



property investment development

London Borough of Southwark
Planning Department
160 Tooley Street
London SE1 2QH

18th October 2021

Dear Sir/Madam,

RE: 40 Court Lane SE21 7DR – Application to Vary Planning Condition 1

Please find enclosed our Application to Vary Planning Condition no. 1 for the following Planning Permission 19/AP/1941:

'Demolition of existing detached dwelling and construction of x4 houses (two pairs of semi-detached houses) comprising basement, ground, first and second floor attic levels and associated landscaping and parking for up to two cars per dwelling'

Condition 1: Development in accordance with Approved Plans – a variation is proposed

Nature of the Proposed Variation:

Addition of x4 garden rooms to the rear of each proposed garden as laid out upon the approved Site Plan.

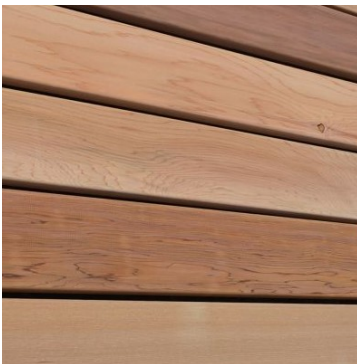
Reason for Proposed Variations:

Increasing requirements to *work from home* are now placing greater demands on domestic accommodation and dedicated home office/study/studio spaces are now required.

The approved gardens are large in size and can comfortably accommodate modest garden rooms, which cannot be seen from the streetscape and will be screened from neighbouring properties.

Proposed Materials:

The garden rooms will comprise a lightweight timber frame construction with Western Red Cedar cladding, sliding/folding door with clear glazing and a single-ply membrane roof.



Western Red Cedar Cladding

- All correspondence regarding the purchase of land or property is written subject to contract -

Oppidan Limited Unit 8B The 1929 Shop
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Directors: Shaun Uloth MSc MAPM ACIOB Michael Fuller BSc (Hons) BArch MSc RIBA



The enclosed Arboricultural Report by Quaife Woodlands confirms the proposed construction will be ground spanning and will be supported by isolated lightweight screw pile foundations to protect surrounding trees.

A product guide produced by the Ground Screw Centre is also appended to this application.

List of Application Drawings:

Ordnance Survey Map	CL40-PL-EXT_LOC
Approved Site Plan	40CL-CONS-SITE-1000 Rev B
Proposed Site Plan (incl Garden Rooms)	40CL-CONS-SITE-1000 Rev D
Proposed Garden Room Layout	40CL-CONS-SITE-2001 Rev _
Arboricultural Report & Drawing	Ar-3843-GR full jq
Ground Screw Centre Foundation Guide	

Should you require any further information please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink that reads "Michael Fuller". The signature is written in a cursive style and is underlined with a single horizontal line.

Michael Fuller

BSc(Hons) BArch MSc (PropDev/ProjMngt) RIBA ARB
For Oppidan (CL2) Ltd
Encl.