

From:
Sent: Friday, July 03, 2020 4:29 PM
To: Duncan, Maurice
Cc: Rizzo, Stephen
Subject: 20EN0080 SQUIRE HOUSE, 300 CAMBERWELL ROAD

Maurice

I have been given your name as a contact to assist me with one of my enforcement cases (see subject line above).

It concerns a new build block of apartments along Camberwell Road. Some of the apartments (6 specific flats) had a condition as part of the decision notice to be constructed and fitted out to the standards set out in the South East London Wheelchair Housing Design Guide.

The Planning Contravention Notice that I received from Peabody who are now in charge of the residential part of the building state that the flats are compliant with all space and access requirements and can be adapted at a later date as the apartments were not constructed or fitted out in the standards set as above.

Effectively they are in breach of this condition and are aware of that. All but one of the specified flats are now occupied and the case arose from a potential buyer.

They had also contacted Ricky Bellot at Southwark to find out whether he was aware of any people that were seeking a property to lease designed to these standards (the SELWHDG) by Monday February 27 2017. They would fully adapt the units if they got a reservation from a purchaser. Ricky replied that he had residents that required social housing and therefore did not have anyone.

The Building Control entry for the development with reference 13INR00607 contains little information and therefore I do not know if they comply with Building Control disabled access standards either.

The reason for this email is to find out how to resolve this breach. Within the enforcement team it was discussed about a commuted sum but I am not sure if it is applicable in this case. The original case was granted with a legal agreement.

Thank you. Regards.

From: @Peabody.org.uk]
Sent: Wednesday, December 02, 2020 1:51 PM
To:
Cc:
Subject: 20/EN/0080 Squire House, 300 Camberwell Road

Dear

Re: 20/EN/0080 Squire House, 300 Camberwell Road. Possible breach of wheelchair condition

I would be grateful if we could arrange a time for a call to discuss the above matter and whether we can provide you with any further information to help your complete your review of this matter.

Kind regards

Development and Sales

| Email: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

www.peabody.org.uk | Follow us on [Facebook](#), [Twitter](#) and [Instagram](#)

This is the opinion of the officer and is given without prejudice to any formal decision of the Council

PG Dip, BA (Hons)

Graduate Planning Officer | Planning Division

Place and Wellbeing Department | London Borough of Southwark

160 Tooley Street | London SE1P 2QH

(T): 0207 525 3463 | (E): @Southwark.gov.uk

www.southwark.gov.uk

From: l@Peabody.org.uk]

Sent: Friday, December 18, 2020 9:54 AM

To:

Cc:

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Dear

Are you in a position to give any update on this?

As I believe you are aware, we are in the process of carrying out works to flat 18 to make it usable for a specific wheelchair user who wants to purchase it.

These works are nearly complete. However, the purchaser obviously wants some comfort that Southwark would not take Enforcement Action to require the flat to be amended to SELWDG standards – which do not meet her specific needs.

We have been in discussions with this purchaser for a long time, and would really like to be in a position where we can provide her with a flat that fully meets her specialised needs and allow her to move in early next year.

If we can provide any other information to help you confirm your position in relation to this then let me know.

Kind regards

| Head of Delivery | Development and Sales

Tel: | Email: l@peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

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From: @cma-planning.co.uk [mailto: @cma-planning.co.uk]
Sent: Wednesday, February 24, 2021 3:04 PM
To:
Cc:
Subject: RE: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms

Thanks for the email – your letter gave a deadline of 25th February, which has not passed yet. We are just finalising the application and it should be submitted shortly, hopefully this week.

Kind regards



113 The Timberyard
Drysedale Street
London N1 6ND

Tel: 020 7749 7686
Mob:

www.cma-planning.co.uk



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From: <@southwark.gov.uk>
Sent: 24 February 2021 12:54
To: l@cma-planning.co.uk
Cc: <@peabody.org.uk>
Subject: RE: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080
Importance: High

Mr

I am sending this chase email as we have not received anything to date in connection with the email below dated 12 February 2021.

Regards.

