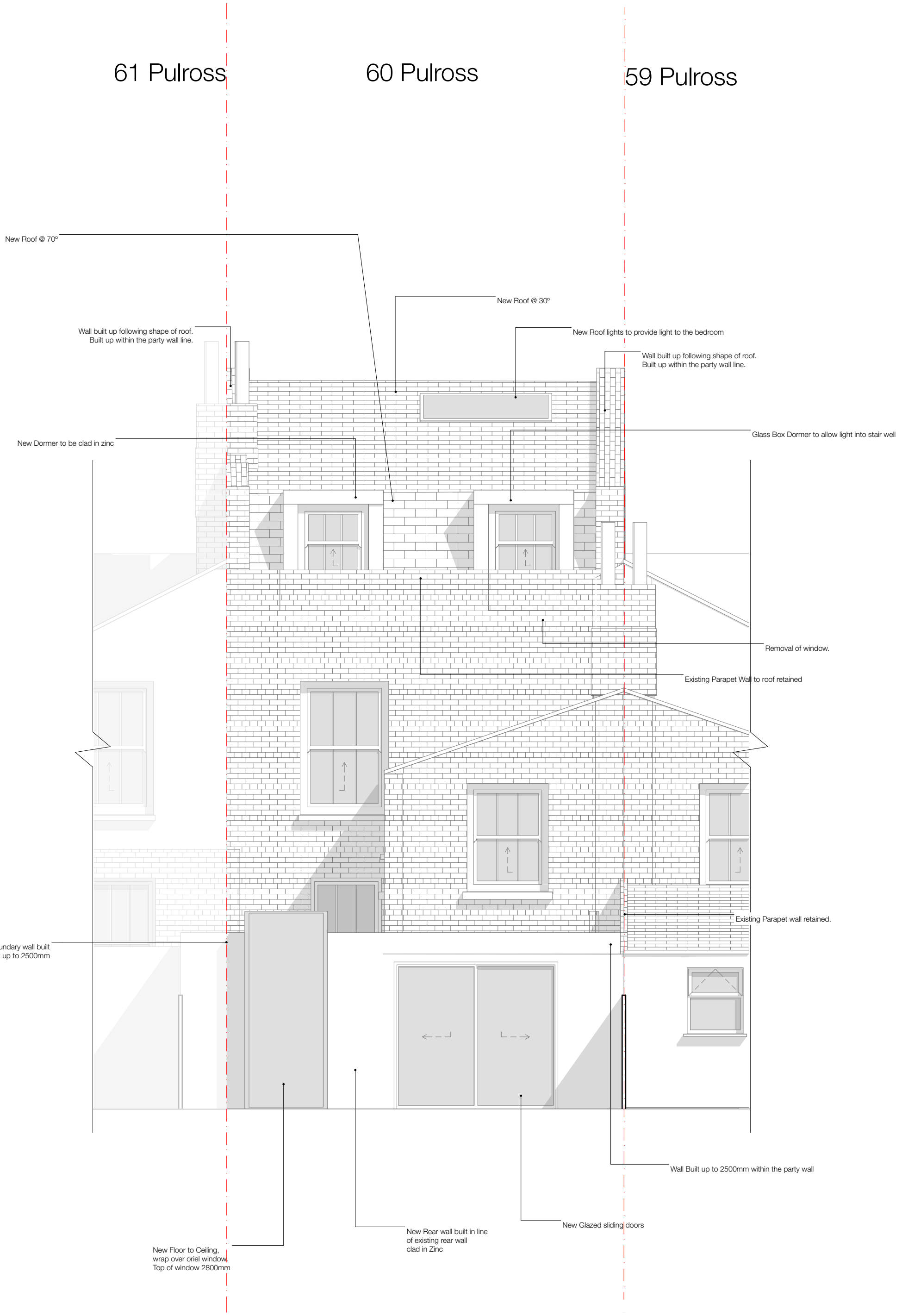
Drawing **Existing B-B Section**

Drawing No. **2421/EX/006** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**

3
EARLIER VERSIONS

Drawings replaced during the application. They are not the approved scheme: use section 2 for the work. Newest round first.



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
B	01/06/26	CM	Removal of glass box replaced with dormer

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Drawing **Proposed Rear Elevation**

Drawing No. **2421/P/109** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall
B	01/06/26	CM	Removal of glass box replaced with dormer

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Drawing **Proposed Section B-B**

Drawing No. **2421/P/107** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall
C	01/06/26	CM	Removal of glass box replaced with dormer

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Drawing **Proposed 3D View**

Drawing No. **2421/P/112** Rev C

Scale **1:132.88 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall
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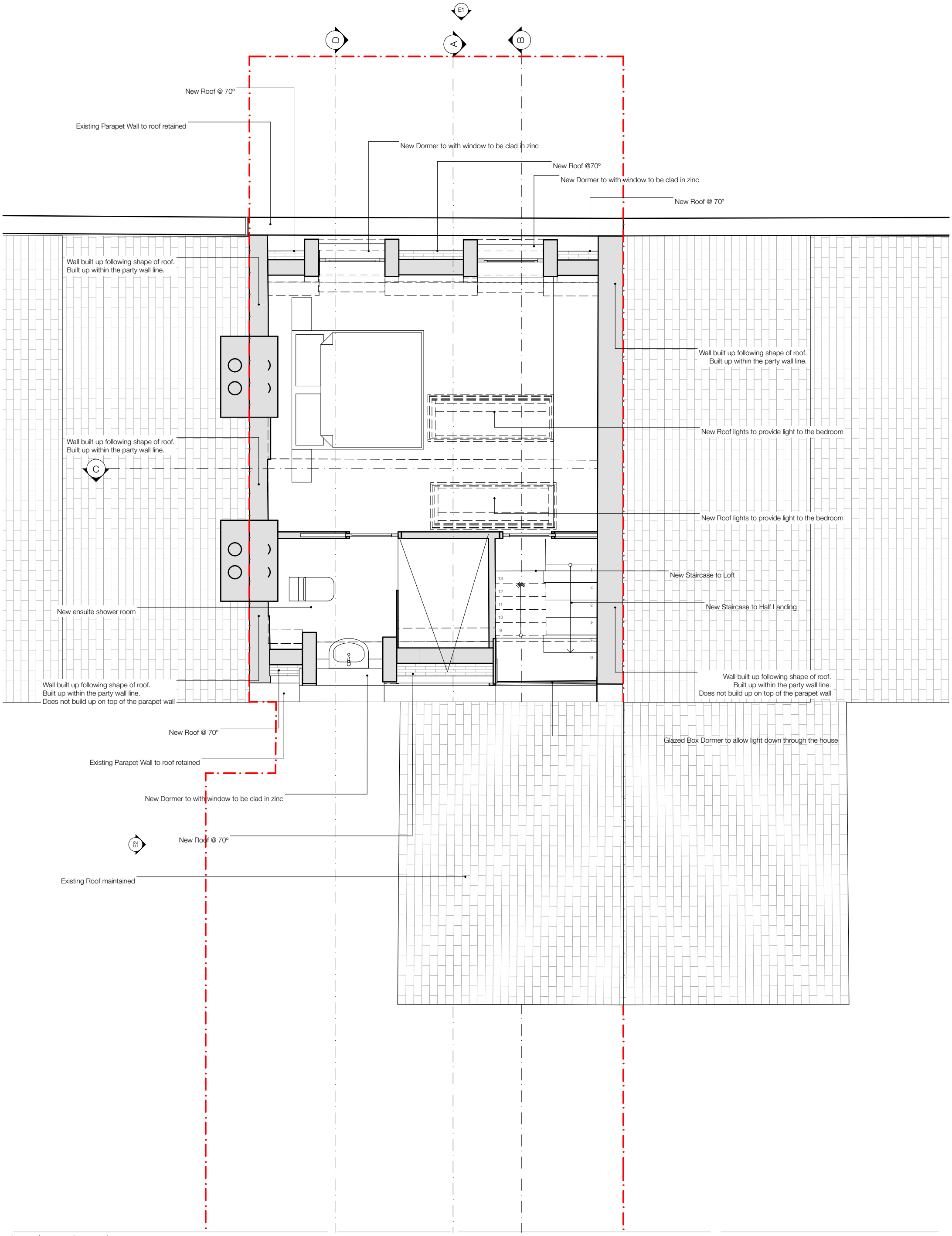
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Drawing **Proposed 3D View**

