



# 126 New Cross Road, London, SE14 5BA

Application Ref. DC/24/136844

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**Part retrospective planning permission for the alteration and conversion of the existing building, together with the construction of an extension at roof level to provide a 14 room HMO (House in Multiple Occupation) including the formation of internal courtyards, new timber shopfront, the demolition of the extension at the front and the installation of windows and roof lights to the front and rear at 126 New Cross Road SE14. .**

**Existing Site**

# Site Location Plan



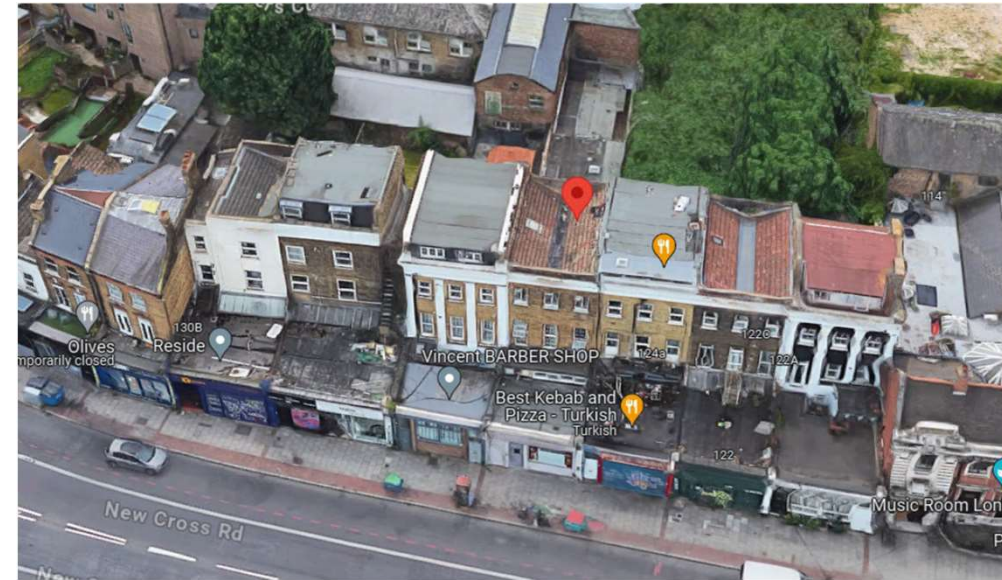


# Aerial View





# Site Photographs

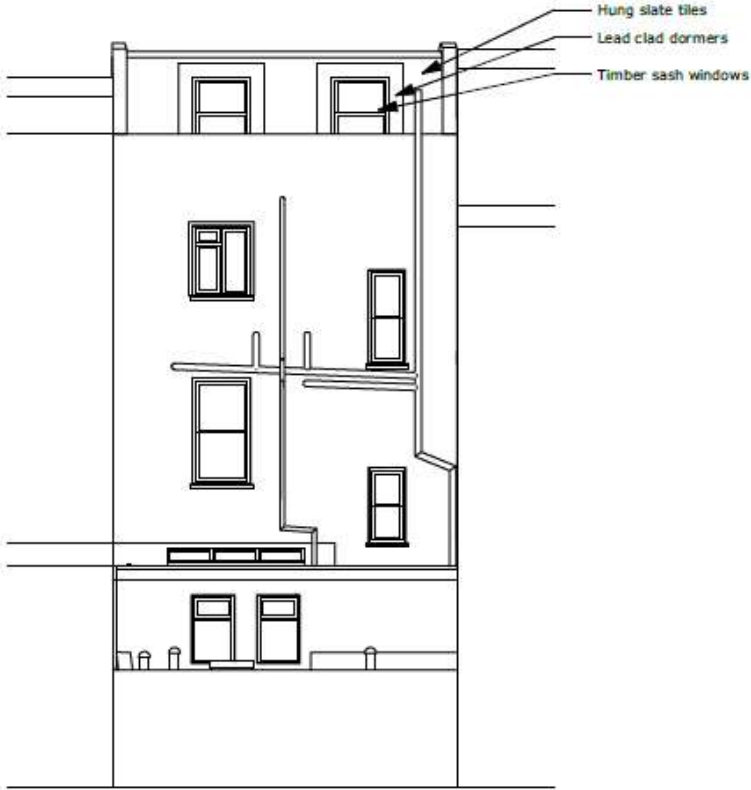


# Proposals

# Proposed Front & Rear Elevation



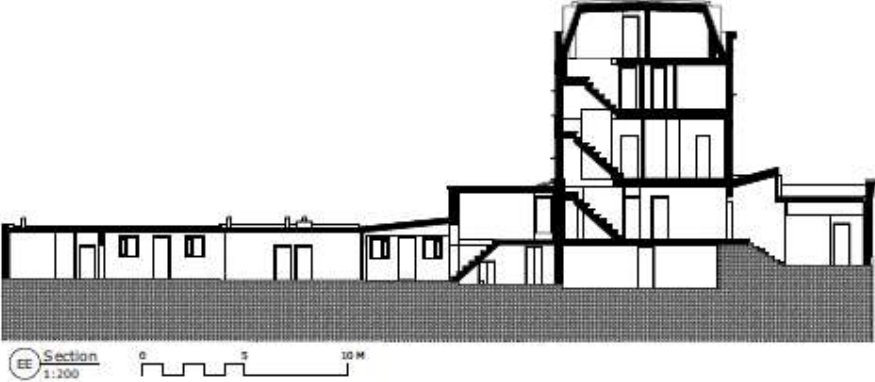
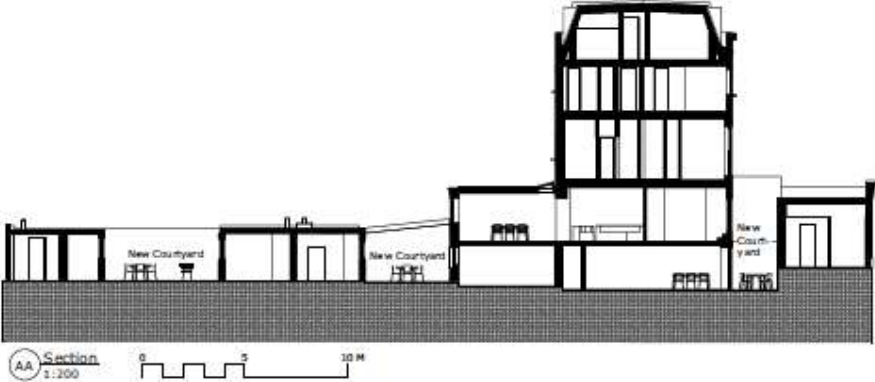
1 Front Elevation  
1:100