This is the opinion of the officer and is given without prejudice to any formal decision of the Council

PG Dip, BA (Hons)
CIL & S106 Planning Officer | Planning Division
Chief Executive's Department | London Borough of Southwark
160 Tooley Street | London SE1P 2QH
(T): 0207 525 3463 | (M):
(E): [REDACTED]@Southwark.gov.uk
www.southwark.gov.uk

From: @cma-planning.co.uk <@cma-planning.co.uk>
Sent: Friday, February 12, 2021 2:11 PM
To: <@southwark.gov.uk>
Cc: ' <@peabody.org.uk>
Subject: RE: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms

We write on behalf of our client, Peabody, in response to your letter as attached regarding the above site regarding wheelchair accessible units. I can confirm we will be shortly be submitting a s73 application to vary/remove the condition that has been breached, as recommended in your letter. The application is nearly ready to lodge, but we are just finalising details as to who we need to service notices on. This application should be lodged soon, and certainly before the deadline set out of 25th February.

Kind regards



113 The Timberyard
Drysdale Street
London N1 6ND

Tel:
Mob:

www.cma-planning.co.uk



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From: <@cma-planning.co.uk>

Sent: 28 May 2020 16:55

To: @southwark.gov.uk

Cc: <@peabody.org.uk>

Subject: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms

We write on behalf of our client, Peabody, in response to your Planning Contravention Notice (PCN) relating to the above site regarding a possible breach of planning conditions relating to wheelchair accessible units.

We have prepared the attached response, which we hope assists. Perhaps we can arrange a time to discuss once you have had the chance to review and consider?

Regards



113 The Timberyard
Drysedale Street
London N1 6ND

Tel: 020 7749 7686
Mob:

www.cma-planning.co.uk

From: [REDACTED]

Sent: Monday, January 25, 2021 3:09 PM

To: @Peabody.org.uk'; @peabody.org.uk'

Subject: SQUIRE HOUSE, 300 CAMBERWELL ROAD 20EN0080

Mr and Ms

Please find attached a letter which is being sent in the post this week following my recommendation on the report drafted in connection with the enforcement investigation into the breach of conditions at the site mentioned in the subject line.

Regards.

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CIL & S106 Planning Officer | Planning Division
Chief Executive's Department | London Borough of Southwark
160 Tooley Street | London SE1P 2QH
(T): 0207 525 3463 | (M):
(E): @Southwark.gov.uk

www.southwark.gov.uk

From:

Sent: Friday, December 18, 2020 2:06 PM

To:

Cc:

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Mr

In reply to your email below, unfortunately I am no further forward in making a decision on how to progress this enforcement investigation.

As it stands, it is clear that there is a breach relating to the flats that should have SELWDG standards. As to the remedy for this the situation is awkward. We are currently seeking advice from our own legal team as the original application was also subject to a S106 legal agreement.

As I have explained to the purchaser, the works undertaken to enable the purchase of the flat still do not fulfil the condition and therefore whatever is carried out that is less than the condition standards does not make that flat immune from any future action.

Regards.

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From: @Peabody.org.uk>

Sent: Friday, December 18, 2020 9:54 AM

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Cc: <@peabody.org.uk>

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

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Kind regards

Head of Delivery | Development and Sales

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Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

www.peabody.org.uk | Follow us on [Facebook](#), [Twitter](#) and [Instagram](#)

From: <@southwark.gov.uk>

Sent: 04 December 2020 14:32

To: <@Peabody.org.uk>

Cc: <@peabody.org.uk>

Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

Do you know who sent this email?

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Mr

Thank you for your email below. I will be in touch once a colleague of mine has drafted an email to our legal department in relation to the current S106 and the condition issue.

Regards.

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160 Tooley Street | London SE1P 2QH

(T): 0207 525 3463 | (M):

(E): [REDACTED] @Southwark.gov.uk

www.southwark.gov.uk

From: [<mailto:@Peabody.org.uk>]

Sent: Wednesday, December 02, 2020 1:51 PM

To:

Cc:

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From: [mailto:@Peabody.org.uk]

Sent: Friday, December 18, 2020 3:15 PM

To:

Cc:

Subject: Re: 20/EN/0080 Squire House, 300 Camberwell Road

A

Head of Delivery

Development & Sales

Peabody

From: <@southwark.gov.uk>

Sent: Friday, December 18, 2020 2:05:43 PM

To: @Peabody.org.uk>

Cc: <@peabody.org.uk>

Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

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(T): 0207 525 3463 | (M):
(E): @Southwark.gov.uk
www.southwark.gov.uk

