

Southwark Council
By e-mail

11th December 2023

Our ref: 41 College Road

Dear Sir or Madam

Re: Proposed minor material amendment under the provisions of Section 73 of The Town and Country Planning Act 1990, as amended.

Variation of condition 1 and removal of condition 8 of LBS Planning Permission 23/AP/053. “Variation of Condition 2 (Approved Plans)

pursuant to planning permission 17/AP/2686 for 'Variation of Condition 2 approved plans of LBS Planning Permission 16AP3422 part one / part two storey house divided into two wings, linked by a new bridge across the end of the linear pond. Changes sought: 1. New vehicle access onto the highway of Dulwich Village including new gate in boundary fence'.

The amendment includes the following: alteration to a first floor window on the southern elevation, removal of a chimney, a minor change to the north western corner and a change in the driveway and location of car parking spaces and revision of landscaping scheme”.

Amendment to condition 1 to allow a Minor Material Amendment comprising a change to boundary landscaping and the position of the drive to match Dulwich Estate requirements. Also, a slight change to the garden boundary within the overall application site.

Removal of condition 8 requiring a speed hump and crossover to be secured by an agreement under S278 of the Highways Act.

41 College Road, London. SE21 7BA

I am instructed by Mr D Thompson to advise and to apply for planning permission for the above proposal. I am familiar with the site and with government planning policy, the Development Plan for the site and other material planning considerations. I worked to obtain planning permissions already granted for this site including the permission in relation to which this minor material amendment is now sought.

I have collaborated closely with the applicant and with Knox Bhavan Architects as well as with Wright Landscape and Arboriculture Ltd in preparing this submission for your consideration.

This minor material amendment is required to allow for changes to boundary landscaping and the position of the internal drive that have been requested by The Dulwich Estate and for which The Dulwich Estate granted a license on 11th September 2023.

A slight change is also proposed to the garden boundary within the wider application site area, including with the garden boundary along the edge of the lake rather than within the middle of the lake.

It is also proposed to remove condition 8 because we have been advised that the Council no longer requires a speed hump. The crossover application is being dealt with by our highway engineer and can be secured by condition as being within the red line application site area.

The following drawings are attached to illustrate the proposed changes:

- Drawing No 41COLL PL15
Location Plan showing the garden boundary within the wider application site.
(A new drawing).
- Drawing No 41COLL LP29 Rev C
Site plan showing the revised driveway. (replacing approved drawing 41COLL LP21)
- Drawing No LSD/060122 Rev I
Landscape Masterplan (replacing LSD/060122 Rev D)

- Drawing No LSD/060123 Rev B
Landscape Masterplan (replacing LSD/060123 Rev A)
- WLA/2223/01 AMS dated 07/12/2023.
Arboricultural Report and Arboricultural Method Statement (updated to replace earlier version dated 26/01/2023)
- Drawing No WLA/2223/01 Rev C
Tree constraints plan and Arboricultural method statement. (updated to replace Rev B)
- Copy of planning permission 23/AP/0353 dated 03/05/2023.
- Copy of drawing No 41COLL LP29 Rev B with notes added to explain the changes to the landscaping and drive position required by The Dulwich Estate.
- Supporting information within this letter.

The following is the link to the relevant planning permission for which a minor material amendment is sought. This permission was itself a minor material amendment, but because a Section 73 application effectively results in the grant of a new planning permission, we appreciate that it is correct in this case to seek amendment to the new permission granted under reference 23/AP/O353. The minor material amendment relates to the most recent permission that has been granted.

[Variation of Condition 2 \(Approved Plans\) pursuant to planning permission 17/AP/2686 for 'Variation of Condition 2 approved plans of LBS Planning Permission 16AP3422 part one / part two storey house divided into two wings, linked by a new bridge across the end of the linear pond. Changes sought: 1. New vehicle access onto the highway of Dulwich Village including new gate in boundary fence'. The amendment includes the following: alteration to a first floor window on the southern elevation, removal of a chimney, a minor change to the north western corner and a change in the driveway and location of car parking spaces and revision of landscaping scheme.](#)

Site Description

This site, with an area of approximately 0.64 ha is located on the eastern side of College Road on the corner of College Road and Dulwich Common. The site contains a Grade II Listed Building known as Oakfield and is located within the Dulwich Village Conservation Area (Sub Area 2). Planning permission 17/AP/2686, has been implemented with a construction of the contemporary dwelling the subject of this application. Planning permission 23/AP/0353, as detailed above, was granted on 3rd May 2023.

Proposed Amendments

Planning permission is sought for minor material amendments as detailed below:

1. Changes to boundary landscaping and the position of the internal drive that have been requested by The Dulwich Estate and for which The Dulwich Estate granted a license on 11th September 2023. Please refer to explanatory drawing No 41COLL LP29 Rev B with notes added to explain the changes to the landscaping and drive position required by The Dulwich Estate.

This involves the following:

- The addition of an oak pleached hedge to provide all year-round screening between No 36 and 41 College Road.
- Three new Picea Omorica (Siberian Spruce) trees to provide all year-round screening from Collage Road.
- A change in the position of the drive to be moved 1m to the south, away from the boundary with No 36.

2. A slight change to the garden boundary within the wider application site area, including with the garden boundary positioned along the edge of the lake rather than within the middle of the lake. This is shown on the drawing extract below although it is not fully shown on the approved application drawings:



3. Removal of condition 8 because we have been advised that the Council no longer requires a speed hump. The crossover application is being dealt with by our highway engineer and it is requested that this is secured by condition as it is within the red line application site area.
The correspondence relating to this will be forwarded to the planning officer once the application has been validated.

In conclusion, changes proposed to hard and soft landscaping are minor and intended to enhance neighbouring amenity and views of the site from the street. The amendments to landscaping and the location of the drive were requested by The Dulwich Estate. The change to the internal garden boundary is to allow for easier

management. The boundary between the existing and the new dwellings will be at the water's edge and does not require a hard or soft landscape boundary.

Planning permission is respectfully sought.

Please do let me know if you find that you require further information.

Yours sincerely

A handwritten signature in black ink that reads "Jo Tasker". The signature is written in a cursive, flowing style.

Jo Tasker BSc (Hons) BTP MRTPI

jo@jotaskerplanning.co.uk