

**Planning Department**

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**Please ask for:** Janine Mustafa

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**Tel:** 020 8298 1707

**Our Ref:** 264-266.SPR/1021

**Your Ref:** Pending

**Date:** 29<sup>th</sup> October 2021

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**DETAILS PURSUANT TO CONDITION 4 OF PLANNING CONSENT 20/AP/1338**

**SITE: 264-266 Southwark Park Road, Bermondsey, Southwark, London SE16 3RN**

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On behalf of our client, Europa Gold Limited (the Owner/Applicant), I enclose a planning application for the approval of details pursuant to Condition 4 (Cycle Storage Details) attached to planning consent **20/AP/1338** 'Construction of ground floor rear extension to form larger A2 unit. Construction of 1st, 2nd and 3rd floor extensions forming 4 x 1 bed / 2 person flats and 1 x 1 bed / 1 person studio, including secure access, refuse and bicycle storage' for the Application Site 264-266 Southwark Park Road (Bermondsey SE16 3RN).

***Submission Details***

All planning application drawings and supporting documents have been submitted online via the Planning Portal, ref. **PP – 10 34 92 62**.

A list of all of the documents and drawings that it comprises is provided in the Submission Schedule (SUBSC/264-266.SPR/1021) which has also been submitted online. The requisite planning fee will be paid directly by the Applicant.

## ***Background***

This new application is a resubmission of details following the refusal of planning application 21/AP/2671 (dated 22<sup>nd</sup> September 2021). 21/AP/2671 was refused on the basis that the resident cycle storage proposals, which had been for a sheltered vertical cycle hanging system, were inadequate as the London Borough of Southwark were only prepared to accept the use of Sheffield Stands. The Officers' Report also questioned the reduced number of resident parking spaces proposed in comparison to the Full Application (10 rather than 11 spaces in the courtyard).

The refusal and its' reasoning were surprising as the details corresponded with the system and general arrangement shown in the approved drawings and Design and Access Statement (20/AP/1338), and as our offices had contacted the allocated planning officer via email on 9<sup>th</sup> September 2021 to ask for a general update, to which no response was received. In this email, I requested that they would: *'not hesitate to let me know if you, or any consulting department has any concerns regarding the proposal, or if there are any issues at all. The Applicant is happy to cooperate with the Council's advice in order to resolve any issues that may arise'*. It is unfortunate that our request was not considered. I respectfully ask that this may not be repeated and that the Local Authority will contact us immediately should issue be found with this application to avoid any further unnecessary delays and expenditure.

## ***Amendments***

All issues raised in the Officers' Report have been addressed.

The current proposal delivers 12 sheltered resident cycle spaces in the courtyard comprising 6 Sheffield Stands. The parking arrangement is designed in accordance with guidance provided in 'Cycle Parking Guide For New Residential Developments' by Transport Initiatives LLP and Cambridge City Council, in partnership with the London Borough of Southwark (2010).

The number of cycle spaces exceeds that of the 2020 Consent by 1 space and will deliver 1.33<sup>f</sup> spaces per potential resident in the courtyard, if occupied to full capacity (9 residents).

The New London Plan (2021) Policy T5 states that development proposals ‘should help remove barriers to cycling and create a healthy environment in which people choose to cycle’ by securing the level of cycle parking set out in Table 10.2 and Figure 10.3 of the Plan. Table 10.2 ‘Minimum cycle parking standards’ requests a minimum of 1 cycle spaces for new studios or 1-bedroom dwellings. Each of the 5 approved flats are 1-bed dwellings (4x 1 bed /2person flats, 1x studio) and the target minimum provision would therefore be 5 spaces. Consequently, there is an over-provision of 7 spaces. If every potential residential occupant used one cycle space there would be three left over (a whole stand and one side of another) which could be used by visitors, or by residents with more than one cycle. Residents of Flat 2 would also be able to casually park cycles in their balcony terrace as an alternative, although this does not form part of the formal proposals.

As no objection was raised or criticism given in relation to the commercial cycle storage details provided (3x vertical cycle hangers in the storeroom), this is still expected to be appropriate and the same details for commercial cycle storage are provided as before.

I request for the Local Planning Authority to willingly and reasonably liaise with myself or our offices as this application runs. Should any fault be found with the proposal itself or documents provided, we ask that they make us aware of this at their earliest convenience and allow us the opportunity to make amendments or provide further or improved detail, thereby acting positively and proactively in determining this application.

I trust that this application is in order and look forward to receiving your confirmation of registration. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully,

**Miss. Janine Mustafa, BSc (Hons)**

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