

Our Ref: PP-10336871

Your Ref: TBC

26th October 2021

Zaib Khan
Planning Department
London Borough of Southwark
PO Box 64529
London SE1P 5LX

Dear Mr Khan

FORMER COLUMBIA METALS SITE, SW15 4LH, DETAILS PURSUANT TO CONDITIONS 5 AND 6 OF PLANNING PERMISSION 21/AP/1407

We write on behalf of our client Lanbury London, in relation to Conditions 5 and 6 of Planning Permission ref: 21/AP/1407 at the Former Columbia Metals Site, Peckham ('the Site'). The site was originally granted planning permission for redevelopment under planning permission ref 19/AP/2420 on 14th February 2020 for the following description:

'Demolition of existing warehouse (B8 Use Class) and erection of six 3-bedroom dwelling houses (C3 Use Class), private amenity space and associated cycle storage, car parking and landscaping'

The original permission has subsequently been subject to two minor amendments.

1. 20/AP/3253 – granted on 4th January 2021 for variations to the external appearance of the buildings and minor setting out changes
2. 21/AP/1407 – granted on 21st June 2021 for a variation of condition 14 of 20/AP/3253 (SuDS report)

Prior to this, the following discharge of condition applications had been approved:

- 20/AP/2075 – granted on 29th September 2020 for the condition charge of condition 5 (contamination) of 19/AP/2420
- 20/AP/1971 – granted on 20th October 2020 for the discharge of condition 4 (surface water drainage report) of 19/AP/2420 (as above, this strategy was subsequently imposed as a condition on 20/AP/3253 as condition 14, and varied under ref: 21/AP/1407
- 20/AP/3217 – granted 3rd December 2020 for the discharge of condition 7 (green roof) of 19/AP/2420

Given that amendments made under ref: 21/AP/1407 were made under s.73 of the Town and Country Planning Act 1990 (as amended), this represents the most recent planning permission and the permission that is being implemented. This permission captures the details approved

under earlier applications and has the remaining conditions which require the submission of some details to the Council:

Condition 4c - (verification report) – following completion of remediation measures

Condition 5 - (sample materials) – prior to above grade works

Condition 6 - (hard and soft landscaping) – prior to above grade works

Condition 7 – (lighting plan) – prior to first occupation

This submission therefore seeks discharge of Conditions 5 and 6.

Condition 5 (Sample Materials)

Condition 5 of ref: 21/AP/2407 reads as follows:

“Prior to the commencement of above ground works, the following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

- i) 1m² sample panel of brickwork, mortar and pointing
- ii) Brick for the repairs

Reason:

In order to ensure that the design and details are in the interest of the special architectural and/or historic qualities of the area, in accordance with saved policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) of the Southwark Plan (2007); strategic policy 12 (Design and conservation) of the Core Strategy (2011); policy D4 (Delivering good design) of the London Plan (2021) and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF (2019).”

The sample panel has been built in situ and is shown in the below images:



Figure 1 – Sample Panel on site

There are no substantial repairs required as the existing building has been demolished, boundary treatments maintained, and the proposed development will be built off of the Wingfield Street elevation as per the approved plans.

For clarification, the London stock bricks are the same as those that were used on Ferris Road project (LB of Southwark ref: 19/AP/0611 and approved under condition discharge ref: 20/AP/0633) that has also been developed by Lanbury London.



Figure 2 - Brickwork used on Ferris Road development

The mortar used on the sample panel is Cemex dove white.

The condition requires the Council to inspect the site and to view the panel in situ. There are significant groundworks being undertaken on site and the Council are requested to make prior to contact to arrange a site visit.

The chosen bricks have been proven to ensure an attractive appearance and that the architectural objectives of the development are delivered, and any heritage assets are protected, ensuring compliance with with saved policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) of the Southwark Plan (2007); strategic policy 12 (Design and conservation) of the Core Strategy (2011); policy D4 (Delivering good design) of the London Plan (2021) and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF (2019).

Condition 6 (Hard and Soft Landscaping)

Condition 6 of ref: 21/AP/2407 reads as follows:

"Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials, and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with saved policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design), 3.28 (Biodiversity) of the Southwark Plan (2007); strategic policies 11 (Open spaces and wildlife), 12 (Design and conservation) 13 (High environmental standards) of the Core Strategy (2011); policies G5 (Urban greening), G6 (Biodiversity and access to nature) of the London Plan (2021) and; chapter 11 (Making efficient use of land), chapter 12 (Achieving well designed places), chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF (2019)."

The submission is accompanied by the following documents:

- Landscaping Plan – R10
- PlantBox details
- 1:10 Cross Section through fence and PlantBox wall

The proposed Landscaping Plan demonstrates the soft landscaping strategy which comprises:

- The artificial grass used for the private amenity spaces – this is required as the contamination strategy includes 'capping' the spaces to avoid any interaction with below ground areas
- PlantBox units on boundary walls and elevations to introduce further planting opportunities, particular for evergreen plants
- Planters to the rear of Units 5 and 6 which are to include taller planting elements

Furthermore, the hard landscaping strategy includes:

- Black grating plank paving with grey grout for the private amenity areas
- Grey granite stone chips for French drains to assist soakways of water
- Granite setts for the communal pathway and forecourt areas.

The combination of landscaping strategies ensures that the site remains suitable for residential use, but also the quality of landscaping is in accordance with saved policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design), 3.28 (Biodiversity) of the Southwark Plan (2007); strategic policies 11 (Open spaces and wildlife), 12 (Design and conservation) 13 (High environmental standards) of the Core Strategy (2011); policies G5 (Urban greening), G6 (Biodiversity and access to nature) of the London Plan (2021) and; chapter 11 (Making efficient use of land), chapter 12 (Achieving well designed places), chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF (2019).

I trust the above is self-explanatory and await confirmation of the application being made valid and eventually approved at the earliest opportunity. In the meantime, however, should you have any questions please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited