

WEST PORT

Document: Discharge of Planning Conditions (3, 4 and 5)
Project: 17/AP/2952
Date: March 7th 2021

Introduction

This statement relates to the approved planning application 17/AP/2952 for the discharging of Planning Conditions 3, 4 and 5 for the refurbishment of existing building, redevelopment of outbuildings and addition of two storeys to provide 5 no. B1 commercial units and 9 no. residential flats. This relates to the pre-commencement conditions in relation to the exterior appearance of the proposed scheme including interfaces between the existing Victorian warehouse building and the roof extension.

Below are the relevant conditions to be discharged for the development.

Relevant Conditions

3. *Details (construction and materials) of a screen to be erected to separate the balconies of Flats 7 and 8 on the third floor to be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.*

Response: See drawing WP_17005_4-405 - Flat 7 and 8 Screen

4. *1:5 typical construction drawings of details of the facades of the extension and the building to be altered (to include roof/ wall junctions; heads, cills and jambs of all openings; balustrades) shall be submitted to and approved by the Local Planning Authority before any above grade works are carried out. The development shall not be carried out otherwise than in accordance with any such approval given.*

Response: The detailed design of the facade has taken into consideration the historical features of the existing building to incorporate the new extension. This includes the reconstruction of the 1st storey windows on Latona Road and Glengall Road (x12 in total). Details of the interfaces can be found in the following drawings:

- WP_17005_4-401 - Bay Study Detail
- WP_17005_4-402 - Wall to New Floor Junction
- WP_17005_4-403 - Wall to New Balcony Junction
- WP_17005_4-404 - New Wall to New Roof Junction

In addition to this, WP_17005_Schedule of Materials details the specification of the exterior elements and WP_17005_SK01 - Cladding Setting Out of the panel setting out of extension facade.

5. *Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site or submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.*

Response: See document WP_17005_Schedule of Materials. Samples required by Southwark Council can be sent upon request