

Ref: 1057/E.106/PR
Date: 5 March 2024
Greenwich Council
The Woolwich Centre
35 Wellington Street SE18 6HQ

Dear Sirs,

**PLANNING & CONSERVATION AREA CONSENT FOR DEMOLITION OF
EXISTING BUILDING & ERECTION OF NEW 6 STOREY BUILDING TO PROVIDE
A RESTAURANT AND FLATS.
62 THAMES STREET, GREENWICH, SE10 9BX**

On behalf of our clients, please find enclosed a section 96A application for Non-Material Amendment to the development approved under refs 14/1636/F and 19/4322/MA.

The pandemic made life very difficult for many businesses, and adversely affected this project, which was put on hold. The pandemic particularly badly affected the restaurant and hospitality sector, such that the large restaurant unit within the project is no longer viable, and that there is negligible demand for such a unit.

It is therefore proposed to provide a smaller unit, which could be the sort of deli / coffee shop that are now popular, and then to convert the rear to provide an additional flat. There are no changes to the 5 upper floors or the external envelope, apart from minor, non-material changes to fenestration at the lower level of the side elevation. Our clients are of course very reluctant to have to start again with the planning process, which would be very time consuming and expensive for all concerned, so we would be very grateful for consideration of an application for a minor material amendment.

We had originally intended to submit an application under Section 73 to vary the conditions requiring full compliance with the approved drawings, however we are advised as a change in description of the development is required, this is not possible. This application is therefore made under section 96A, although an application under Section 73 may be required in due course. The non-material change is related to description of the development.

Approved description of the proposal 14/1636/F

Demolition of existing building and construction of a 6-storey block over basement providing A3 (Restaurant)/A4 (Pub/Bar) and 9 flats.

New description of the proposal:

Demolition of existing building and construction of a 6-storey block over basement providing A3 (Restaurant)/A4 (Pub/Bar) and 10 flats.

We believe that the proposal will fully utilise the potential of the site and we would be grateful for consent. If you require any further information then please do not hesitate to contact us.

Yours sincerely,

Paul Russell

On behalf of **Russell Associates Architects**