

Date: 21 November 2023

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London Borough of Bromley
Development Management
Civic Centre
Stockwell Close
BR1 3UH

Dear Sir/Madam,

NON-MATERIAL AMENDMENT APPLICATION TO CONDITIONS 2 AND 25 OF PLANNING PERMISSION DC/21/05812/FULL1 AT CAPEL MANOR COLLEGE, MOTTINGHAM LANE, SE12 9AW.

On behalf of our client, Capel Manor College, please find enclosed a Non-Material Amendment ('NMA') application to Conditions 2 and 25 attached to planning permission DC/21/05812/FULL1, which has been submitted via the Planning Portal under reference PP-12603911. Permission was granted under application DC/21/05812/FULL1 on 19 May 2023 for the following:

“Partial redevelopment of site including the demolition of seven existing buildings; erection of two new College buildings; landscaping and associated works.”

Scope of Application Submission

Please find enclosed the following documents in support of the application:

- Application Form;
- Covering Letter;
- British Standard Code BS 9251: 2021 (Extract);
- CDC 'Stage 3 Fire Safety Strategy Report' (P2101 - Welcome Building, Capel Manor College, Mottingham_1.2) (24 October 2023);
- CDC 'Stage 3 Fire Safety Strategy Report' (P2101 - Linear Building, Capel Manor College, Mottingham_1.2) (24 October 2023);
- CDC 'GLA Fire Statement' (P1547 Capel Manor College, Mottingham Campus_4.4) (24 October 2023); and
- Application fee of £298.00.

Background Context

On 19 May 2023, full planning permission was granted under application DC/21/05812/FULL1. A Fire Statement Report version 4.2 (dated 22 April 2023) was approved as part of this application and is referred to as such in Conditions 2 and 25, both of which are listed below.

Prior to the submission and subsequent approval of application DC/21/05812/FULL1, a meeting with the Greater London Authority (GLA) was held and the GLA Planning Team advised that sprinklers should be provided as part of the proposals; albeit, the fire designer, Building Control and the Fire Brigade did not state any requirement for sprinklers to be provided. Nevertheless, to optimise fire prevention and mitigation

measures, a commercial-grade sprinkler system was proposed within the approved Fire Statement Report version 4.2 to satisfy the GLA. Accordingly, compliance conditions (Conditions 2 and 25) were imposed which make direct reference to the approved Fire Statement, and therefore, require the specified commercial-grade sprinkler system to be provided.

However, following internal review and advice from Cahill Design Consultants (CDC), the additional costs associated with installing the originally proposed sprinkler system would raise concerns over the viability of the scheme.

As such, CDC advised that an alternative sprinkler system could be provided at the site which would be compliant with British Standards (BS), albeit a subject of a different BS Code (ref: **BS 9251:2021**), and which would not adversely impact the viability of the scheme.

Table 4 of BS Code 9251:2021, which is submitted in support of this NMA application, specifies that a residential/domestic-grade sprinkler system can be provided at sites, except where high risk spaces are located which exceed 100sqm in size. On the basis that the site subject of this application does not contain any high-risk spaces which exceed this 100sqm area threshold, a sprinkler system compliant with BS Code 9251:2021 is therefore deemed appropriate and is proposed at the site. Furthermore, CDC has advised that the uses within the Welcome Block and Linear Block should meet the occupancy types, remain within the maximum area of operation, and are provided with the recommended minimum discharge density such that they are able to be adequately protected by a BS 9251 sprinkler system.

As such, this NMA application seeks to replace approved Fire Statement Report version 4.2 (dated 22 April 2023), referenced within conditions 2 and 25, with 3 updated Fire Statement Reports. This will enable a residential/domestic-grade sprinkler system (compliant with BS Code 9251:2021) to be provided as the site, as opposed to a commercial-grade system previously proposed.

Condition 2

Condition 2 of planning permission reference DC/21/05812/FULL1 lists all the approved reports and plans. The relevant part of Condition 2 to this NMA currently states:

“Subject to any different details being approved under any other condition (which shall override anything to the contrary in this condition), the development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans and documents, as follows:

...

*Documents: ... - **Fire Statement P1541/DEC21 REV 4.2 (22 April 2023)**”.*

The NMA is seeking that Condition 2 should therefore be reworded in full to state:

“Subject to any different details being approved under any other condition (which shall override anything to the contrary in this condition), the development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans and documents, as follows:

...

*Documents: ... – **Stage 3 Fire Safety Strategy Report (P2101 - Welcome Building, Capel Manor College, Mottingham_1.2) (24 October 2023) – Stage 3 Fire Safety Strategy Report (P2101 - Linear Building, Capel Manor College, Mottingham_1.2) (24 October 2023) – GLA Fire Statement (P1547 Capel Manor College, Mottingham Campus_4.4) (24 October 2023)**”.*

Condition 25

Our ref: MB/JE/25173

Condition 25 of planning permission reference DC/21/05812/FULL1 comprises a Fire Statement compliance condition. Condition 25 currently states:

*“The development shall be carried out in full compliance with **the Fire Statement Report version 4.2 (dated 22 April 2023)**. The relevant measures shall be fully implemented prior to the first occupation of the development and permanently retained thereafter.”*

The NMA is seeking that Condition 25 should be reworded to state:

*“The development shall be carried out in full compliance with **the Stage 3 Fire Safety Strategy Report (P2101 - Welcome Building, Capel Manor College, Mottingham_1.2) (24 October 2023)**; **the Stage 3 Fire Safety Strategy Report (P2101 - Linear Building, Capel Manor College, Mottingham_1.2) (24 October 2023)**; and, **the GLA Fire Statement (P1547 Capel Manor College, Mottingham Campus_4.4) (24 October 2023)**. The relevant measures shall be fully implemented prior to the first occupation of the development and permanently retained thereafter.”*

Conclusion

We trust that you have all the information you require to register this NMA application. It is contended that the information provided above and in the referenced documents is sufficient to enable the determination of this application, and we would therefore appreciate prompt confirmation to this effect.

If you have any related queries on the application submission, please do not hesitate to contact either Mark Buxton or myself. We look forward to your formal acknowledgement of the application.

Yours faithfully,
for RPS Consulting Services Ltd

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