From: <@Peabody.org.uk>
Sent: Friday, December 18, 2020 9:54 AM
To: <@southwark.gov.uk>
Cc: <@peabody.org.uk>
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Kind regards

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From: <@southwark.gov.uk>

Sent: 04 December 2020 14:32

To: <@Peabody.org.uk>

Cc: <@peabody.org.uk>

Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

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Sent: Wednesday, December 02, 2020 1:51 PM

To:

Cc:

Subject: 20/EN/0080 Squire House, 300 Camberwell Road

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Kind regards

| Head of Delivery | Development and Sales

Tel: | Email: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

From:

Sent: Monday, January 11, 2021 11:45 AM

To:

Cc:

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Mr

Thank you for your email below.

I have not personally had an email response from our legal team as yet, however they may have responded directly to some colleagues about this situation.

Once I hear from them (hopefully by the end of next week), I will let you know what course of action we will recommend.

Regards.

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Chief Executive's Department | London Borough of Southwark

160 Tooley Street | London SE1P 2QH

(T): 0207 525 3463 | (M):

(E): @Southwark.gov.uk

www.southwark.gov.uk

From: [\[mailto:@Peabody.org.uk\]](mailto:@Peabody.org.uk)

Sent: Thursday, January 07, 2021 8:39 AM

To:

Cc:

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Dear [REDACTED]

Thank you for the update.

I hope you managed to enjoy some time off around Christmas and New Year, and made the best of the break as is possible in current circumstances.

Have you heard anything back from your legal team yet?

As a housing association Peabody has a long history of building and managing housing in Southwark, and have worked closely with the Council on many projects over the years. We take our responsibilities in terms of complying with the Council's requirements seriously. As an organisation with a social purpose we also recognise the value of providing specialist accommodation for wheelchair users.

As outlined in the letter from CMA planning (dated 28/05/2020) we remain committed to meet the requirements of the condition should the homes be occupied by people who require wheelchair adaptations.

However, at a practical level it does not seem expedient to require any changes to the current homes when the owners do not require any adaptations. In the case of flat 18 we have acted in good faith to make some very specialised adaptations to meet the specific needs of the purchaser, which I think does meet the underlying purpose of the condition.

CMA outline that we could apply to vary the condition (and make any changes required to the S106) as a potential solution, but I am more than willing to discuss any other suggestions that you may have.

If a discussion would help could we arrange a time for a call to help bring this to a conclusion?

Kind regards

| Head of Delivery | Development and Sales | Peabody

tel: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

www.peabody.org.uk

From: <@southwark.gov.uk>

Sent: 18 December 2020 14:06

To: <@Peabody.org.uk>

Cc: <@peabody.org.uk>

Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

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www.southwark.gov.uk

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Sent: Friday, December 18, 2020 9:54 AM
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Cc: <@peabody.org.uk>
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From: <@southwark.gov.uk>

Sent: 04 December 2020 14:32

To: <@Peabody.org.uk>

Cc: <@peabody.org.uk>

Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

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Chief Executive's Department | London Borough of Southwark

160 Tooley Street | London SE1P 2QH

(T): 0207 525 3463 | (M):

(E): [REDACTED] @Southwark.gov.uk

www.southwark.gov.uk

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From: [mailto: @Peabody.org.uk]
Sent: Monday, January 25, 2021 9:30 AM
To:
Cc:
Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Dear

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Kind regards

Head of Delivery | Development and Sales

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As I believe you are aware, we are in the process of carrying out works to flat 18 to make it usable for a specific wheelchair user who wants to purchase it.

These works are nearly complete. However, the purchaser obviously wants some comfort that Southwark would not take Enforcement Action to require the flat to be amended to SELWDG standards – which do not meet her specific needs.

We have been in discussions with this purchaser for a long time, and would really like to be in a position where we can provide her with a flat that fully meets her specialised needs and allow her to move in early next year.

If we can provide any other information to help you confirm your position in relation to this then let me know.

Kind regards

Head of Delivery | Development and Sales

Tel: | Email: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

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From: <@southwark.gov.uk>
Sent: 04 December 2020 14:32
To: <@Peabody.org.uk>
Cc: <@peabody.org.uk>
Subject: [External] RE: 20/EN/0080 Squire House, 300 Camberwell Road

Do you know who sent this email?