Drawing No. **2421/P/111** Rev C

Scale **1:133.27 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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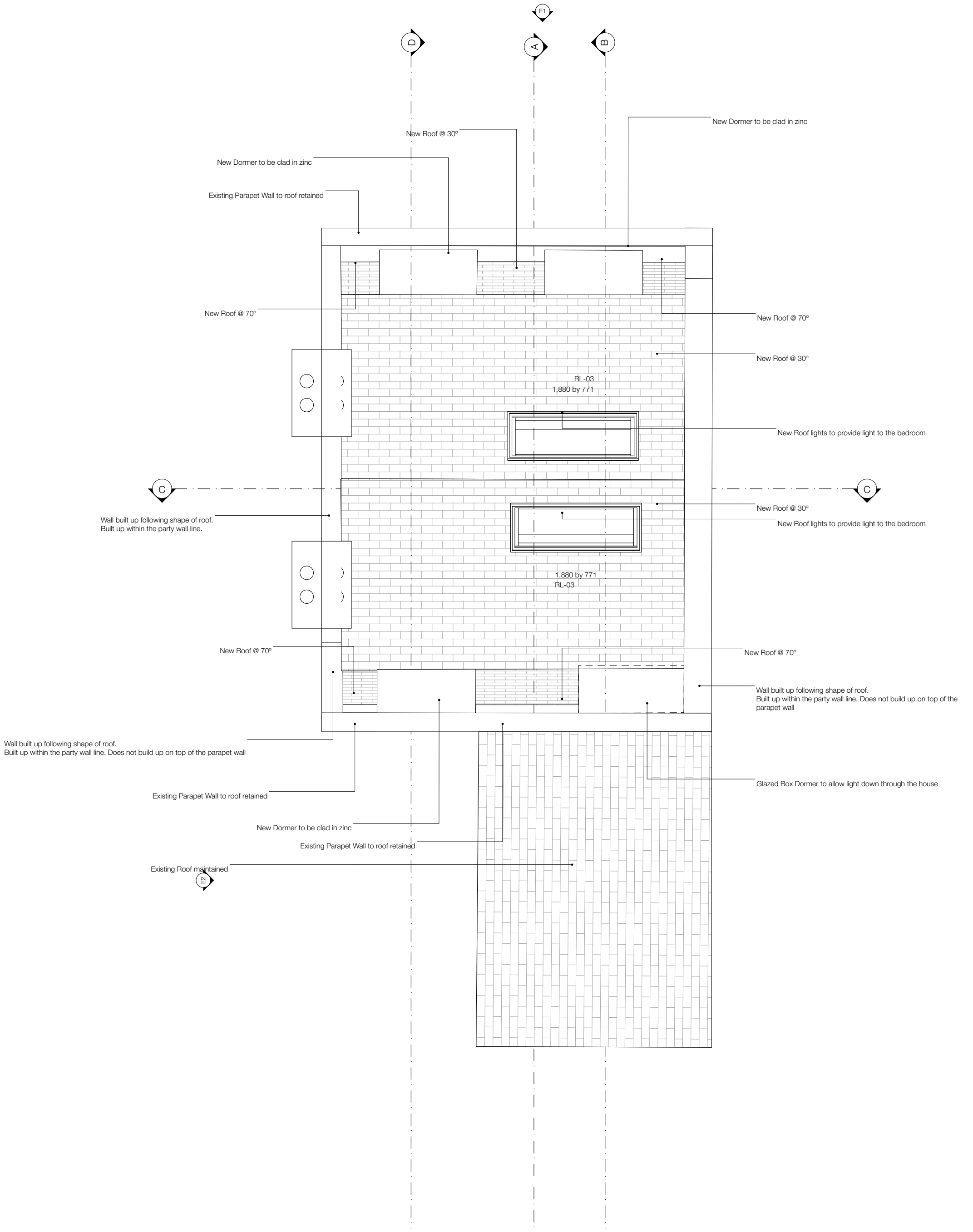
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Drawing **Proposed Second Floor Plan**

Drawing No. **2421/P/104** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall
B	22/06/26	CM	Dormers pulled back from parapet wall

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Drawing **Roof Plan**

Drawing No. **2421/P/105** Rev B

Scale **1:50 @ A3** **FOR <PLANNING>**

59 Pulross

60 Pulross

61 Pulross



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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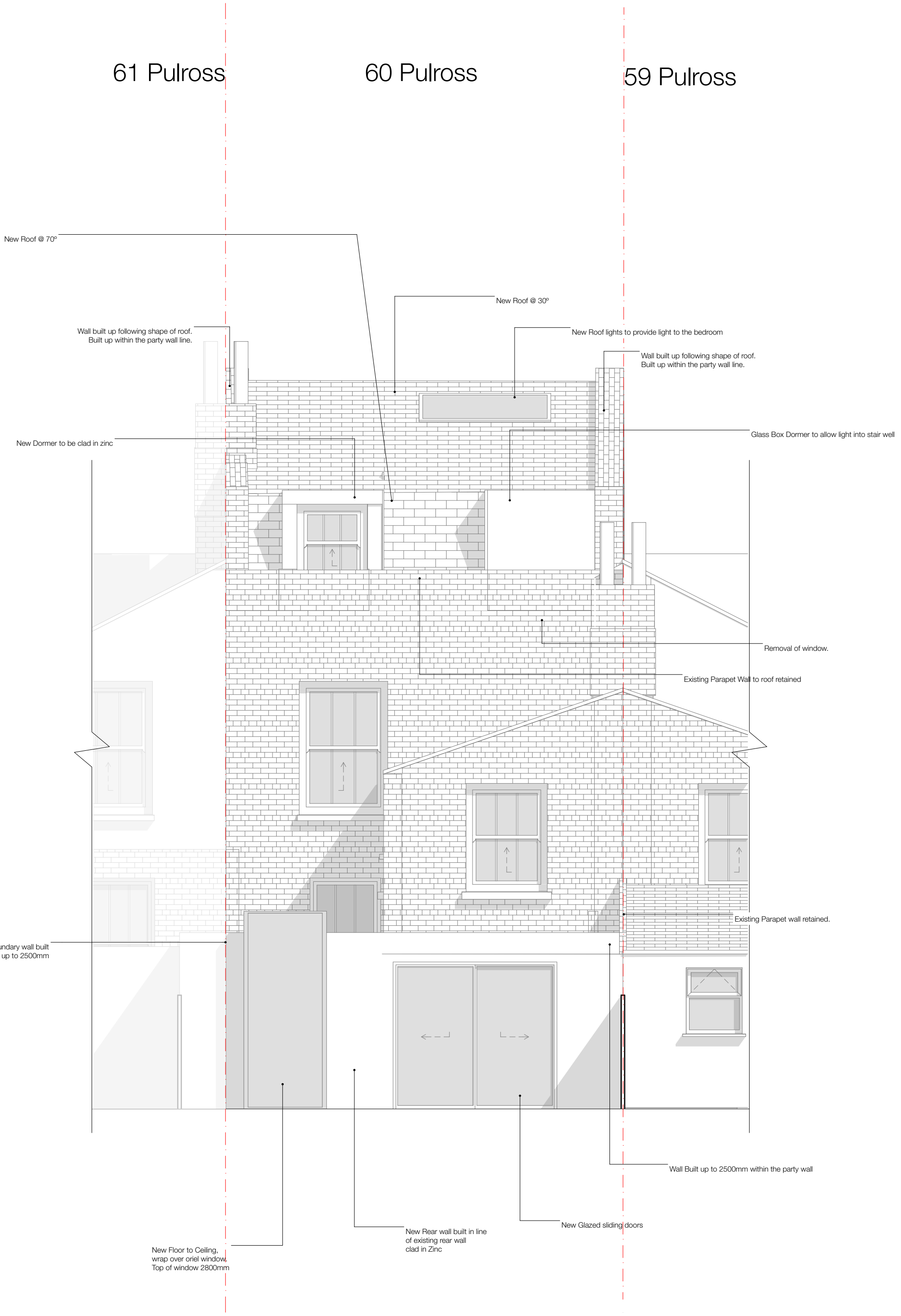
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Drawing **Proposed Front Elevation**

Drawing No. **2421/P/108** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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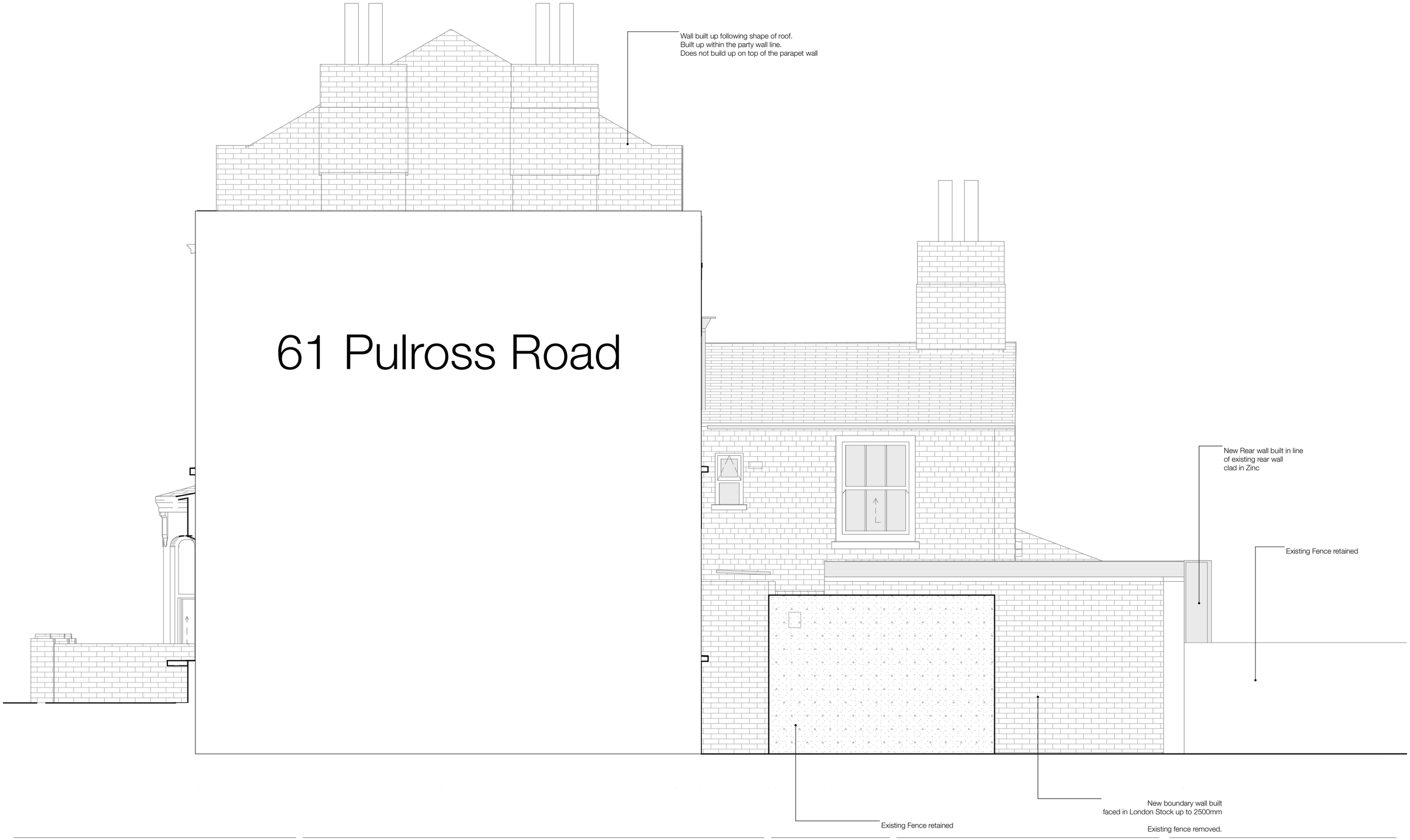
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Drawing **Proposed Rear Elevation**