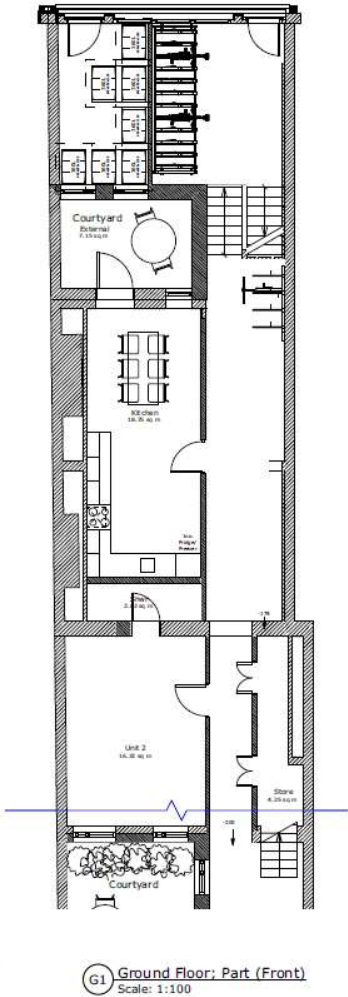
2 Rear Elevation  
1:100



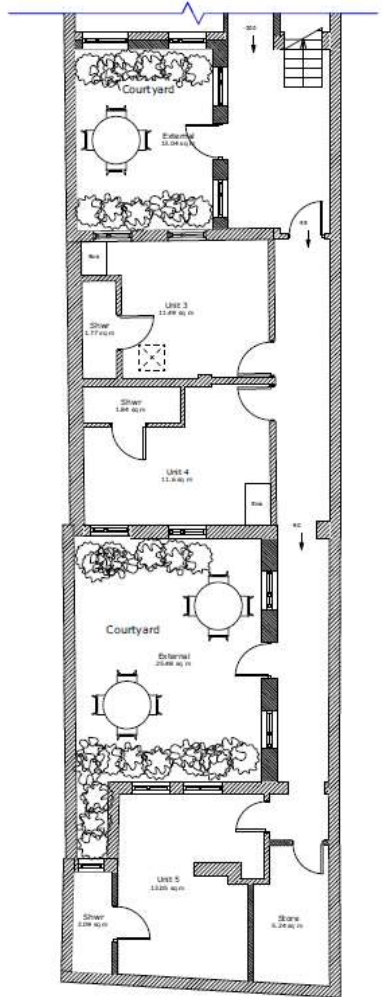
# Proposed Sections



# Proposed Ground Floor Plan

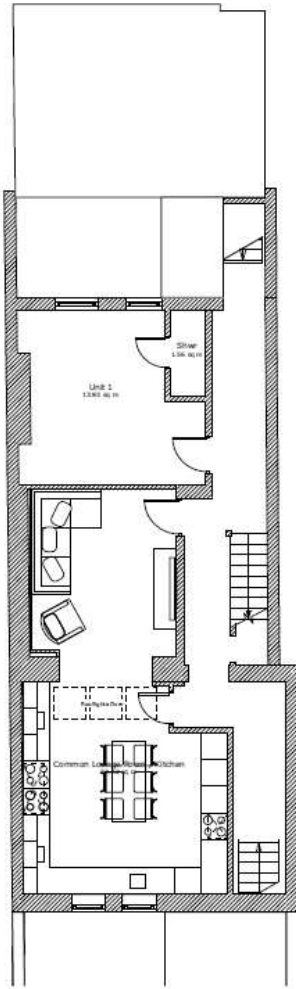


Proposed Ground Floor (front)

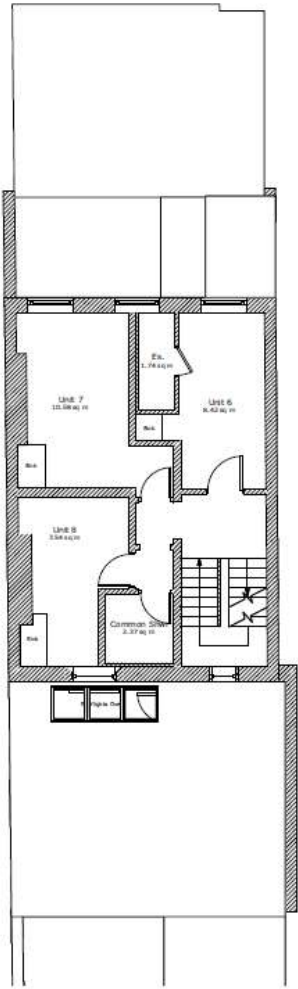


Proposed Ground Floor (rear)

