

24th April 2024

Planning Division
Place and Wellbeing Department
London Borough of Southwark
160 Tooley Street
London
SE1 2QH

To whom it may concern

**Application to part discharge Conditions 7 and 9 and fully discharge Conditions 10 and 11 of planning permission 23/AP/3051
45 Strathnairn Street, London, SE1 5BN**

We hereby submit an application to partially discharge Conditions 7 and 9 and fully discharge Conditions 10 and 11 of planning permission 23/AP/3051 relating to the above address.

Background

Planning permission ref. 22/AP/2401 was approved in September 2023. The description of development is as follows:

“Construction of four storey building comprising of nine residential apartments (Class C3) (seven x 2-bedroom flats and two x 1-bedroom flats) with private amenity, cycle parking, refuse storage and ground floor childrens day nursery (Class E.f) with landscaping and associated ancillary development”

This application was amended through a Section 73 Application under 23/AP/3051 to amend the wording of conditions 3, 5 and 6 for the following:

“Variation of Conditions 3- Site Contamination, 5(c) -Arboricultural Method Statement and 6- Foundation Design pursuant to planning permission 22/AP/2401 [Construction of four storey building comprising of nine residential apartments (Class C3) (seven x 2-bedroom flats and two x 1-bedroom flats) with private amenity, cycle parking, refuse storage and ground floor childrens day nursery (Class E.f) with landscaping and associated ancillary development] to include wording "excluding above ground demolition works" within conditions.”

23/AP/3051 established a separate consent from 22/AP/2401 and it is this application that was implemented in January 2024. This application seeks to partially discharge Conditions 7 and 9 and fully discharge Conditions 10 and 11 of planning permission 23/AP/3051.

Condition 7 – Swift Features

Submitted details – Drawing BC612 - Proposed North Elevation (Condition 7 - Swift Bricks);

This application seeks to discharge only the first part of the condition, which requires that *“Prior to above grade works, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. No less than 12 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats.”*

Condition 9 – Green Roofs for Biodiversity

Submitted details – Drawing BC616 - Discharge Condition 9 (Green Roofs for Biodiversity);

This application seeks to discharge Part 1 of the condition, which requires:

“Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);*
- laid out in accordance with agreed plans; and*
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).*

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.”

Condition 10 – Hard and Soft Landscaping

Submitted Details – Drawing BC613 - Discharge Condition 10 (Hard + Soft Landscaping) Ground Floor Plan;
Drawing BC614 - Discharge Condition 10 (Hard + Soft Landscaping) Third Floor Plan;

This application seeks to discharge the condition in full.

Condition 11 – Cycle Store Details

Submitted Details – Drawings BC615 - Discharge Condition 11 (Cycle Store Details).

This application seeks to discharge the condition in full.

We trust that the submitted information for each condition is acceptable and these conditions can be promptly discharged. However, if the Council have any queries, or require any further information; please do not hesitate to contact me.

Yours Sincerely,



Matt Driscoll MRTPI
Planning Manager
Tailored Living Solutions Ltd

cc Josh Chadd – TLS (Strathnairn) Ltd