

**SUPPORTING STATEMENT**

For

**SECTION 96A APPLICATION FOR NON-MATERIAL AMENDMENT**

**RELATED TO APPROVED SCHEME FOR  
DEMOLITION OF EXISTING BUILDING & ERECTION OF NEW 6 STOREY  
BUILDING TO PROVIDE A CAFÉ / RESTAURANT AND FLATS.**

At

**62 THAMES STREET, GREENWICH, SE10 9BX**

ON BEHALF OF

**BUZZGRADE LTD  
8 CHANCELLORS WHARF  
CRISP ROAD  
LONDON W6 9RT**

PREPARED BY:

**RUSSELL ASSOCIATES ARCHITECTS**  
UNIT 4, HOPYARD STUDIOS,  
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Ref: 1057/E  
March 2024

## 1.0 INTRODUCTION

This supporting stamen relates to a Section 96A application for Non-Material Amendment to the development approved under refs 14/1636/F and 19/4322/MA on behalf of our clients. As the great majority of the building is unchanged, this stamen just addresses the changes and does not repeat the information from the earlier approvals.

The former building on the site building has already demolished, and it has been acknowledged that the development has commenced, and indeed most conditions have been discharged. However the pandemic made life very difficult for many businesses, and adversely affected this project, which was put on hold, and our clients had to look at the viability. The pandemic has a general adverse effect on businesses, but particularly the restaurant and hospitality sector. In this context, it is our view, and that of our clients, that the large restaurant unit within the above project is no longer viable, and agents have confirmed that there is negligible demand for such a unit.

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

The revised scheme will give an extra flat and much improved restaurant / café space on the ground floor, supported by the basement. Additionally there will be two flats on each of the first 4 floors, and 'penthouse' flat on the top floor, giving 10 flats in all. The principle of redevelopment is to preserve the approved scheme of the site whilst providing a useful addition to the housing stock in the borough.

## 2.0 REVISED DESCRIPTION REQUESTED

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.*

Please refer to Appendix 1 for the originally approved drawings, and Appendix 2 for the revised approved drawings.

### **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.*

### **3.0 PROPOSED CHANGES**

#### **3.1 Generally**

As noted the existing building has already been demolished. The large restaurant unit on the ground and basement floors is no longer viable and agents have confirmed that there is negligible demand for such a unit. It is therefore proposed to provide a smaller unit at the front which could provide such as a deli / coffee shop that is now popular and much more viable. The space to the rear can then be converted to provide an additional residential unit.

On the approved plans the commercial unit occupies more or less the whole of the ground floor apart from the access to the flats and refuse storage. The basement level takes up the whole of the footprint of the building, which is basically taken up by the commercial unit, storage and plant.

At basement level the revision now proposes to retain food preparation, some seating area, and toilets for the café, plus general storage, a plant room, and substantial (increased) cycle storage for both the flats and the cafe. At ground level a café is retained to the front, with a servery and a disabled toilet. To the rear the space is divided into the bottom half of 2 (duplex) units with bedrooms and bathrooms. The refuse storage and cycle storage are revised to accommodate this and are more satisfactory.

At first floor level, Unit 1 stays as approved, and is a 2 bedroom 3 person flat. The rear unit was previously a 3 bedroom 4 person flat, but this is now split into two and provides large living / dining / kitchen areas which are added to the ground floor, to give the two duplex flats. These units are both accessed from the first floor, which is where the living areas are located.

#### **3.2 Café**

At ground level a café of 72m<sup>2</sup> to the front, with a servery and a disabled toilet, backed up by a basement level kitchen and food prep, plus overflow seating / meeting room, and toilets, giving an overall commercial unit size of 162m<sup>2</sup>. This is still a very good sized, but viable unit, which are advised would be much more attractive for the market than the approved unit

#### **3.3 New Flats**

**Unit 2A (2B3P)** 37sqm ground floor + 43sqm first floor, total of 80sqm.

At ground floor level there are 2 bedrooms and a family bathroom, storage and an access to a large terrace. First floor level consists of 27sqm living, dining, kitchen and second toilet. There are private balconies at both levels, with a great view. Both the overall unit size and the individual room sizes comfortably exceed the minimums required by the National technical guidance. The unit is basically east facing but is dual aspect with north facing windows.