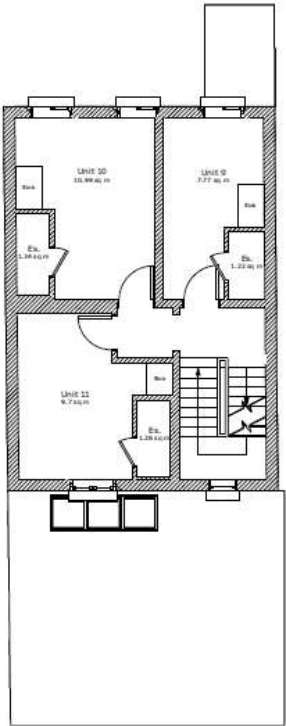
# Proposed Upper Floor Plans



1 First floor  
Scale: 1:100

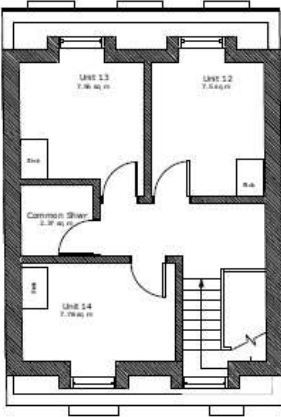


2 Second Floor  
Scale: 1:100

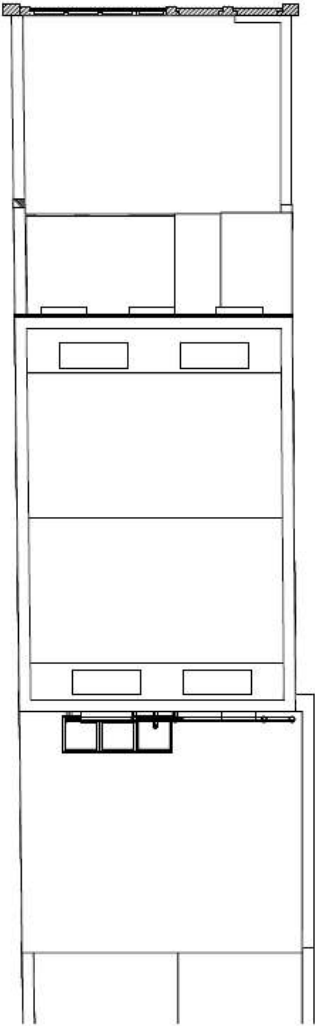


3 Third Floor  
Scale: 1:100