This is an external email and may not be genuine. Please don't reply or click on any links in this email unless you're absolutely sure who sent the email. If you need help deciding please contact the IT Service Desk.

Mr

Thank you for your email below. I will be in touch once a colleague of mine has drafted an email to our legal department in relation to the current S106 and the condition issue.

Regards.

This is the opinion of the officer and is given without prejudice to any formal decision of the Council

PG Dip, BA (Hons)
CIL & S106 Planning Officer | Planning Division
Chief Executive's Department | London Borough of Southwark
160 Tooley Street | London SE1P 2QH
(T): 0207 525 3463 | (M):
(E): @Southwark.gov.uk
www.southwark.gov.uk

From: [<mailto:@Peabody.org.uk>]
Sent: Wednesday, December 02, 2020 1:51 PM
To:
Cc:
Subject: 20/EN/0080 Squire House, 300 Camberwell Road

Dear

Re: 20/EN/0080 Squire House, 300 Camberwell Road. Possible breach of wheelchair condition

I would be grateful if we could arrange a time for a call to discuss the above matter and whether we can provide you with any further information to help you complete your review of this matter.

Kind regards

Head of Delivery | Development and Sales

Tel: | Email: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

www.peabody.org.uk | Follow us on [Facebook](#), [Twitter](#) and [Instagram](#)

From:

Sent: Friday, December 04, 2020 2:32 PM

To:

Cc:

Subject: RE: 20/EN/0080 Squire House, 300 Camberwell Road

Mr

Thank you for your email below. I will be in touch once a colleague of mine has drafted an email to our legal department in relation to the current S106 and the condition issue.

Regards.

This is the opinion of the officer and is given without prejudice to any formal decision of the Council

PG Dip, BA (Hons)

CIL & S106 Planning Officer | Planning Division

Chief Executive's Department | London Borough of Southwark

160 Tooley Street | London SE1P 2QH

(T): 0207 525 3463 | (M):

(E): @Southwark.gov.uk

www.southwark.gov.uk

From: [\[mailto:@Peabody.org.uk\]](mailto:@Peabody.org.uk)

Sent: Wednesday, December 02, 2020 1:51 PM

To:

Cc:

Subject: 20/EN/0080 Squire House, 300 Camberwell Road

Dear

Re: 20/EN/0080 Squire House, 300 Camberwell Road. Possible breach of wheelchair condition

I would be grateful if we could arrange a time for a call to discuss the above matter and whether we can provide you with any further information to help your complete your review of this matter.

Kind regards

| Head of Delivery | Development and Sales

Tel: | Email: @peabody.org.uk

Peabody, Albion House, 20 Queen Elizabeth Street, London, SE1 2RJ

From: Loubser, Neil

Sent: Monday, December 21, 2020 7:15 AM

To: Lambert, Matthew; Brittain, Alison; Blackburn, Gavin

Cc: Gorst, Jon;

Subject: RE: Squire House - Wheelchair accessible housing not provided

Morning Matthew

The SPD provide the following guidance:

Wheelchair accessible housing: Offset fund

In line with the London Plan (2015) and saved Southwark Plan policy, a minimum of 10% of all new housing must be wheelchair accessible. In exceptional circumstances, and where it can be shown that this is not achievable, we will seek a section 106 planning obligation from the developer to contribute towards the adaptation of other homes in the borough to meet the needs of people with a range of disabilities.

