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Planning and Building Control
Southwark Council
PO Box 64529
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16 April 2024

Our ref: NJB/NLR/AJA/BFA/J7812

Your ref: 22/AP/1602 / PP-12983946

Dear Sir / Madam

**Application for Approval of Details Reserved by Condition 12 of Planning Permission Ref: 22/AP/1602
Red Lion Court, 46-48 Park Street, London, SE1 9EQ**

On behalf of our client, LS Red Lion Court Limited, we hereby submit an application to partially discharge condition 12 of planning permission ref. 22/AP/1602 for the above site, which was granted approval on 26 October 2023.

The application seeks to partially discharge the details of a scheme of condition survey to establish the condition of the flood defence structures, that are proposed to be retained only.

Background

On 26 October 2023, planning permission (ref. 22/AP/1602) was granted for the:

“Demolition of the existing building above ground and part-basement and redevelopment of the site to provide an 11-storey stepped building with rooftop plant, plus a two storey basement, providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, internal loading bays, cycle parking spaces and other associated works.”

Condition 12 – Flood Defence Scheme of Condition Survey

Condition 12 reads as follows:

“No development, except for demolition and enabling works, shall take place until details of a scheme of condition surveying to establish the condition of the flood defence structures, that are proposed to be retained and a plan to protect the flood defences from damage including through excessive loading have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. No above ground construction works shall be commenced within 25 metres of the flood defence structures, before the approved scheme of investigation works has been implemented in full and a report detailing the findings has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency.”

Application documentation

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This application has been submitted electronically via the Planning Portal. The requisite payment of £209 has been paid online under separate cover. The following documents have been submitted via the Portal:

- Completed application form;
- River Wall Measured Survey Brief, prepared by AKT; and
- River Wall Condition Survey Brief, prepared by AKT.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. However, please contact Andrew Jackson (ajackson@geraldeve.com / 0203 486 3734) or Bolu Adefila (badefila@geraldeve.com / 07425477719) of this office if you wish to discuss any aspect of this application.

Yours faithfully



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