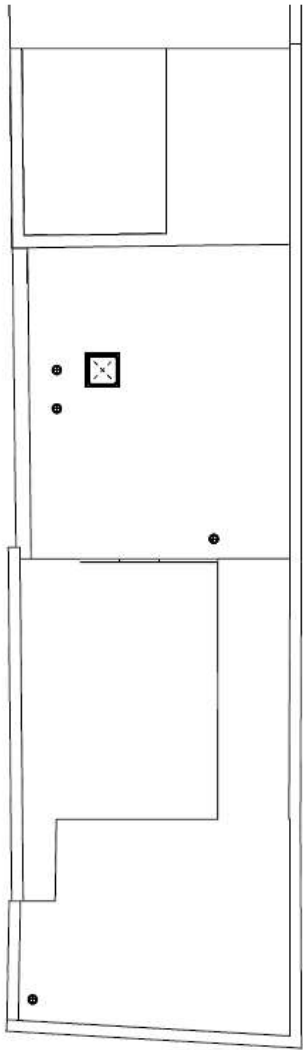
# Proposed 4th & Roof Plans



4 Fourth Floor  
Scale: 1:100



(RF1) Roof Level: Part (Front)  
Scale: 1:100



(RF2) Roof Level: Part (Rear)  
Scale: 1:100

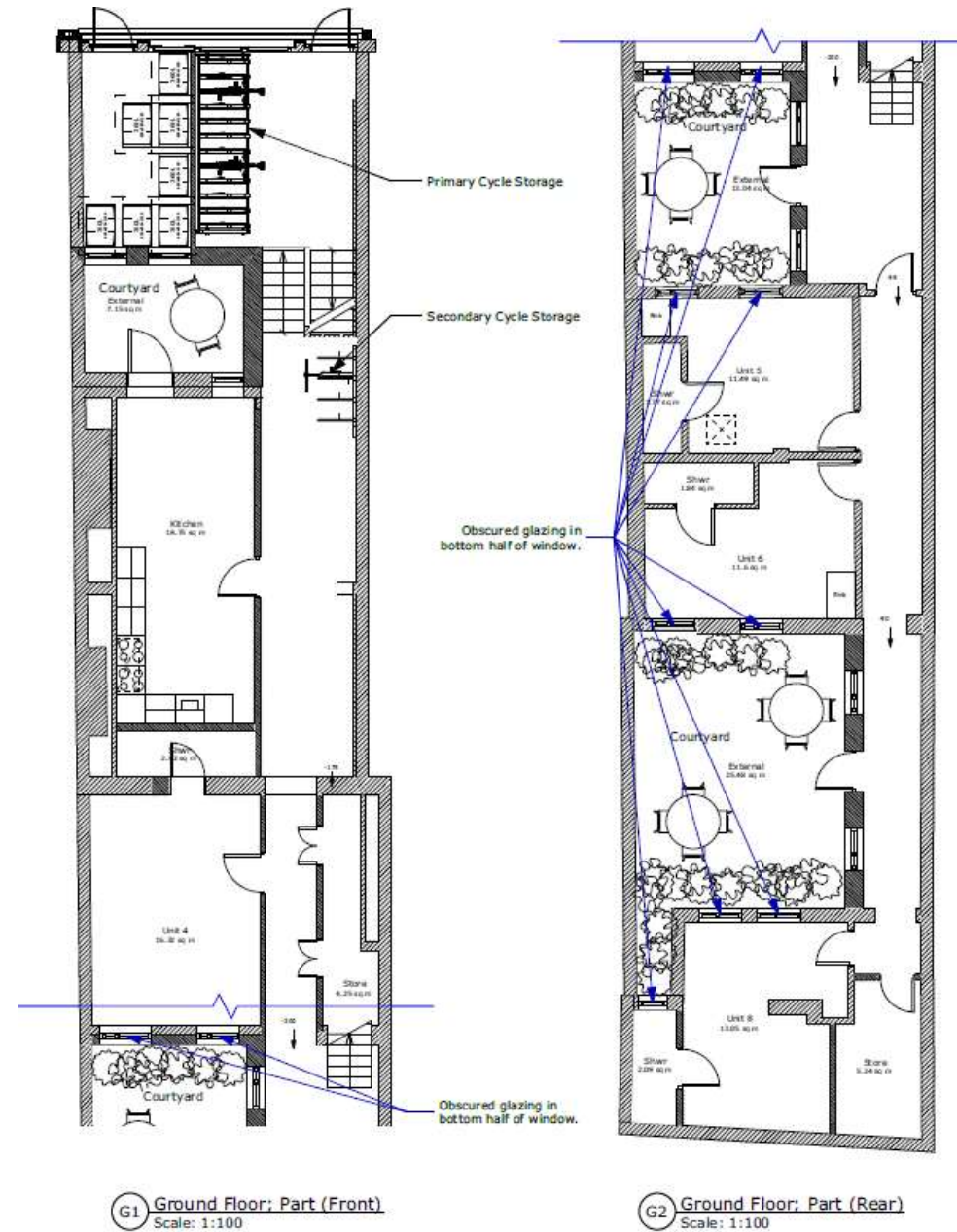
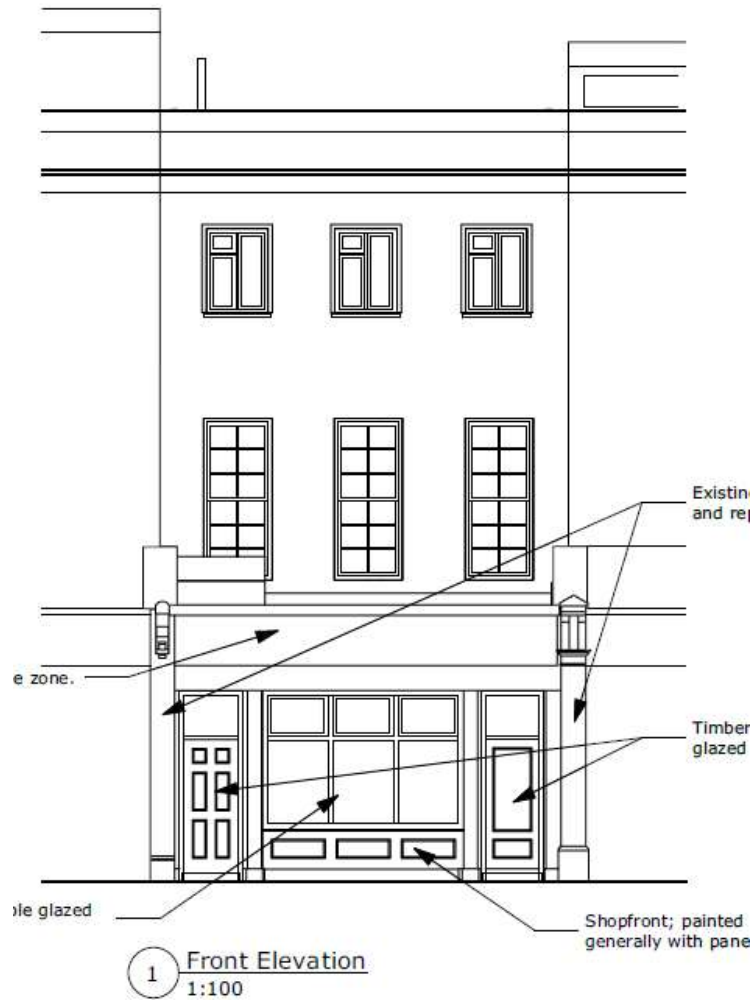