Drawing No. **2421/P/109** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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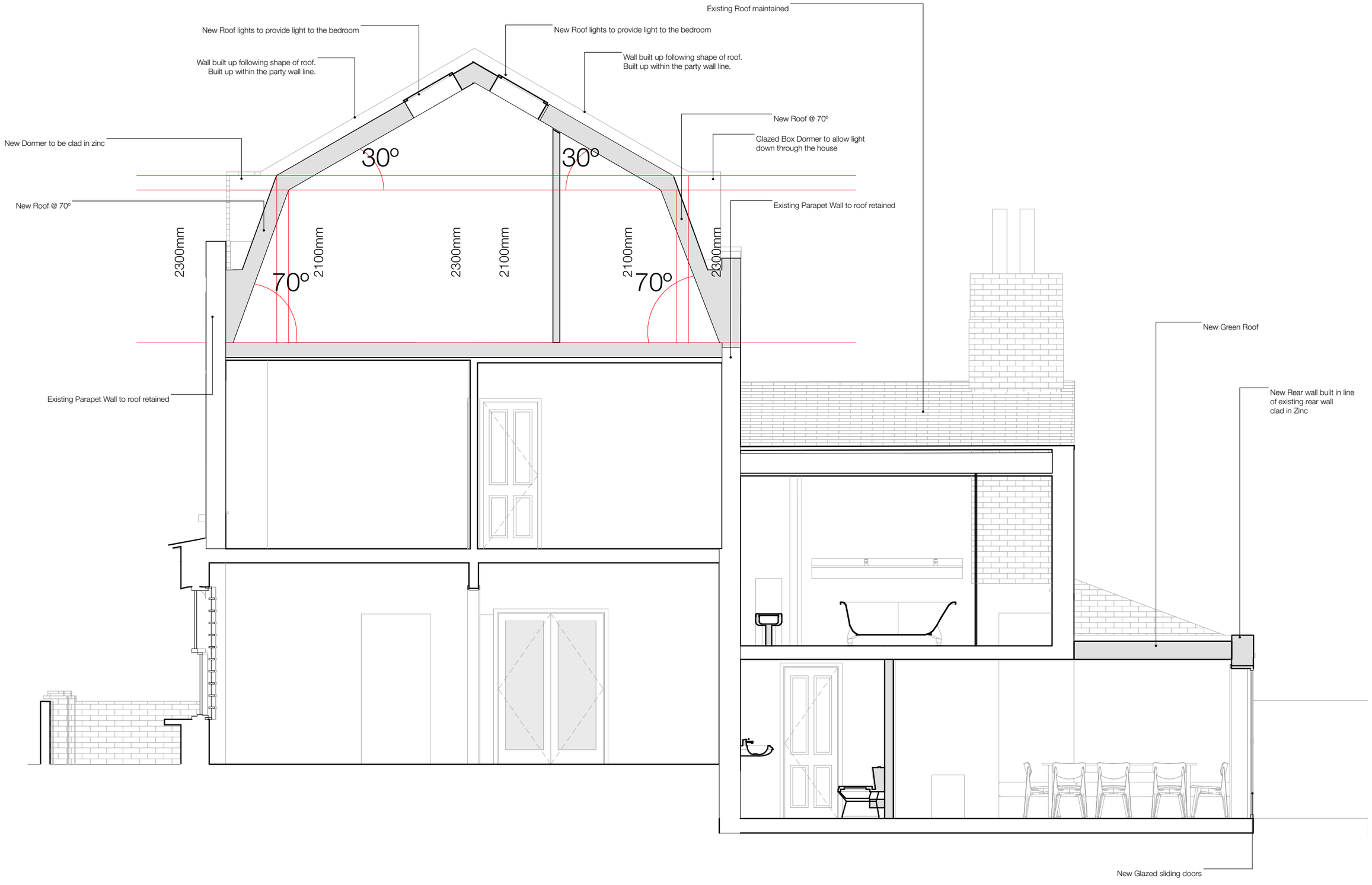
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Drawing **Proposed Side Elevation**

Drawing No. **2421/P/110** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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Drawing **Proposed Section A-A**

Drawing No. **2421/P/106** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	22/06/26	CM	Dormers pulled back from parapet wall

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Drawing **Proposed Section B-B**

Drawing No. **2421/P/107** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall

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Drawing **Proposed 3D View**

Drawing No. **2421/P/113** Rev B

Scale **1:131.82 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps
B	22/06/26	CM	Dormers pulled back from parapet wall

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Drawing **Proposed 3D View**

Drawing No. **2421/P/112** Rev B

Scale **1:132.88 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
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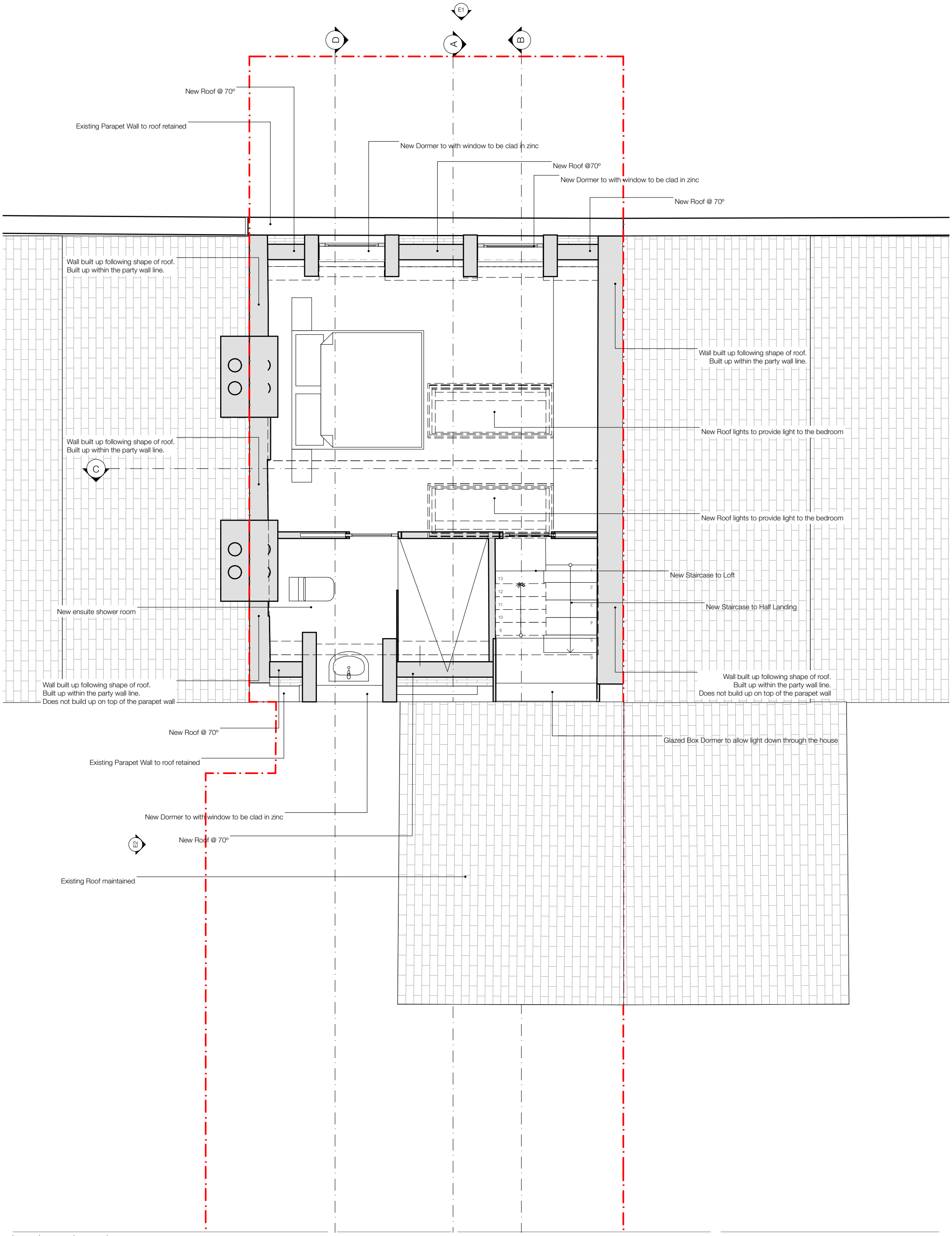
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Drawing **Proposed 3D View**