Threshold	Policy and guidance	Justification	Calculation
<p>10 or more residential units or an area of 0.5 hectare or more.</p> <p>Mitigation will be sought where schemes cannot meet the minimum 10% wheelchair accessible housing requirement identified in the Residential Design Standards SPD (2011)</p>	<p>Saved Southwark Plan (2007) Policy 4.3 – Mix of dwellings Policy 5.7 – Parking standards for disabled people and the mobility impaired</p> <p>London Plan (2015) Policy 3.8 – Housing Choice Policy 8.2 – Planning Obligations Residential Design Standards SPD (2011)</p>	<p>The saved Southwark Plan Policy 4.3 requires all new major residential developments to provide at least 10% of the number of habitable rooms to be wheelchair accessible. Saved policy 5.7 also requires at least one disabled car parking space per development and also one space for each wheelchair accessible flat or house.</p> <p>In exceptional circumstances where development schemes can show that it is not viable or feasible to meet the wheelchair housing policy requirement and necessary on-site disabled car parking spaces, a section 106 planning obligation can be secured to address the impact of the development.</p> <p>We will work with Southwark residents who have a disability and their current home is in need of adaption, to provide off-site provision. This will help more disabled people to stay in their homes and provide accessible units to those who can not move to brand new units.</p>	<p>Any shortfall in the required provision of on-site wheelchair housing will be charged at £10,000 per habitable room unit (based on £30,000 for a two bedroom three habitable room unit).</p> <p>The level of payment is based on the average cost of adapting properties in Southwark over the last four years to make wheelchair equivalent alterations. These changes include installing accessible kitchens, bathrooms, doors, levelled access and ramps. If the on-site units are not fully accessible, we need to be able to provide for this off site.</p> <p>The payments would be spent in partnership with Southwark Council's Adult Social Care team to fund projects for existing housing adaptations for people being housed in the community.</p>

Let's calculate this on your and Lisa's return if we do go forward with 4th option.

Thanks

Neil Loubser – Interim Team Leader

CIL & S106 Team – Planning Division

Chief Executive's Department | Planning Division | Development Management
London Borough of Southwark | 5th Floor, Hub 2, 160 Tooley Street, London, SE1 2QH
Tel: 020 7525 5451 | Mobile: | Email: neil.loubser@southwark.gov.uk

'This is the opinion of the officer and is given without prejudice to any formal decision of the Council'



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From: Lambert, Matthew

Sent: Friday, December 18, 2020 3:36 PM

To: Brittain, Alison; Blackburn, Gavin

Cc: Gorst, Jon; Loubser, Neil

Subject: Squire House - Wheelchair accessible housing not provided

Hi All,

has a case regarding wheelchair accessible housing at Squire House in Camberwell:

On the original permission (12/AP/2444) for 66 resi units and commercial, a condition (number 22) required 6 units be fitted out as wheelchair accessible. They have not provided any wheelchair accessible units.

The developer may have been given the impression by someone at the council that they did not need to provide the housing, although there seems to be no record of this.

There is no mention of wheelchair accessible units in the S106 agreement

We have a number of options, none particularly perfect:

1. Do nothing and let the breach of condition slide.
2. Enforce – realistically we would seek compliance with the terms of the condition, however at least some of the identified flats are now owner occupied – although other flats could be used instead if there are enough still owned by the housing association. Potentially not an attractive option
3. We could let them apply to remove or vary to an extent the condition – although they don't seem to have any evidence to support a claim that the wheelchair accessible units were not/are not needed. So it seems they don't really have any justification.
4. Ask them to vary the condition and/or legal agreement, or enter into a new agreement to accept a payment in lieu for the wheelchair accessible flats required (Jon, would appreciate your thoughts on this option)

One issue with this option is how much would any payment be – [REDACTED] has contacted various persons for advice, but struggling to get an answer – no one seems to know. Neil has provided a couple of agreements where we have accepted payment in lieu for accessible flats – 80k is quoted on permission ref 14/AP/2948 for example but don't know where this figure comes from, or how it is worked out.

Appreciate your views

From: @cma-planning.co.uk [mailto:|@cma-planning.co.uk]

Sent: Friday, February 12, 2021 2:11 PM

To:

Cc:

Subject: RE: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms,

We write on behalf of our client, Peabody, in response to your letter as attached regarding the above site regarding wheelchair accessible units. I can confirm we will be shortly be submitting a s73 application to vary/remove the condition that has been breached, as recommended in your letter. The application is nearly ready to lodge, but we are just finalising details as to who we need to service notices on. This application should be lodged soon, and certainly before the deadline set out of 25th February.

Kind regards



113 The Timberyard
Drysdale Street
London N1 6ND

Tel: 020 7749 7686

Mob:

www.cma-planning.co.uk



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From: <@cma-planning.co.uk>

Sent: 28 May 2020 16:55

To: @southwark.gov.uk

Cc: '<@peabody.org.uk>

Subject: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms ,

We write on behalf of our client, Peabody, in response to your Planning Contravention Notice (PCN) relating to the above site regarding a possible breach of planning conditions relating to wheelchair accessible units.