# Planning History

## Previous Application - DC/23/133766

DC/23/133766: Part retrospective planning permission for the alteration and conversion of the existing building into an 11 room HMO (House in Multiple Occupation) including the formation of internal courtyards, the demolition of the extension at the front and the installation of windows and rooflights to the rear at 126 New Cross Road SE14 – granted 13 May 2024.

# Approved Drawings



# Main Planning Considerations



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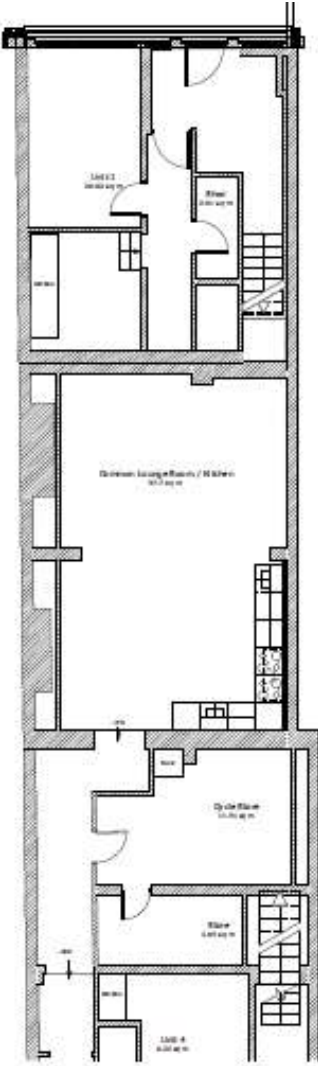
# Main Planning Considerations

- Principle of Development
- Residential Quality
- Urban Design & Heritage Impact
- Transport Impact
- Living Conditions of Neighbors
- Natural Environment
- Sustainable Infrastructure

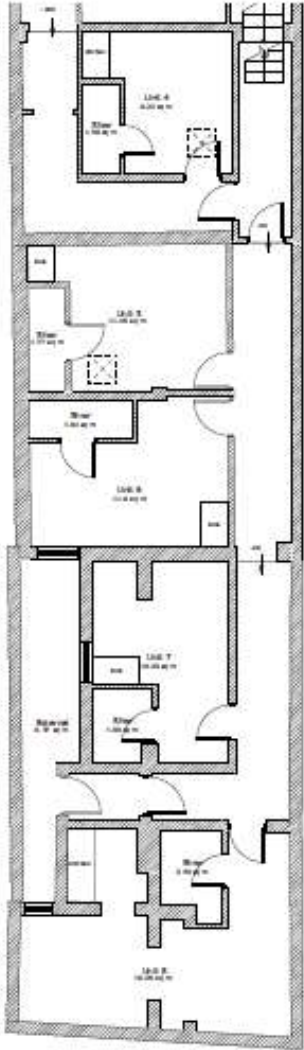
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**END OF PRESENTATION**