Drawing No. **2421/P/111** Rev B

Scale **1:133.27 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT

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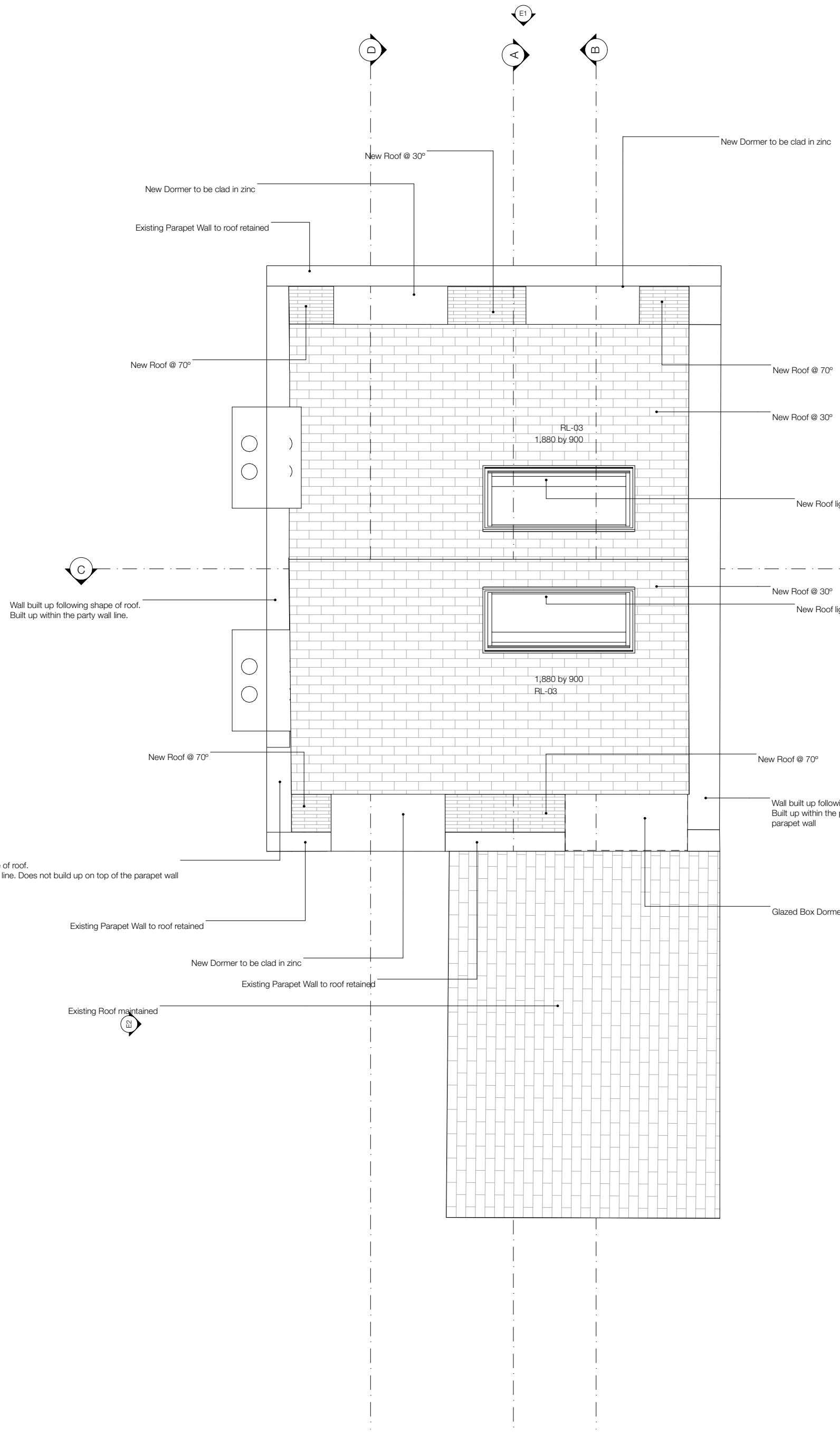
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Drawing **Proposed Second Floor Plan**

Drawing No. **2421/P/104** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall

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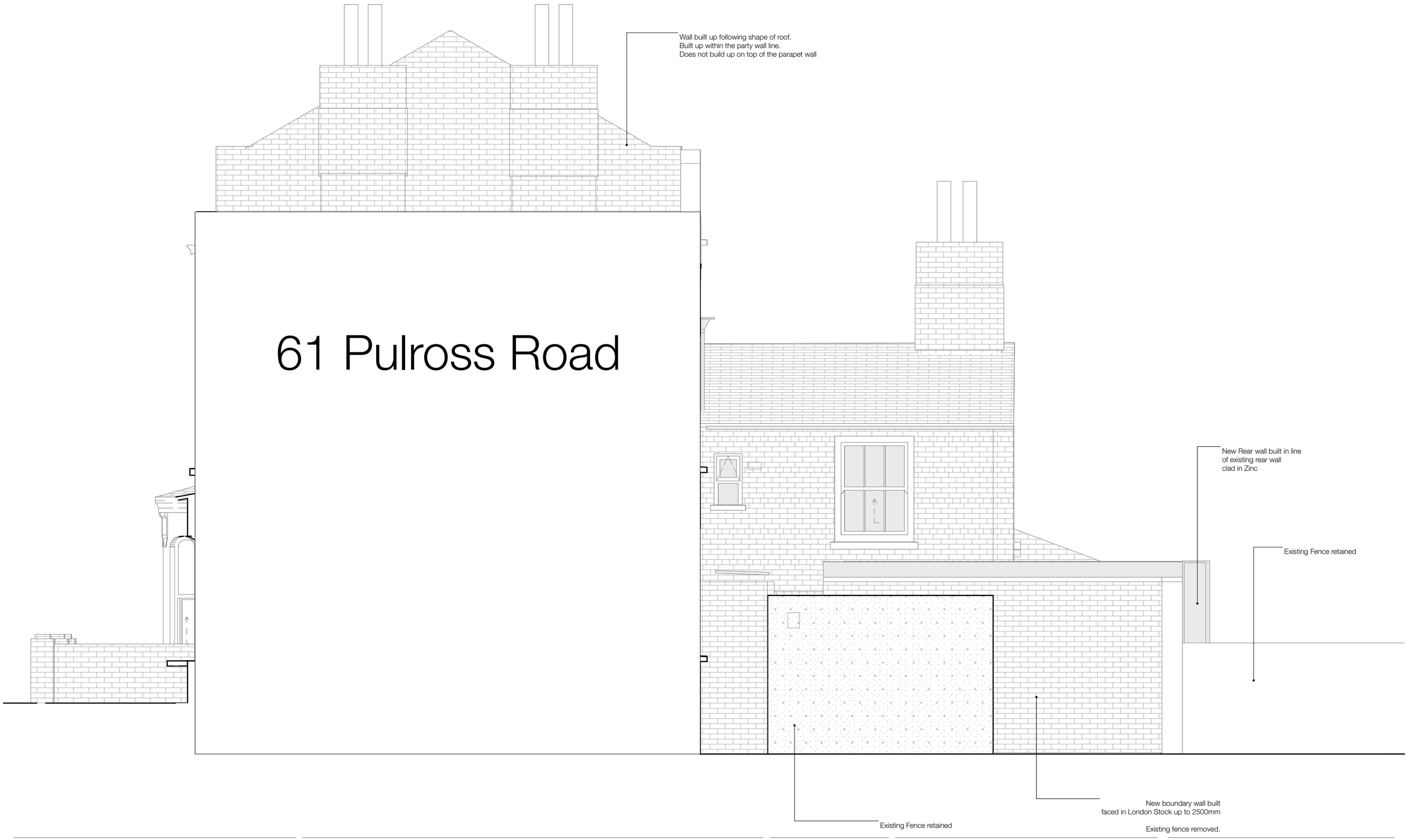
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Drawing **Roof Plan**

