

Date
9th September 2021

London Borough of Southwark
Planning and Building Control
5th Floor Hub
Southwark Council
PO Box 64529
London
SE1P 5LX

By Planning Portal

Dear Sir / Madam

Section 96a Town and Country Planning Act 1990 25 Dulwich Village 20/AP/3206

Please find enclosed an application submitted under section 96a of the Town and Country Planning Act (1990) as amended, for non-material amendments to planning permission 20/AP/3206, granted in respect of 25 Dulwich Village, on the 15th January 2021.

A non-material amendment is sought to the approved refuse, recycling and bicycle stores and provision to the external yard.

There is no statutory definition of a non-material amendment; it is a matter of judgement for the decision maker when viewing the proposed amendments in the context of the approved scheme. We set out below the basis on which we deem the changes to be non-material, principally being that they do not change the nature of the planning permission, nor would they give rise to material changes to the appearance of the approved scheme.

Refuse Stores and Bicycle Parking

Under 20/AP/3206, planning permission was granted for the residential conversion of the upper floors. The approved plans included separate refuse stores for the restaurant and the residential elements, alongside bicycle parking for restaurant staff, future residents and their visitors. The bicycle parking was provided within a 6 space hangar, 1 Sheffield stand within the residential core, and 1 Sheffield stand adjacent to the hangar.

Following the grant of planning permission, detailed design work and liaison with the Building Control Approved Inspector has established that the one Sheffield stand approved within the residential core is not acceptable, in part due to the increasing use of electric bicycles and consequent fire risk.

A non-material amendment is therefore sought to reposition the approved bicycle parking provision, which necessitates a slight reconfiguration of the refuse stores. Two Sheffield stands (instead of the approved one) are now proposed adjacent to the hangar, with the refuse stores' size and orientation amended to accommodate the additional Sheffield stand.

There is no change to the quantum of bicycle parking, further the amendment is considered an enhancement as all of the permanent residential bicycle spaces will be within the secure hangar, with the Sheffield stands providing restaurant staff and residential visitor spaces.

There is no change to the number of bins proposed, and they remain within separate, timber slatted stores. It is only their form and orientation which is slightly amended.

On the basis that there is no change proposed to the quantum of bicycle spaces, the quantum of refuse storage (which remains separated according to land use) and only a minor reconfiguration of these ancillary structures, it is considered that these works are non-material in nature.

Application Contents

Alongside this covering letter, this application is supported by the following drawings:

- PR3 P0 Rev A
- PR3 ES Rev C
- Illustrative Design Pack

The planning application fee will be settled under separate cover.

Yours faithfully



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