

Planning Department
Southwark Council
PO Box 64529
London
SE1P 5LX

06 December 2023

Dear Sir / Madam

Approval of details reserved by Condition 14 (bay studies) - 49-53 Glengall Road, SE15 6NF

On behalf of Southern Home Ownership Limited, I hereby submit an application in accordance with the Town and Country Planning Act 1990 for the approval of details reserved by Condition 14 of planning permission 17/AP/4612 and the non-material amendments granted under 20/AP/3555.

Condition 14 states: *“Bay studies at a scale of 1:20 of facades from parapet to ground, including window design, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above grade work (excluding demolition) in connection with this permission is commenced. The development shall not be carried out otherwise than in accordance with any such approval given.”*

Condition 14 was fully discharged on 10 August 2023 under application reference 21/AP/2774. However, there are some design and buildability issues with the approved commercial façades that need to be amended:

- The fins do not align with the curtain walling behind and therefore to maintain the glazing it would be necessary to disassemble the fins which would be a very difficult and expensive exercise that would require an increase to the commercial service charge.
- The fins as drawn cannot be constructed as per the design intent. There would need to be substantial beams and bracing, as well as thickening of the fins themselves, to enable them to be supported and not flex or cause noise due to reverberation from the wind and other environmental conditions.

In short, it is proposed that the fins are omitted, whilst maintaining the Core-Ten picture framing to the openings. This is roughly demonstrated on the example images below:

Approved Bays (with Fins)



Proposed bays (without Fins)



To re-discharge this condition, the following documents are submitted (those in bold have been updated to reflect the proposed changes whereas those not in bold are the same as previously approved):

- **Bay Detail 01 (ref. GLE-AHR-ZZ-ZZ-DR-A-20901 Rev C2)**
- Bay Detail 02 (ref. GLE-AHR-B1-ZZ-DR-A-20902 Rev C2)
- **Bay Detail 03 (ref. GLE-AHR-ZZ-ZZ-DR-A-20903 Rev C2)**
- **Bay Detail 04 (ref. GLE-AHR-ZZ-ZZ-DR-A-20904 Rev C2)**
- **Bay Detail 05 (ref. GLE-AHR-ZZ-ZZ-DR-A-20905 Rev C2)**
- **Bay Detail 06 (ref. GLE-AHR-ZZ-ZZ-DR-A-20906 Rev C2)**
- **Bay Detail 07 (ref. GLE-AHR-ZZ-ZZ-DR-A-20907 Rev C2)**
- **Bay Detail 08 (ref. GLE-AHR-ZZ-ZZ-DR-A-20908 Rev C3)**
- **Bay Detail 09 (ref. GLE-AHR-ZZ-ZZ-DR-A-20909 Rev C3)**
- **Bay Detail 10 (ref. GLE-AHR-ZZ-ZZ-DR-A-20910 Rev C2)**
- Bay Detail 11 (ref. GLE-AHR-ZZ-ZZ-DR-A-20911 Rev C1)
- **Bay Detail 12 (ref. GLE-AHR-ZZ-ZZ-DR-A-20912 Rev C3)**
- Bay Detail 13 (ref. GLE-AHR-ZZ-ZZ-DR-A-20913 Rev C1)

The application has been submitted via the Planning Portal with reference PP-12658378 and the requisite fee of £209 has been paid upon submission. I trust you have all the information necessary to re-discharge this planning condition, but please do contact me if you have any queries.

Yours sincerely

Matthew Robinson
Associate Director