

Lambeth Council

Decision Notice

Town and Country Planning Act 1990, Section 192

Lawful Development Certificate - Proposed use: Granted

Applicant	Thomas Reckers
Application number	26-00362-LDCP
Application received	12 June 2026 00:00
Decision date	26 August 2026 00:00
Site address	119, DOWNTON AVENUE, LONDON, SW2 3TX
Use/development	Application for a Certificate of Lawful Development (Proposed) with respect to erection of a single-storey outbuilding in the rear garden.

We certify that on the date of the application, the proposed use or operations described in the application and supporting plans were lawful for the purposes of S.192 of the Town and Country Planning Act 1990.

The application is granted due to the following reason(s):

The proposed outbuilding would comply with the limits and conditions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Informatives:

1. Approval - Town & Country Planning Act
 1. This certificate does not convey any approval or consent required by

any legislation other than under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended).

2. Use as a dwellinghouse

This decision is given on the basis that the property is in use as a dwellinghouse. If, prior to the substantial completion of the proposed development, circumstances were to change so as to constitute a material change of use, full planning consent would be required.

3. Limitations and conditions of permitted development

Your attention is drawn to the limitations and conditions relating to "permitted development" as laid down in the Town and Country Planning (General Permitted Development) Order currently in force at the time the building works are implemented.

4. Building Regulations

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

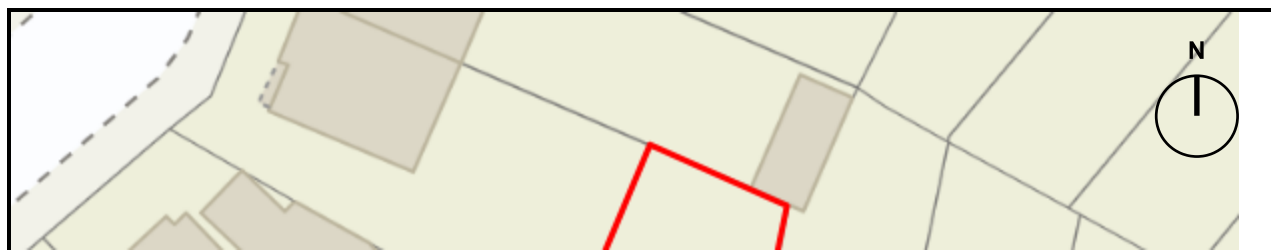
5. Party walls

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.

This decision is based on the following plans:

Document reference	Description	Date received
MPD-A-000	Other - drawing	12 June 2026 12:16
MPD-A-001	Floor plan - proposed Roof plan - proposed	12 June 2026 12:16
MPD-A-004	Site plan - proposed	12 June 2026 12:16
MPD-A-002	Elevations - proposed	12 June 2026 12:16

Site location





Notes

Enquiries regarding this document should include the application number and be sent to:

Email

planning@lambeth.gov.uk

Postal address

Lambeth Council,
Planning, London Borough of Lambeth, PO Box 734, Winchester SO23 5DG

Signature

Rob Bristow
Director of Planning, Transport & Sustainability

Rob Bristow

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN
REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the

statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

[Download as PDF \(https://lambeth.bops.services/api/v1/planning_applications/26-00362-LDCP/decision_notice.pdf\)](https://lambeth.bops.services/api/v1/planning_applications/26-00362-LDCP/decision_notice.pdf)