**Unit 2B (1B2P)** 23sqm ground floor + 35sqm first floor, total of 59sqm. At ground floor level there is a double bedroom and a shower room, and access to a small patio. First floor level provides an open plan living, dining and kitchen, and there is an additional toilet and storage. There is no private amenity space for this unit, but the living area is a very good sized 26.3m<sup>2</sup> to compensate. The site is also close to the river, and cutty sark gardens, where there is a great deal of public open space. Both the overall unit size and the individual room sizes comfortably exceed the minimums required by the National technical guidance. The unit is basically east facing but is dual aspect with a south facing window.

**3.4 Upper Floors**

The upper floors 5 floors and roof are unchanged.

**3.5 Accommodation Schedule**

The overall accommodation schedule now is:

<b>Basement</b>	M <sup>2</sup>	M <sup>2</sup> Total	
Café Kitchen / Seating	90		Revised
Plant Room / Storage / Cycle Stores			Revised
<b>Ground Floor</b>			
Cafe	72	162	Revised
Residential Bin Store			Revised
Unit 2A Lower 3 Person 2 Bed Flat	37		Revised
Unit 2B Lower 2 Person 1 Bed flat	23		Revised
<b>First Floor</b>			
Unit 1 3 Person 2 Bed Flat		66.8	No change
Unit 2A Upper	43	80	Revised
Unit 2B Upper	36	59	Revised
<b>Second Floor</b>			
Unit 3		67.1	No change
Unit 4 4 Person 3 Bed Flat		88.4	No change
<b>Third Floor</b>			
Unit 5 3 Person 2 Bed Flat		67.2	No change
Unit 6 4 Person 2 Bed Flat		88.4	No change
<b>Fourth Floor</b>			
Unit 7 3 Person 2 Bedroom Flat		66.9	No change
Unit 8 4 Person 2 Bedroom Flat		88.4	No change
<b>Fifth Floor</b>			
Unit 9 6 person 3 bedroom Flat		140	No change
<b>Roof</b>			
Communal Roof Garden			No Change

**3.6 Elevations.**

The elevations are basically unchanged, with only minor non material changes at low level on the right hand side of the side elevation.

**3.7 Amenity of neighbours.**

There is no change to the extent of the external envelope with just the minor elevational changes, which do not give rise to any overlooking. As a result there is no effect on the amenity of neighbours.

**4.0 SUMMARY**

The proposed changes are contained within the external envelope of the building, and have no effect at all on the amenity of the neighbours or character or appearance of the building or area. The upper 5 floors and roof are completely unaffected, and the lower floors retain a good sized viable commercial unit, and one that is more viable than that which is approved. Although we believe this to be a non-material change, it is one which makes the overall the development more viable in these difficult times, and will fully utilise the potential of the site.

We would be grateful for consent, but please contact us if you require any further information.

## **5.0 DRAWINGS**

The following drawings accompany this application:

Appendix 1 Approved Drawings, under original Application  
Council Ref: 141636F

- App 1.1 1057.10D Originally Approved Lower Floor Plans
- App 1.2 1057.11D Originally Approved Upper Floor Plans
- App 1.3 1057.12D Originally Approved Elevations

Appendix 2 Final Approved Drawings under discharging of conditions  
Council Ref: 194322MA

- App 2.1 1057.10F Revised Approved Lower Floor Plans
- App 2.2 1057.11E Revised Approved Upper Floor Plans
- App 2.3 1057.12F Revised Approved Elevations

Appendix 3 Proposed Drawings

- App 3.1 1057.10J Proposed Revision to Approved Lower Floor Plans
- App 3.2 1057.11J Proposed Unchanged Upper Floor Plans
- App 3.3 1057.12J Proposed Revision to Elevations

**Russell Associates Architects**