Drawing No. **2421/P/105** Rev A

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT

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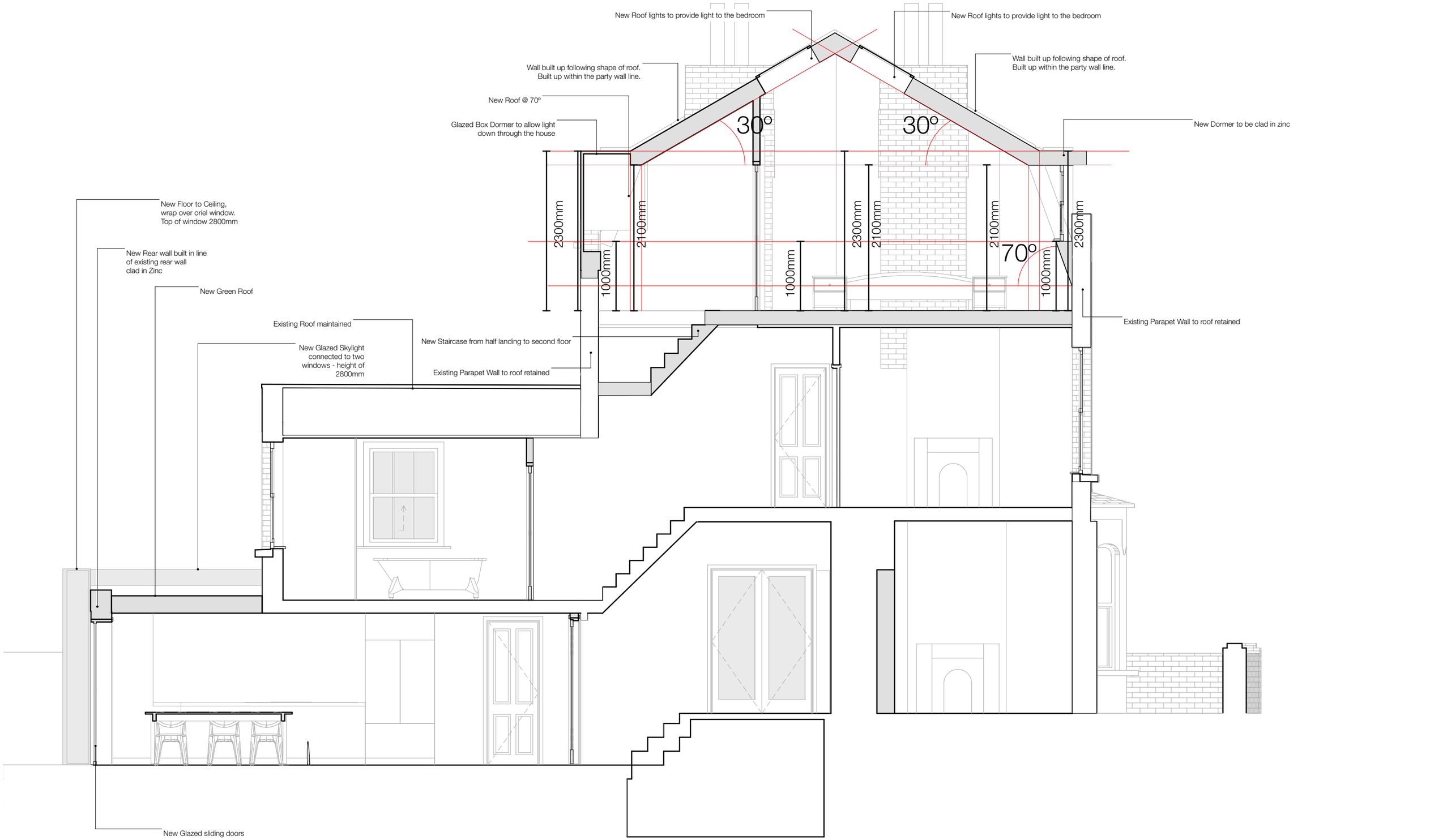
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Drawing **Proposed Side Elevation**

Drawing No. **2421/P/110** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT

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Drawing **Proposed Section B-B**

Drawing No. **2421/P/107** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps

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For **Barbary Properties**
Address **60 Pulross Road, SW9 8AB**

Date 18/05/2026 Drawn by SF File 172-PaceProject-PulrossRoad_PD 2.bpn

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Drawing **Proposed 3D View**

Drawing No. **2421/P/113** Rev *****

Scale **1:131.82 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps

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Drawing **Proposed 3D View**

Drawing No. **2421/P/112** Rev *****

Scale **1:132.88 @ A3** **FOR <PLANNING>**



REV	DATE	DRAWN	AMENDMENT
A	18/06/26	CM	Party wall not built up on parapet wall and updated neighbour based off google maps, on-site photos and OS maps

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Drawing No. **2421/P/111** Rev *****

Scale **1:133.27 @ A3** **FOR <PLANNING>**

BREE 45º line showing that neighbours existing 2500mm brick wall is blocking the window

New Window and new wall to replace existing door

Existing Wall of Neighbours

New WC

New Rear glazed panel attached to skylight to create wrap over effect

Existing Fence retained

Existing Building Line

New Glazed Skylight connected to two windows - height of 2800mm

New boundary wall built faced in London Stock up to 2500mm

Existing fence removed.

BREE 45º line showing that neighbours window will remain unaffected

Existing Fence retained

Existing Fence retained

New Rear wall built in line of existing rear wall clad in Zinc

New Floor to Ceiling, wrap over oriel window. Top of window 2800mm

New Glazed sliding doors

Existing Parapet wall dashed on above retained.

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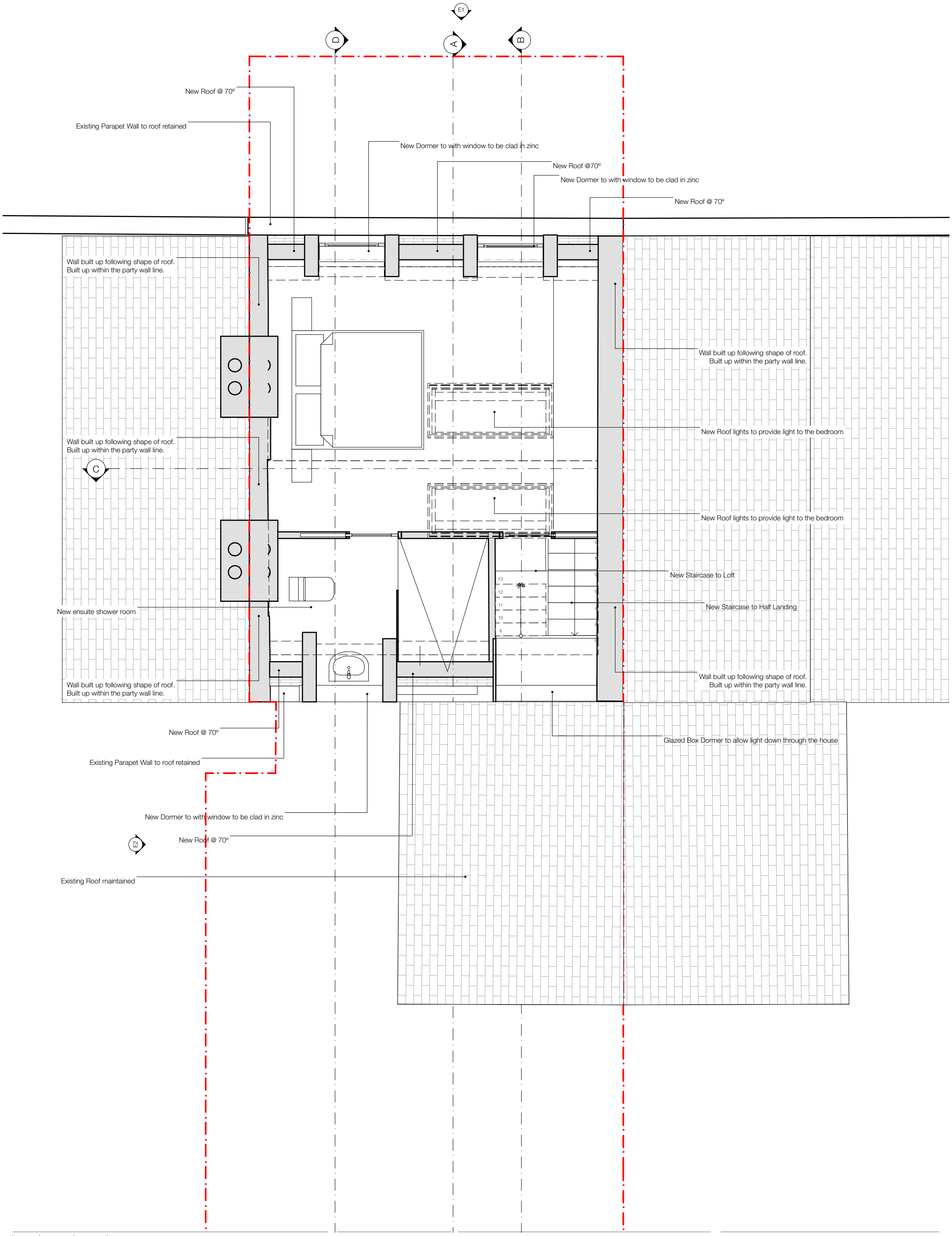
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Drawing **Proposed Ground Floor Plan**