# Existing Ground Floor Plan

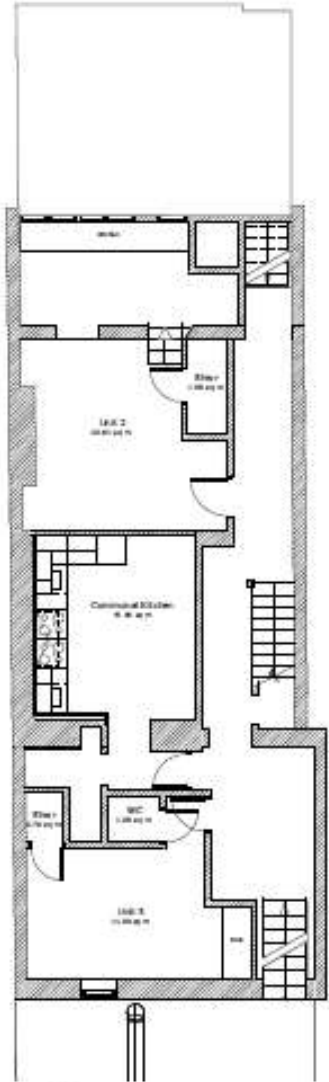


G1 Ground floor; Part (Front)  
Scale: 1:100

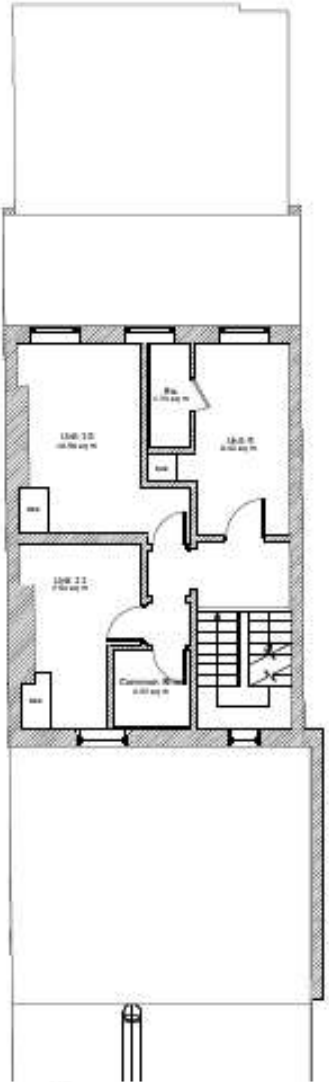


G2 Ground floor; Part (Rear)  
Scale: 1:100

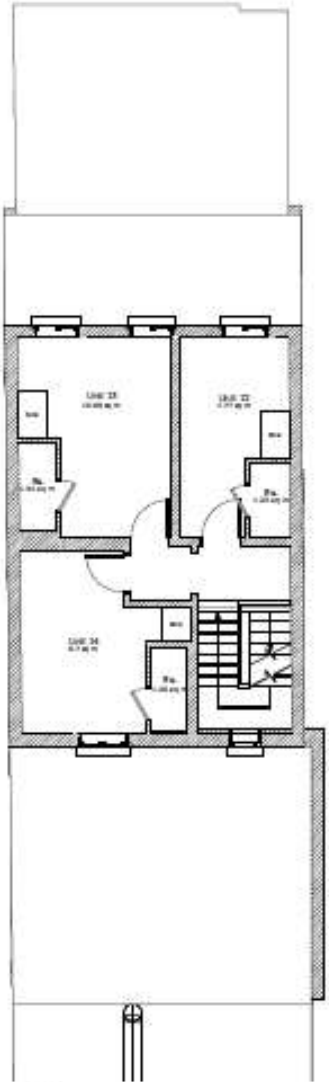
# Existing First Floor Plan



1 First floor  
Scale: 1:100



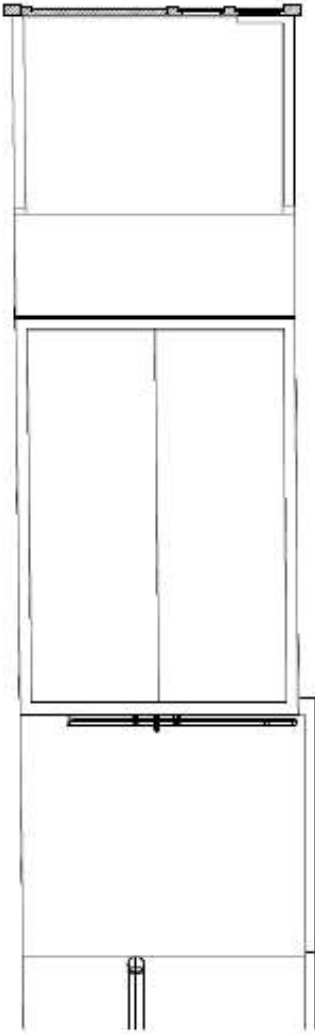
2 Second Floor  
Scale: 1:100



