

TJH/CB/DP5403

16 April 2021

London Borough of Southwark  
Department of Place and Wellbeing- Planning Division  
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Attn: Liz Awoyemi

Dear Liz

**2 CRIMSCOTT STREET, LONDON, SE1**

**APPLICATION UNDER SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) (TCPA) FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 20/AP/1829**

On behalf of our client, Almero Crimscott II Limited ('the Applicant'), please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 to seek the Council's confirmation that proposed amendments to planning permission ref. 20/AP/1829 are approved as non-material.

### **Background**

Planning permission ref.20/AP/1829 was granted on 16 December 2020 for the following development:

*Demolition of existing building and construction of a part ground plus three-storey and part ground plus one storey building (plus basement) comprising Office (Class B1) at basement level and residential (Class C3) at upper levels, associated cycle parking and other works incidental to the development.*

### **Proposed amendments**

#### *Removal of basement*

The site is a relatively small and constrained site, with neighbours on three boundaries. Following further detailed design since the planning permission was granted, it has been concluded that the proposed basement level will be difficult to build without significant risk

to structural integrity of the adjacent building at No. 1 Crimscott Street. The costs associated with constructing the basement in a way that would reduce this risk is extremely prohibitive, to the extent that it would mean the development is no longer viable. For this reason, it is proposed for the basement of the building to be omitted from the approved development and for the lightwell at the front of the building to be repurposed into an external landscaped amenity space.

An updated drainage strategy is submitted with the non-material amendment to provide updated detail to the proposed drainage as a result of the removal of the basement.

### *Ground levels*

Following further detailed design work, it is also proposed to switch the locations of the proposed cycle store and bin store and for the design of the residential entrances at ground level to be slightly amended. This is to ensure that the bin store can open onto a level, rather than sloped, surface and that equal levels can be provided between the 18-19 Crimscott Street development that is currently under construction next door and the proposed development.

### **Assessment**

The proposed amendments are principally related to the internal arrangement of the development and the omission of the proposed basement level, both of which have very little impact on the external appearance of the development. The changes require only very minor changes to the external entrances along the south elevation and the replacement of a proposed lightwell with an additional area of external landscaped amenity space.

The changes to the internal layout of the ground floor units will have minor impact on the overall floor area of the units, with each unit continuing to meet the space standards within the 'Technical housing standards – nationally described space standard' and the London Plan 2021.

Other than a need to update some of the references to the approved planning drawings under condition 1, none of the amendments conflict with any existing conditions on the planning permission. No statutory consultees or third parties would also be prejudiced by the proposed changes.

For these reasons, the proposed amendments should be capable of being considered non-material in the context of the overall planning permission.

## Structure of the submission

The submission comprises an application under Section 96A of the Town and Country Planning Act 1990 to seek the Council's confirmation that the proposed amendment to planning permission ref. 17/02936/FUL is approved as non-material.

This application has been submitted via the planning portal and comprises the following documents:

- Application Form
- Approved and proposed drawings prepared by BAL Architecture.
- Drainage Technical Note, prepared by Patrick Parsons, dated March 2021.

A separate payment of £234.00 has been made in respect of the application fee.

## *Description of Development*

Should the proposed amendments be approved as non-material, the description of development on the planning permission should be amended to the following:

*“Demolition of existing building and construction of a part two plus three-storey residential (Class C3) building, associated cycle parking and other works incidental to the development.”*

## *Condition 1*

To facilitate the proposed changes, Condition 1 requires the following amendments to be made. The proposed additions are underlined, and the deletions are ~~struck out~~:

“The development shall be carried out in accordance with the following approved plans:

...

~~P1999 - PROPOSED BASEMENT PLAN Floor Plans - Proposed 03/07/2020~~

P2000 V01 - PROPOSED GROUND FLOOR PLAN Floor Plans - Proposed 03/07/2020

...

P2101 V01 - PROPOSED SOUTH ELEVATION Elevations - Proposed 03/07/2020

...

P2200 V01- PROPOSED SECTION 01 Plans - Proposed 03/07/2020

...


SCHEDULE OF PROPOSED ROOM AREAS Document ~~03/07/2020~~ 11/03/2021

DRAINAGE TECHNICAL NOTE Drainage Plan/Strategy March 2021 ~~03/07/2020~~

...”

We trust that the enclosed is sufficient for your purposes to progress with the determination of the application. Should you have any queries, please contact Claire Booth or Tim Holtham at this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DP9'.

**DP9 LTD**

Enc.