

Planning and Building Control

Southwark Council, Planning, PO Box 64529, London, SE1P 5LX

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of condition 1 'approved drawings' for planning permission reference number 21/AP/3568: Variation of a Condition 1 Approved drawings for planning permission reference number: 19/AP/1116 dated 18/10/2019 for demolition of existing public house (Use Class A4) and construction of new, four storey plus basement mixed-used building comprising basement and ground floor drinking establishment (Use Class A4) with 8 residential units (x4 studio flats, x3 one bedroom flats and x1 two bedroom flat) (Use Class C3) on first, second and third floor levels with balcony amenity spaces and associated cycle and refuse storage.

Condition 1 to be varied to reference the amended plans to include:

- To increase the height of the building by 1.27m to increase the internal floor to ceiling heights of each unit from 2.4m to 2.5m.
 - Addition of louvres to add ventilation of the commercial unit
 - Reduction of the commercial floorspace from 120sqm to 113sqm to allow for wall construction and plant equipment.
 - Increase in the basement floor height from 2.4m to 2.5m, reduction of the basement floor area from 148sqm to 124sqm.
 - The cast stone cladding is to be replaced with white brickwork
 - The cast stone sills and coping will be replaced with PPC aluminium coping and sills in a colour to match the glazing
 - Amendment to location and size of the AOV and roof access;
 - Provision of 2no. condenser units at roof level;
 - Reduction in size of amenity areas to flats 3, 6 and 8 by 1 sqm
 - Reduction in size of amenity area to flat 7 by 0.5 sqm.
- Condition 9 to be confirmed to reflect the findings in the Noise Report.

Reference number

23/AP/0719

Date of decision (date must be pre-application submission)

23/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 2,3 & 4

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

01/10/2022

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

21031-MA-PL-RF-DR-A-114-P01 - Details of Biodiversity roof
21031-MA-PL-XX-DR-A-170-P02 Elevation North
21031-MA-PL-XX-DR-A-171-P02 Elevation West
21031-MA-PL-XX-DR-A-172-P02 Elevation South
21031-MA-PL-XX-DR-A-173-P02 Elevation East
21031-MA-PL-XX-DR-A-174-P02 Material Details
14334 - The Albion - Planning Condition 4 (old condition 6) Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lukasz Gruszczynski

Date

18/12/2023