Drawing No. **2421/P/101** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



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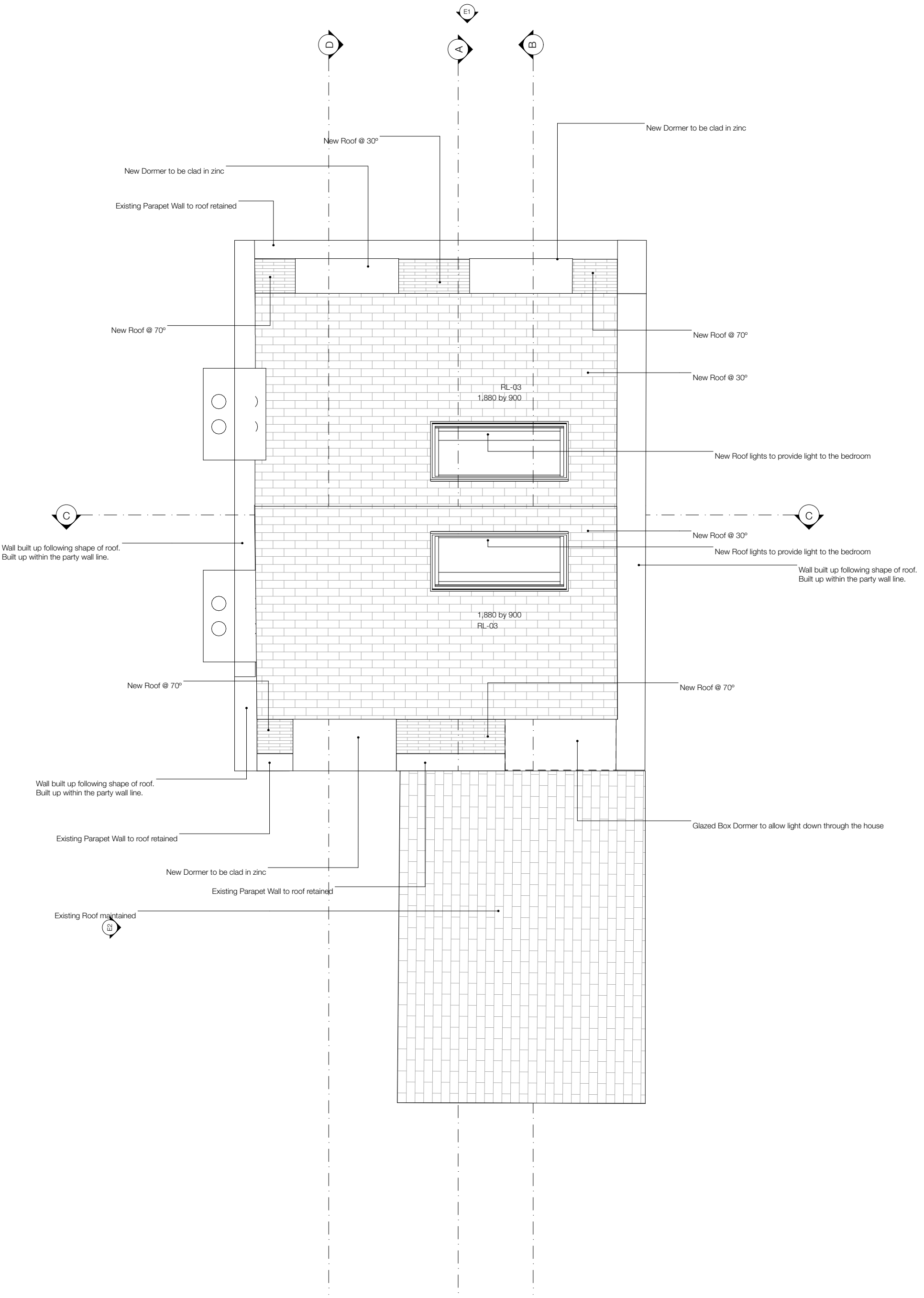
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Drawing **Proposed Second Floor Plan**

Drawing No. **2421/P/103** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



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Drawing **Roof Plan**

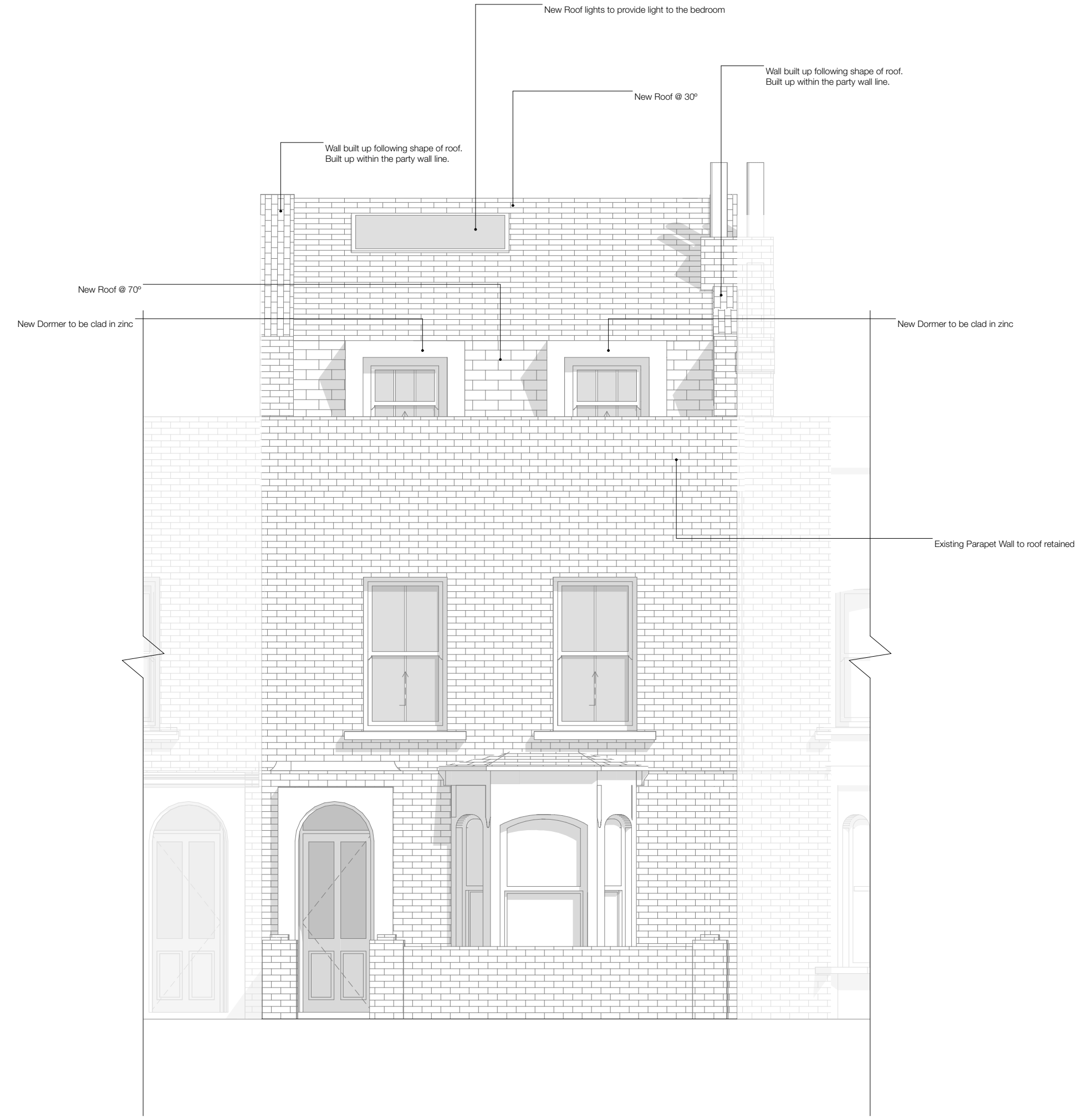
Drawing No. **2421/P/104** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**