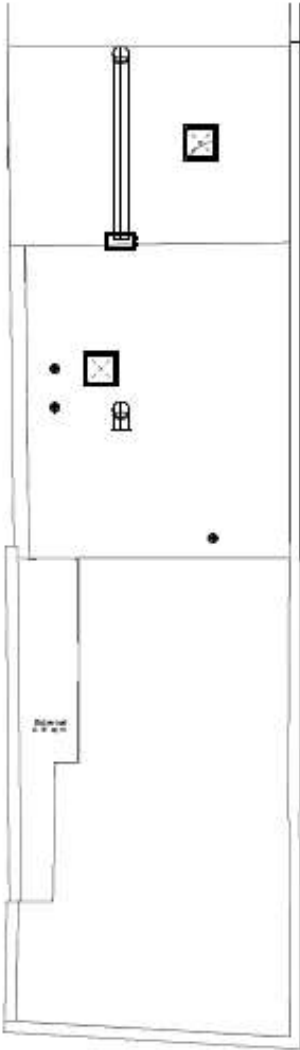
3 Third Floor  
Scale: 1:100



# Existing Roof Plan

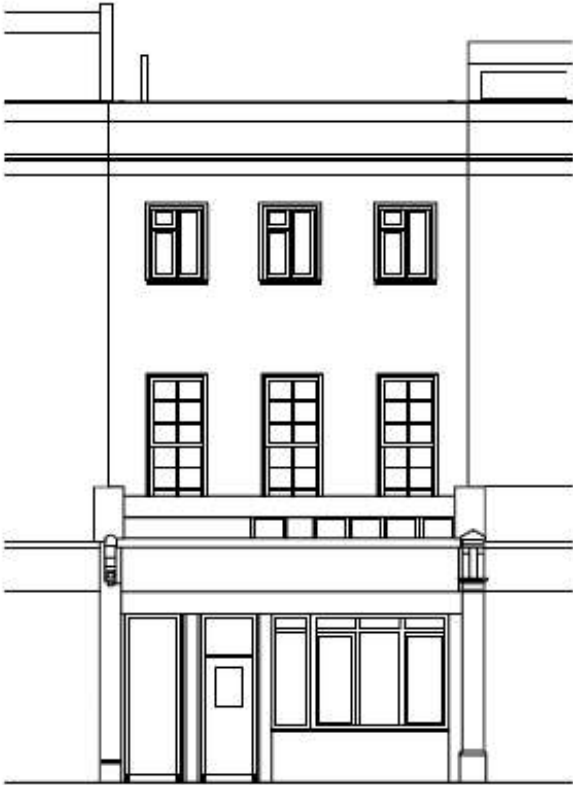


RG1 Roof Level: Part (Front)  
Scale: 1:100

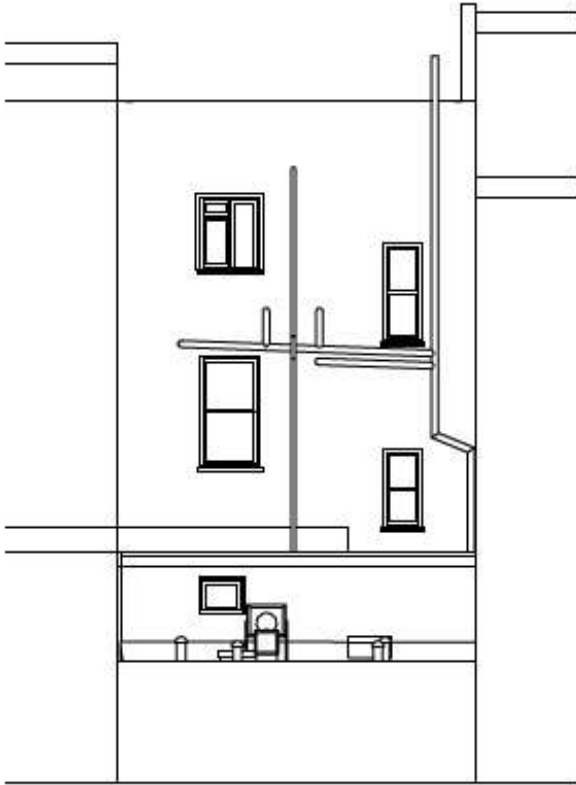


RF2 Roof Level: Part (Rear)  
Scale: 1:100

# Existing Elevations



1 Front Elevation  
1:100



2 Rear Elevation  
1:100

# Existing Sections

