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5a Iliffe Yard  
London  
SE17 3QA

**Corporate Services, Finance & Governance**

Planning Division  
Our ref: 24/AP/0400  
Your ref: 250-20  
Contact: Glenn Ruane  
Tel: 020 7525 5447  
Email: [Glenn.Ruane@southwark.gov.uk](mailto:Glenn.Ruane@southwark.gov.uk)  
Website: <http://planning.southwark.gov.uk>

Date: 20th February 2024

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**Application for Approval of Details Reserved by Condition**

<b>Reference No.:</b>	24/AP/0400
<b>Proposal:</b>	<p>Details of Condition 2 'Biodiversity (Green/Brown Roofs)' pursuant to planning permission ref. 23/AP/0719: '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:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Addition of louvres to add ventilation of the commercial unit</li> <li>- Reduction of the commercial floorspace from 120sqm to 113sqm to allow for wall construction and plant equipment.</li> <li>- Increase in the basement floor height from 2.4m to 2.5m, reduction of the basement floor area from 148sqm to 124sqm.</li> <li>- The cast stone cladding is to be replaced with white brickwork</li> <li>- The cast stone sills and coping will be replaced with PPC aluminium coping and sills in a colour to match the glazing</li> <li>- Amendment to location and size of the AOV and roof access;</li> <li>- Provision of 2no. condenser units at roof level;</li> <li>- Reduction in size of amenity areas to flats 3, 6 and 8 by 1 sqm</li> </ul>

	- 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.'
<b>Site Address:</b>	The Albion, 20 Albion Street, London

Your application is now valid and has been started from 19th February 2024. The description of your development given in the title block above may be different from the one on your application form. Contact us if you would like the description to be amended.

I am the officer allocated to your application and you can contact me on 020 7525 5447. Please quote the planning reference number 24/AP/0400 when contacting me. The progress of your application can also be tracked using Southwark Council's online planning register, accessible from the following link:  
[www.southwark.gov.uk/planningregister](http://www.southwark.gov.uk/planningregister).

I may request additional information and/or revisions before deciding whether the application should be recommended for permission or refusal.

Planning law requires your application be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is accessible from the following link:  
<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-guidance/development-plan> .

All relevant parties are now being consulted regarding your application and the council aims to issue a decision by 14th April 2024. However, if your application has not been determined by 14th April 2024, you have the right to appeal to the Secretary of State, either:

online at <https://www.gov.uk/government/organisations/planning-inspectorate> , or;  
by post to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.  
An appeal in this situation assumes the refusal of the application, even if it had intended to be granted. It is therefore, recommended that you consult your case officer before taking such action.

If you wish to appeal, use the Planning Inspectorate's online appeals service. To find out more, follow the link below. The Planning Inspectorate will publish your appeal details on its website, including the documents you submitted as part of your planning application, along with your completed appeal form and any other information required. Ensure any personal information provided belongs to you and that its publication is not an issue. If you provide information belonging to someone else make sure you have their permission. Further information about data protection and privacy matters is available on the Planning Inspectorate's website.

Please also find the Receipt appended to this letter.

Southwark Council are currently trialling a new application service for Lawful Development Certificate applications as part of the Government funded Reducing Invalid Planning Applications project. If you would like to submit your next Lawful Development Certificate application using this service, or would like further details about how the service works, please contact your Case Officer or the digital planning

team at [digital.projects@southwark.gov.uk](mailto:digital.projects@southwark.gov.uk).

Yours faithfully,

*Glenn Ruane*

Team leader - Fast Track

## RECEIPT

VAT Registration Number 235829444

I confirm that the Council has received the following:

<b>List of All Payments Received:</b>				
<b>Date Received</b>	<b>Fee Required (excl. VAT)</b>	<b>Amount Paid</b>	<b>Receipt No.</b>	<b>Payee Name</b>
13.02.2024	£145.00	£145.00		Lukasz Gruszczynski

<b>Summary:</b>			
<b>Total Amount Paid to Date:</b>	£145.00	<b>Amount to be Refunded:</b>	£ 0.00