We have prepared the attached response, which we hope assists. Perhaps we can arrange a time to discuss once you have had the chance to review and consider?

Regards



113 The Timberyard
Drysdale Street
London N1 6ND

Tel: 020 7749 7686
Mob:

www.cma-planning.co.uk

From: Loubser, Neil
Sent: Thursday, October 01, 2020 9:44 AM
To: Lee, Janet
Subject: RE: SQUIRE HOUSE, 300 CAMBERWELL ROAD 20EN0080

Hi

Please see my response below in bold.

Thanks

Neil Loubser | S106/CIL Officer

Chief Executive's Department | Planning Division | Development Management
London Borough of Southwark | 5th Floor, Hub 2, 160 Tooley Street, London, SE1 2QH
Tel: 020 7525 5451 | Mobile: | Email: neil.loubser@southwark.gov.uk

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From:
Sent: Wednesday, September 30, 2020 2:31 PM
To: Loubser, Neil;; Lee, Janet
Subject: SQUIRE HOUSE, 300 CAMBERWELL ROAD 20EN0080

Hello my little team!

I have an enforcement conundrum for you.

After doing my extensive research of history for my Squire House case, I have come to the conclusion that the original application was 12AP2444. **The S106 agreement does not require a financial contribution for not providing wheelchair units.**

"Wheelchair	The wheelchair accessible Affordable
Accessible	Housing Units which shall be constructed
Affordable	in accordance with the South East
Housing Units"	London Housing Partnership Wheelchair Housing Design Guidelines.

There is a breach of Condition 22 (wheelchair accessible units),

22 Wheelchair accessible units standard required

Prior to their occupation the wheelchair accessible units hereby approved as shown on the drawing/s hereby approved referenced 578 - 0011 Rev 00, 0012 Rev 00, 0013 Rev 00 and 0014 Rev 00 (and labelled in the submitted Accommodation Schedule as Unit Nos 4, 13, 18, 22, 27 and 31) shall be constructed and fitted out to the standards set out in the South East London Wheelchair Housing Design Guide, and shall be retained as such thereafter.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 7.2 inclusive environment of the London Plan 2011 and Saved Policies 3.12 Quality in Design, and 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

Condition 22 refers only to the drawing identifying the units which should be wheelchair units (no financial penalties).

which changed to Condition 4 on the S73 case (18AP0253). **Condition 4 refers only to the drawing identifying the units which should be wheelchair units (no financial penalties).**

- 4** Prior to their occupation the wheelchair accessible units hereby approved as shown on the drawing/s hereby approved referenced 578 - 0011 Rev 00, 0012 Rev 00, 0013 Rev 00 and 0014 Rev 00 (and labelled in the submitted Accommodation Schedule as Unit Nos 4, 13, 18, 22, 27 and 31) shall be constructed and fitted out to the standards set out in the South East London Wheelchair Housing Design Guide, and shall be retained as such thereafter.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 7.2 inclusive environment of the London Plan 2011 and Saved Policies 3.12 Quality in Design, and 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

The original case was subject to a S106 agreement which is in breach of Schedule 2, 1.2.2.

They admit that they never built the flats internally to wheelchair standard design because someone in the Council never got back to them about anybody disabled needing the flats like that and all but one are now occupied. **This is not mitigation for not building out the development as approved.**

Does this require anything on your side? Like making them pay a disqualification fee? **No, we cannot now charge for not providing the wheelchair units re: S106. We can either enforce as they are in breach of the legal agreement; however, I think the most appropriate route is to serve and Enforcement Notice for Breach of Condition 4. What is Gavin and Matt's opinion? We also need a legal**

opinion to see if we can now introduce S106 (fee) as part of the Enforcement Notice.

I have previously emailed Maurice Duncan and left a voicemail message.

Any help much appreciated!

From: [mailto:@peabody.org.uk]

Sent: Thursday, April 02, 2020 3:34 PM

To:

Subject: RE: Squire House, Camberwell Rd: Possible Breach of Planning conditions - Wheelchair Accessible units

Hi

Apologies for the delay in coming back to you.

In light of the Coronavirus Covid-19 pandemic and the government's advice on social distancing, I assume that the site visits will be rescheduled. Can you please confirm.

