



North elevation

PLANNING STATEMENT

Removal of Condition 6- CLP (s73)

449 Lordship lane

Southwark SE22 8JN

01/03/2024

PRODUCED BY AYNSTONE



Aerial View -Macro

1.0 Planning Overview

This planning statement is prepared in support of the application **19/AP/4166** which is an application for: *Construction of a new four storey residential building next to 449 Lordship Lane, SE22 8JN.*

In particular, in relation to Removal of condition 6

“Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>”

Reason To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.”



Aerial View -Meso

2.0 Introduction

The application site is located at 449 Lordship Lane, SE22 8JN, and comprises a block of flats accessed from Friern Road.

The building consists of four residential units without associated parking. The block is positioned

adjacent to the 449 Lordship Lane building, erected at the former garage site, with the postal address allocated as Flat 1-4, Planes View House, 439 Friern Road, London, SE22.

The surrounding area is predominantly residential, characterized by a mixture of private houses and flat developments. The block is situated a couple of minutes' walk from the local bus stations and is well-served by the bus network

3.0 Relevant Condition Details & History

This document serves as a supplement to the Removal of Condition 6-CLP associated with the planning application 19/AP/4166. The submission aims to demonstrate that the original planning permission ref: 19/AP/4166 has already been carried out on the site successfully, providing retrospective details on the associated matter and ratification of the current situation.

Following the previous application to discharge condition 6, reference number 21/AP/1031 - validated on Thu 25 Mar 2021 but later withdrawn on Thu 06 Jan 2022, we acknowledge the limited records available at that time and believe that the withdrawal at the time was a result of insufficient information provided as well as due to the lack of clarity due to the wording of the condition itself, which is not stipulating submission nor approval or discharge. Based on the above, one can assume that the provision of CLT (submitted previously) would be sufficient for the satisfying the condition without the need for discharge.

It is crucial to note that the development was conceptualized in late 2019, with the main planning approval and enabling works taking place in early 2020. However, these processes were heavily impacted by the unprecedented Covid lockdowns and associated issues during this time.

Nevertheless, despite these challenges, the development is now virtually complete, with the final stage of the building inspector Practical Completion sign-off process underway.

The construction works have been completed without any complications or adverse effects on the local infrastructure, primarily due to the new contractor's meticulous approach to health and safety.

As the building has reached completion, details of the Construction Logistics Plan (CLP) to prevent adverse impacts on the transport network can no longer be accessed or determined.

As a result, we seek the removal the condition of Condition 6-CLP to clarify and conclude planing record.

Furthermore, it's important to highlight that this development was based on modular-fully volumetric Category 1 MMC (fully volumetric modular installation) construction method. Extensive discussions were held with the traffic management department as well as TFL, and traffic management plans were submitted and approved at the time. As a result, the majority of works were completed safely and efficiently under those agreements, including road closures, with remaining on-site works significantly minimised.

All subsequent works with the new main contractor were executed without any complications or adverse effects on the local infrastructure, again attributed to the contractor's meticulous approach to health and safety.

4.0 Conclusion

Despite the difficulties that this project has endured in the past few years, we firmly believe that the proposed development aligns with sustainable development principles, adhering to the provisions of the National Planning Policy Framework (NPPF) and the development plan. Positioned in a sustainable, attractive, and accessible location, it upholds high standards of design, materials, and landscape quality.

The proposals demonstrate minimal adverse impacts on the site, surroundings, and the character of the area. Emphasizing design quality, the layout enhances the appearance of the existing block of flats without compromising the local streetscape.

The application for the removal of Condition 6 will effectively conclude all the requirements of the planning approval, allowing us to bring this project to a successful end and clarify and conclude the planning record.

We are confident that the submitted materials are sufficient for the removal of this condition, and we appreciate your thorough consideration of the provided documentation.

Thank you.



North elevation side view



Interior