

By Portal

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2nd June 2017

FAO: Lasma Putrina

Dear Sirs,

**Application Submission - 39b Consort Road, SE15 2PH
Planning Portal Reference: PP- 06119798**

Further to our various discussions and meeting and on behalf of our client, Bluecroft Peckham Ltd, we hereby enclose a planning application for the above site. The detailed application proposes the following:

“Demolition of existing buildings and erection of a new part two, part three storey building to provide nine residential units, together with the erection of a part one, part two storey building to provide 138 sqm of B1 floorspace, together with associated landscaping, refuse stores and cycle parking.”

The site at present is in a low density use and represents an inefficient use of land that is indefensible in light of current planning guidance. The site makes a negative contribution to the character and appearance of the area. As such, it represents a good redevelopment opportunity. This proposed development offers the opportunity for new high-quality modern housing and new office space to be provided in a sustainable manner.

The proposals have been designed by Alan Camp Architects, an award winning local practice. Their proposals for the site represent an appropriate form of development that would result in the creation of high-quality new buildings, which would enhance the character and appearance of the local area.

This proposal provides residential accommodation, which would be of a high standard, with all units meeting the minimum space standards and having their own amenity spaces. The new employment space would result in a significant increase in the numbers of the people employed on site.

We consider that this application represents an exciting opportunity to deliver a sustainable scheme within a high-quality development which would provide a significant benefit to the local area. For this reason, we consider the scheme is acceptable in planning terms and should be supported by the LB Southwark.

Application Documents

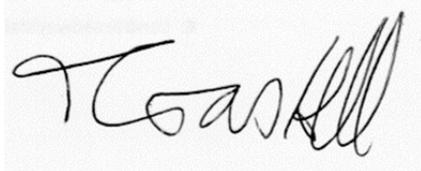
The following documents are submitted in support of this application:

- Planning Application and CIL Forms, including Ownership Certificates, by CMA Planning;
- Application drawings by Alan Camp Architects;
- Design & Access Statement, by Alan Camp Architects
- Planning Statement by CMA Planning;
- Bat Roost Survey by PJC
- Arboricultural Survey by PJC
- Arboricultural Impact Assessment by PJC
- Arboricultural Method Statement by PJC
- Environmental Noise & Vibration Assessment, by XCO2
- Air Quality Assessment, by XCO2
- Proposed Scheme Daylight & Sunlight Report, by XCO2
- Sustainability Statement, by XCO2
- Condition Report, by Calford Seaden
- Marketing Report and Appraisal, by Kalmars Commercial
- Environmental Risk Assessment, by Groundsure
- Servicing Management Plan, by Ardent Consulting Engineers
- Payment for £4,235 to cover the application fee made out to LBS.

The above documents were all uploaded via the Planning Portal, except for the application fee cheque, which is attached to this letter.

We trust that the enclosed is in order and look forward to receiving acknowledgment that the application has been formally registered shortly. In the meantime should you require clarification on any issue or wish to discuss any matter further then please do not hesitate to call my colleague, Charles Moran, or myself.

Yours sincerely



Tim Gaskell
CMA Planning

enc as above