Thanks



| Development Manager – South, West & Essex Region | Development & Sales
Tel: +44 12 0677 3015 | Mob: |email: @peabody.org.uk
Peabody | Albion House, 20 Queen Elizabeth Street | London SE1 2RJ

Please note my new direct line number

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From:

Sent: 17 March 2020 18:48

To: @southwark.gov.uk' <@southwark.gov.uk>

Cc: <@peabody.org.uk>

Subject: Squire House, Camberwell Rd: Possible Breach of Planning conditions - Wheelchair Accessible units

Hi

My name is , I am the Development Manager of the above development. We have received the attached letter from the resident of Flat 22 Squire House. Peabody is the freeholder of Squire House and the individual residents being leaseholders. As such, I am looking into the possible breach so can all correspondence in relation to this matter please be sent directly to me.

I will revert with more information by 25th March.

Kind Regards

Ms | Development Manager – South, West & Essex Region | Development & Sales
Tel: +44 12 0677 3015 | Mob: + |email: @peabody.org.uk
Peabody | Albion House, 20 Queen Elizabeth Street | London SE1 2RJ

From:

Sent: Friday, April 03, 2020 11:16 AM

To:

Subject: RE: Squire House, Camberwell Rd: Possible Breach of Planning conditions - Wheelchair Accessible units

In reply to your email below, this is the advice that we have been given and is an extract of standard text that is inserted into our ordinary validation letters for planning permission:-

'In light of the COVID-19 situation, Southwark Council is following the current advice from the government to minimise travelling and non-essential contact.

The council is fully committed to helping reduce the spread of the virus by following national guidance, whilst ensuring we continue to provide essential services in our business continuity plans.

In accordance with government advice, we have to minimise non-essential contact with service users. Therefore if your application requires a site visit/meeting it may be necessary to delay this to an appropriate time. To avoid/minimise delay you can send us additional information, like site photographs, for us to review together with your application documents.

So, to confirm, it will be necessary to delay any visits for the time being, particularly as the evidence I need will involve taking internal measurements.

For our ordinary planning applications, we have been requesting applicants to provide virtual tours of application sites in place of site visits during this period. They are quite useful and informative. Below is an example:

http://demo.oculo.ai/unboxed_homes/1/app-files/

This could be a possibility in this instance but I can wait until restrictions have been lifted and its safe to continue as normal, if that is preferable.

I hope that the above is useful.

Regards.

This is the opinion of the officer and is given without prejudice to any formal decision of the Council

PG Dip, BA (Hons)
Graduate Planning Officer | Planning Division
Place and Wellbeing Department | London Borough of Southwark

160 Tooley Street | London SE1P 2QH
(T): 0207 525 3463 | (E): @Southwark.gov.uk
www.southwark.gov.uk

From: [<mailto:@peabody.org.uk>]
Sent: Thursday, April 02, 2020 3:34 PM
To:
Subject: RE: Squire House, Camberwell Rd: Possible Breach of Planning conditions - Wheelchair Accessible units

Hi

Apologies for the delay in coming back to you.

In light of the Coronavirus Covid-19 pandemic and the government's advice on social distancing, I assume that the site visits will be rescheduled. Can you please confirm.

Thanks

Ms | Development Manager – South, West & Essex Region | Development & Sales
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Please note my new direct line number

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From:
Sent: 17 March 2020 18:48
To: @southwark.gov.uk' <@southwark.gov.uk>
Cc: <l@peabody.org.uk>
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Hi

My name is , I am the Development Manager of the above development. We have received the attached letter from the resident of Flat 22 Squire House. Peabody is the freeholder of Squire House and the individual residents being leaseholders. As such, I am looking into the possible breach so can all correspondence in relation to this matter please be sent directly to me.

I will revert with more information by 25th March.

Kind Regards

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Tel: +44 12 0677 3015 | Mob: |email: @peabody.org.uk
Peabody | Albion House, 20 Queen Elizabeth Street | London SE1 2RJ

From: Blackburn, Gavin
Sent: Monday, June 29, 2020 4:08 PM
To: Ridley, Philip;; DMCompliance&Monitoring
Cc:
Subject: RE: SQUIRE HOUSE

Hi

Maurice Duncan is Mr Housing for this type of thing. It maybe him that Peabody spoke to. Please discuss with him. The flats I guess have a wheelchair adaptable layout just not all the kit they might need to be used by someone in a wheelchair. If there genuinely isn't demand for wheelchair housing not sure about a commuted sum for wheelchair housing, but I think sometimes that money goes toward adapting someones existing home, so they don't have to move.