59 Pulross

60 Pulross

61 Pulross



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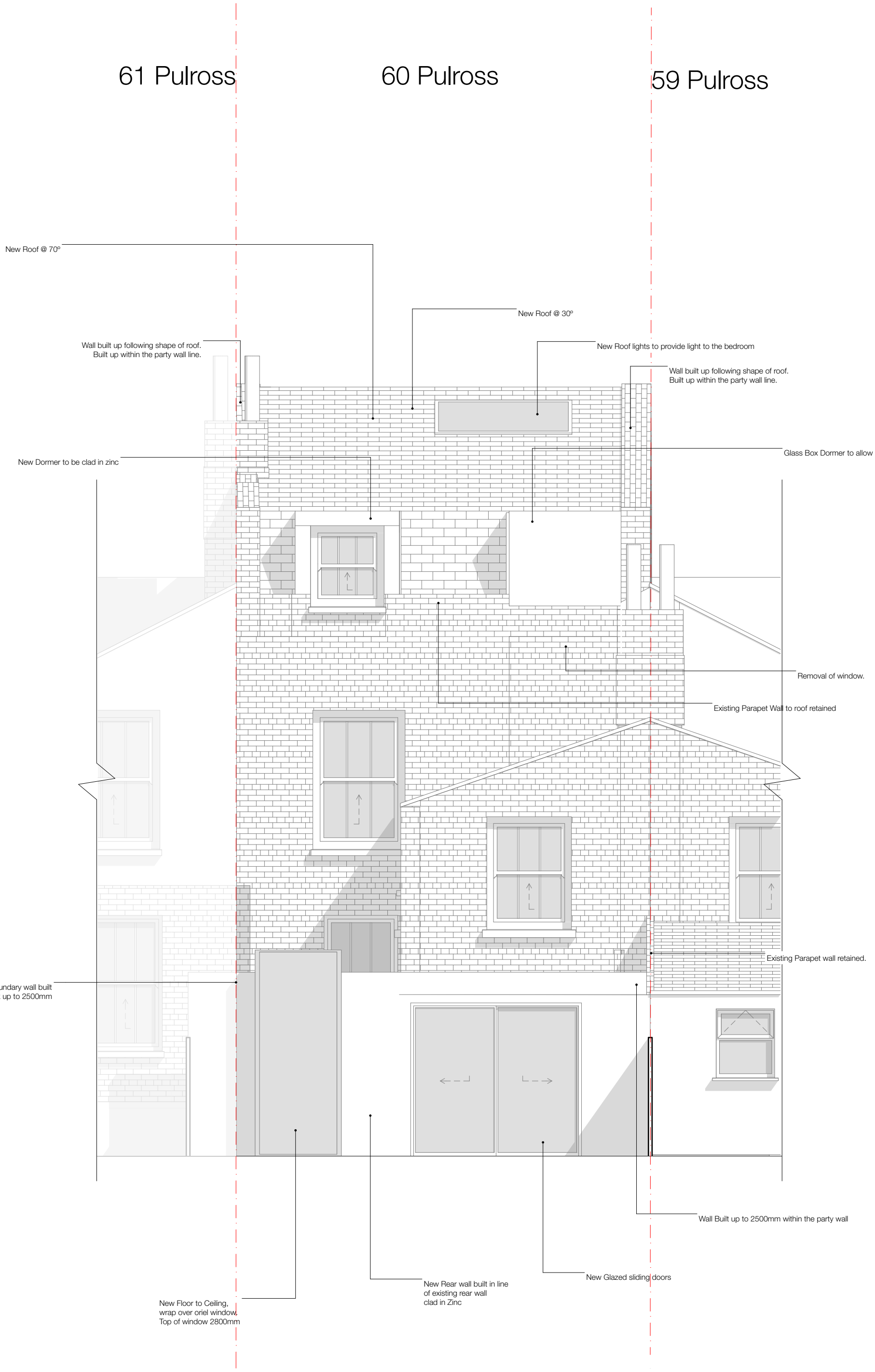
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Drawing **Proposed Front Elevation**

Drawing No. **2421/P/107** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



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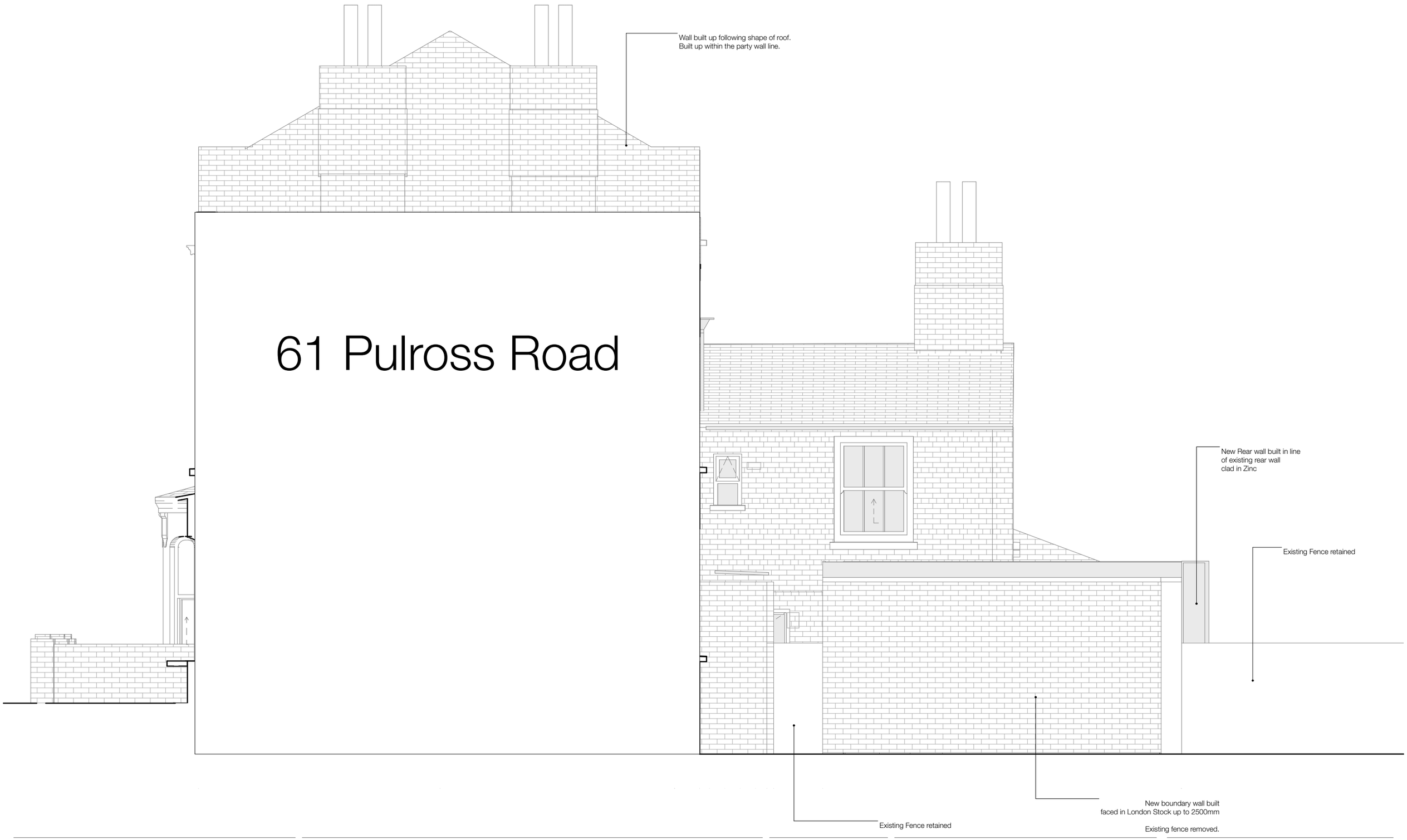
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Drawing **Proposed Rear Elevation**

Drawing No. **2421/P/108** Rev *****

Scale **1:50 @ A3** **FOR <PLANNING>**



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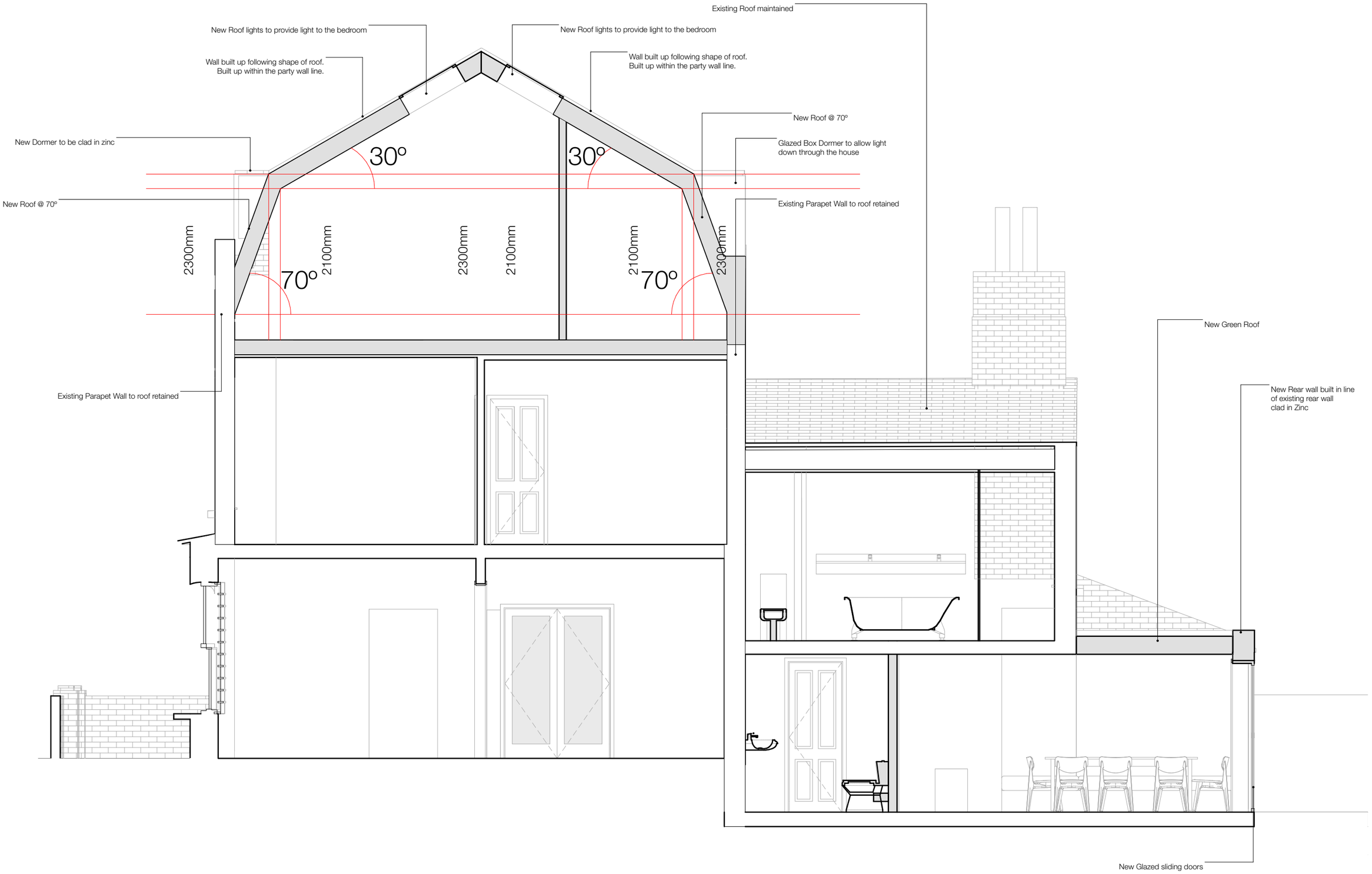
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Drawing **Proposed Side Elevation**

