

Our Ref: MN/7451/App_200521.
20th May 2021

Bromley Town Planning
Civic Centre
Stockwell Close
Bromley
BR1 3UH

F.A.O: Mr Russell Penn

Dear Mr Penn,

**Re: Planning application at 69-71 Church Road, Anerley, Crystal Palace, SE19 2TA
Variation of Conditions 2 & 9 Application.**

On behalf of our client, we write in support of a Variation of Conditions application for the conditionally approved project at 69-71 Church Road, Anerley, ref: DC/19/03203/FULL1. The submitted information looks to vary **condition 2** by superseding the approved drawings with the drawings submitted as part of this application.

Therefore we submit the drawings below (in bold) to replace the previously approved drawings noted:

Drawing G686_1101_C to be superseded with **7451-PD-200**

Drawing G686_1102_B to be superseded with **7451-PD-201**

Drawing G686_1103_B to be superseded with **7451-PD-202**

Drawing G686_1106_A to be superseded with **7451-PD-203**

Drawing G686_1107_A to be superseded with **7451-PD-204**

Drawing G686_1108_A to be superseded with **7451-PD-205**

These proposed variations are being submitted for a number of reasons. We inherited the approved package from another architects to answer outstanding conditions and prepare the Building Regulation package. Whilst progressing the Planning Conditions application and initial Building Control compliance checks it was discovered the approved building would not be achievable in its approved form. This has been primarily due to the fire strategy requirements required by Building Control as well as current thermal requirements requiring an increased wall thickness than shown on the approved plans. We have done our best to minimize any significant alterations but have had to rearrange the internal layouts to ensure the fire escape and thermal requirements are met and this has led to a small increase in footprint to the rear of the property. This increase has been limited as much as possible with most room sizes achieving the current min. space standards required with little to spare.



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The lift indicated is also the smallest we could find that was compatible with disabled users. The extent of the footprint has been limited as much as possible and does not project beyond the existing building no. 67 Church Road and we believe will therefore have no adverse impact on the neighbouring residents.

There were discrepancies with the relationship of bin and communal entrance doors and floor / ground levels on the approved drawings and we have revised these on the new submitted drawings. The bin and cycle store is now proposed to be accessed via a level path from church Road with a sloped access adjacent for access to the communal entrance. This level path will also have steps at the far end suitable for ambulant disabled access to the main entrance.

Part of the fire strategy also required limiting the number of apartment doors accessing the stair core and therefore the entrance door to flat 1 has been relocated to the external wall adjacent the communal entrance.

There are some minor changes to the proposed materials. Since this application was approved a scheme was submitted and approved for a block of flats to the rear of the site (ref: DC/20/04432/FULL1). The proposed revisions are to use a buff colour Mystique brick as well as adding some feature decorative steel beams to compliment and align better with this new rear block.

The approved rear block has also meant the amenity space has had to be revised and relocated. It is now proposed to be a shared space serving both apartment blocks and is shown on the plans being submitted.

We hope you agree the proposed elevational changes are minimal and improve the appearance and feel of the building especially when considered along with the approved rear development.

Our client also wishes to vary **condition 9** 'the establishment of a car club'. The current approval has this as a 'pre-commencement of above ground works' condition, however, the relevant application and approval is a very long process and as such we request that the condition is changed to say:

9. (a) *Prior to occupation details shall be submitted to and approved in writing by the Local Planning Authority showing full details for the establishment of a car club to serve the development.*

As such, to support this submission, the following documentation is being provided:

- 1) Application form completed and signed.
- 2) Drawing 7451-PD-200 – Lower Ground and Ground Floor Plans
- 3) Drawing 7451-PD-201 – First and Second Floor Plans
- 4) Drawing 7451-PD-202 – Third and Fourth Floor plans
- 5) Drawing 7451-PD-203 – Proposed West and South Elevations
- 6) Drawing 7451-PD-204 – Proposed East and North Elevations
- 7) Drawing 7451-PD-205 – Proposed Sections

I hope the above and submitted information is satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,

MARK NIPPRESS

Cc. Client