Gavin

From: Ridley, Philip
Sent: Monday, June 29, 2020 3:42 PM
To: ; DMCompliance&Monitoring
Cc:
Subject: RE: SQUIRE HOUSE

You may be able to speak to about this, sometimes she has accepted a commuted sum on issues like this, I discussed this with her on another case. Does the condition not require them to be made available to disabled people?

Yours sincerely,

Philip Ridley, Senior Planning Officer
Chief Executives Department | Planning Division
London Borough of Southwark | 5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Email: Philip.Ridley@southwark.gov.uk

From:
Sent: Monday, June 29, 2020 3:40 PM
To: DMCompliance&Monitoring
Subject: SQUIRE HOUSE

Hi all

I had to leave the meeting as I had to join another meeting but there was something I wanted to raise about one of my cases.

It's one with an unusual condition (unusual in the sense that I've not dealt with something like this before or seen this particular condition).

It's a new build development and amongst many conditions is one where 5 specific flats are to be wheelchair user friendly and kitted out and designated as such.

The developer, Peabody, emailed someone in housing (I think) at the time the development was almost finished and selling/leasing the flats and asked if there was anyone with a disability that needed housing and they said no so the flats were not kitted out for wheelchair friendly people and have all but one been let to people that aren't wheelchair friendly.

They have admitted all this in their PCN and then said as an aside "what do you want us to do?"

So my question to you all was going to be Do I take strong action in making them kit it out as per the condition? Or just the vacant one that hasn't been let yet? Or something else?

Basically if we let it slide it makes that condition (and any future one) pointless especially if someone else from within the council says something that they perceive is a carte blanche that they don't have to do it - as in this case

Personally I think they should kit it out even if they don't let it to someone who is disabled, but just not whilst we're all permanently at home indoors.

Sorry for long email! Please send your thoughts on above (or any thoughts!)

Thanks.

From: [mailto:██████████@cma-planning.co.uk]

Sent: Thursday, May 28, 2020 4:55 PM

To: ██████████

Cc:

Subject: Squire House, 300 Camberwell Road, SE5 0DL - LBS Ref: 20/EN/0080

Dear Ms ,

We write on behalf of our client, Peabody, in response to your Planning Contravention Notice (PCN) relating to the above site regarding a possible breach of planning conditions relating to wheelchair accessible units.

We have prepared the attached response, which we hope assists. Perhaps we can arrange a time to discuss once you have had the chance to review and consider?

Regards



113 The Timberyard
Drysdale Street
London N1 6ND

Tel: 020 7749 7686
Mob:

From:

Sent: Wednesday, September 30, 2020 2:31 PM

To: Loubser, Neil; Lee, Janet

Subject: SQUIRE HOUSE, 300 CAMBERWELL ROAD 20EN0080

Hello my little team!

I have an enforcement conundrum for you.

After doing my extensive research of history for my Squire House case, I have come to the conclusion that the original application was 12AP2444.

There is a breach of Condition 22 (wheelchair accessible units), which changed to Condition 4 on the S73 case (18AP0253). The original case was subject to a S106 agreement which is in breach of Schedule 2, 1.2.2.

They admit that they never built the flats internally to wheelchair standard design because someone in the Council never got back to them about anybody disabled needing the flats like that and all but one are now occupied.

Does this require anything on your side? Like making them pay a disqualification fee?

I have previously emailed Maurice Duncan and left a voicemail message.

Any help much appreciated!

From: [mailto:@peabody.org.uk]

Sent: Tuesday, March 17, 2020 6:49 PM

To:

Cc:

Subject: Squire House, Camberwell Rd: Possible Breach of Planning conditions - Wheelchair Accessible units

Hi

My name is, I am the Development Manager of the above development. We have received the attached letter from the resident of Flat 22 Squire House. Peabody is the freeholder of Squire House and the individual residents being leaseholders. As such, I am looking into the possible breach so can all correspondence in relation to this matter please be sent directly to me.

I will revert with more information by 25th March.

Kind Regards

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