Drawing No. **2421/P/109** Rev *

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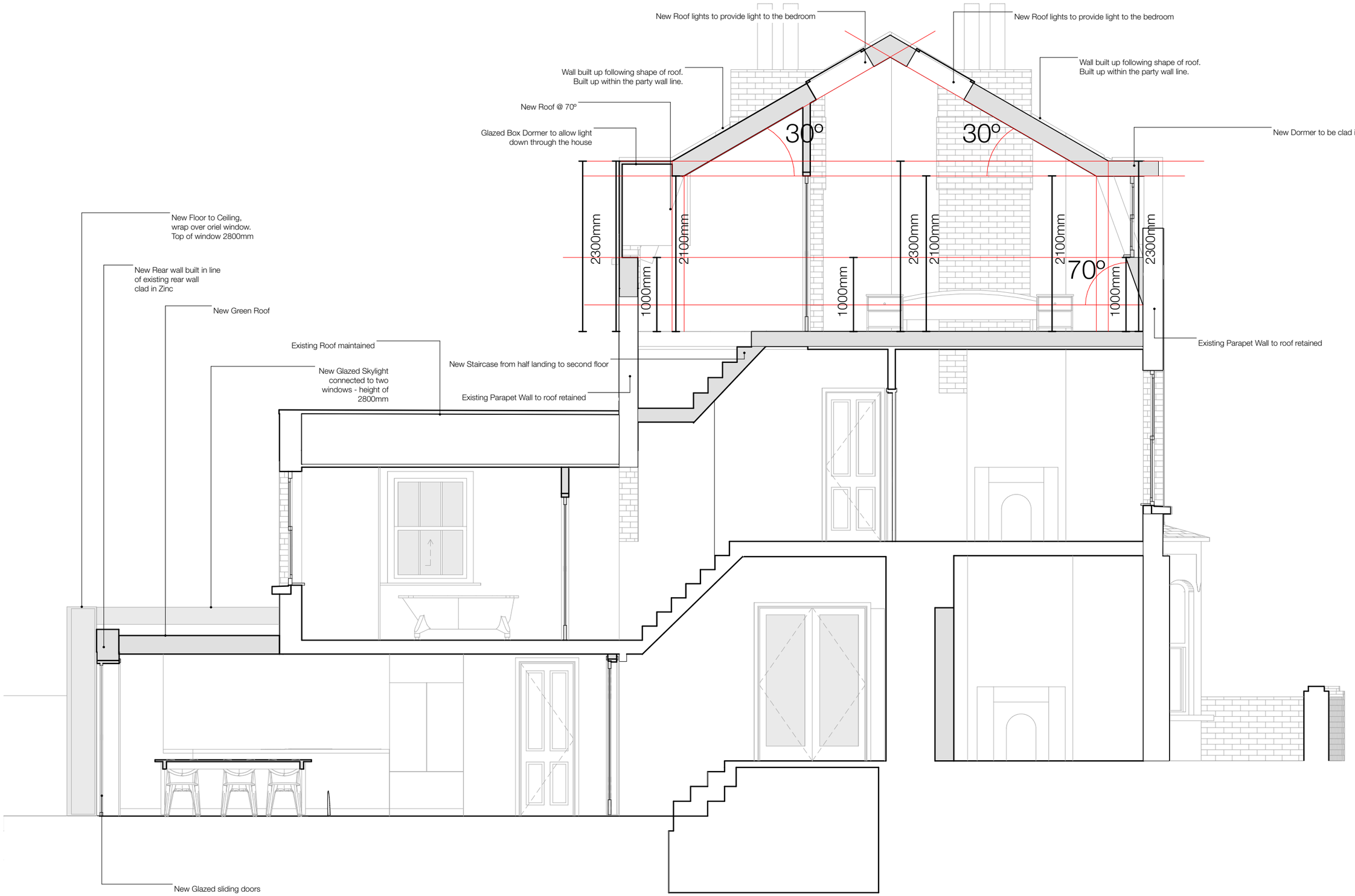
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Drawing **Proposed Section A-A**

Drawing No. **2421/P/105** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



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Drawing **Proposed Section B-B**

Drawing No. **2421/P/106** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



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Drawing **Proposed 3D View**

Drawing No. **2421/P/110** Rev *****

Scale **1:133.27 @ A3** **FOR <PLANNING>**



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Drawing **Proposed 3D View**

Drawing No. **2421/P/111** Rev *****

Scale **1:132.88 @ A3** **FOR <PLANNING>**



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Drawing **Proposed 3D View**

Drawing No. **2421/P/112** Rev *****

Scale **1:131.82 @ A3** **FOR <PLANNING>**



Front Elevation
1:50



Rear Elevation
1:50

0 1 2 3 4 5

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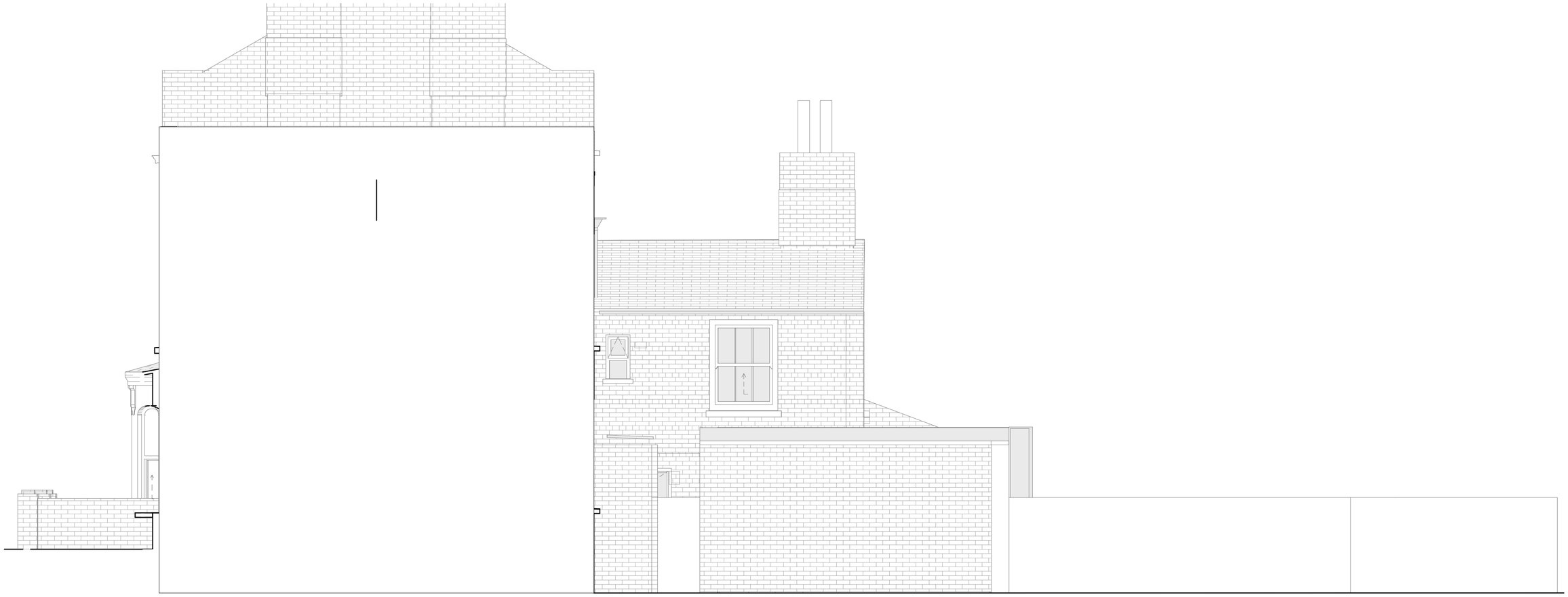
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Drawing **Existing Elevations**

Drawing No. **2421/EX/007** Rev *

Scale **1:50 @ A3** **FOR <PLANNING>**



0 1 2 3 4 5

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Drawing **Existing Elevations**

Drawing No. **2421/EX/008** Rev *

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