

**By Email**

Ms [REDACTED]  
Southwark Council  
Planning Division  
PO Box 64529  
London  
SE1 P 5LX



113 The Timberyard  
Drysdale Street  
London N1 6ND

T 020 7749 7686  
F 020 7749 7699  
W [www.cma-planning.co.uk](http://www.cma-planning.co.uk)

28<sup>th</sup> May 2020

Dear Ms [REDACTED]

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

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.

By way of background and as set out in the PCN, the scheme was originally granted planning permission under reference 12/AP/2444, which was amended by way of a section 73 approval reference 18/AP/0253. Condition 4 of this approval is as follows,

*"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."*

The condition required six flats to be built and fitted out to the standards set out in the South East London Wheelchair Housing Design Guide (SELWHDG). The flats referenced in the condition are now known as flats 4, 13, 18, 22, 27 and 31. Flats 4 and 13 are shared ownership while the remaining four are market sale units. All the flats have been sold except for flat 18, which Peabody are in discussions with a potential buyer.

At an early stage, Peabody contacted Southwark Council in February 2017 to see if the Council were aware of anyone who might have a need for one of these w/c flats. The Council replied and said there were not aware of anyone. Both emails are attached for information.

It is worth noting that at this stage in this email, Peabody did flag up to the Council their intention to build the homes so they are compliant with all space and access requirements

and can be adapted to SELWHDG wheelchair standards at a later date, should they be reserved by a purchaser with the relevant needs. No objection was raised to this approach by the Council.

Following on from this, general marketing of the market sale and shared ownership units commenced in 2018. One can see from the sales brochures attached that the designated w/c flats were identified for potential purchases (see for example shared ownership brochure page 15 and market sale brochure page 11).

There was no interest in the w/c flats being fitted out as a result of the marketing process, so five of the flats were sold. The flats are compliant with all space and access requirements and can be adapted to SELWHDG wheelchair standards at a later date if need be.

It is acknowledged that condition 4 requires to the six w/c units to be constructed and fitted out to the set standards and this has not been done for these five units, in breach of the condition.

In terms of the remaining flat, number 18, as mentioned, Peabody are in discussions with a potential purchaser. This purchaser has needs above SELWHDG so there has been discussions around what additional adaptations are required. Peabody are keen for the flat to be fitted out to the specific needs of the end user, but need the sale to progress further before that can be confirmed.

In terms of the requirements of the PCN, we can respond as follows.

1. The name and address of the leasehold owners are as follows – [REDACTED] – [REDACTED]  
[REDACTED]; [REDACTED] – [REDACTED], [REDACTED]  
[REDACTED] and [REDACTED] and [REDACTED] – [REDACTED]  
and [REDACTED] The final flat, number 18, is still owned by Peabody.
2. Peabody are the freehold owner and the leaseholders are as set out above.
3. Flats 4, 13, 18, 22, 27 and 31 are compliant with all space and access requirements and can be adapted to SELWHDG wheelchair standards at a later date if need be. Flat 18 will depend on the sale and the needs of the purchaser.
4. As built plans are attached.
5. None of the flats 4, 13, 18, 22, 27 and 31 have been sold or rented to wheelchair users, due to a lack of interest. Flat 18 has not yet been sold or rented yet.
6. Additional comments are as set out in this letter.

In summary, for the five flats which have been sold and occupied, there was no interest from w/c users during the marketing process and we liaised with the housing team at Southwark with no success. Leaving these homes empty was not an option given the current housing crisis whilst fitting the units to out to SELWHDG standards for non w/c users seemed nonsensical. The five units can be adapted in the future, which seemed a sensible approach to take.

As set out, for the final flat, number 18, this could still be fitted out, although Peabody are keen for this to be done to meet the needs of a specific end user if possible.

As set out, condition 4 has been breached, so Peabody would be happy to submit an application to vary the condition to regularize the situation if that would assist.

We hope this information assists, but if you need anything further, then do please let us know.

Yours sincerely



CMA Planning

enc. as above

## Emails to and from Southwark Council

From: Bellot, Ricky <Ricky.Bellot@southwark.gov.uk>  
 Sent: 07 February 2017 07:28  
 To: [REDACTED]@peabody.org.uk>  
 Cc: [REDACTED]@peabody.org.uk>  
 Subject: Re: 272-274 & 286-304 Camberwell Rd - 12/AP/2444

Dear [REDACTED]

Thank you for your email.

Our records have residents whom require social housing and do not have the funds to purchase a property.

Therefore I am not able to provide you with any households.

Kind regards

From: [REDACTED] [mailto:[REDACTED]@peabody.org.uk]  
 Sent: Monday, February 06, 2017 10:55 AM  
 To: Bellot, Ricky  
 Cc: [REDACTED]@peabody.org.uk>  
 Subject: 272-274 & 286-304 Camberwell Rd - 12/AP/2444

Dear Rick

I am writing with regards to Peabody's Camberwell Road project, opposite Camberwell Green. Please see attached 1:50 scale drawings of the wheelchair units.

The planning consent allocates 10% of the residential properties as wheelchair housing. There are 6No. wheelchair units all of which are leasehold plots for sale. I have reviewed your SOUHAG Protocol, June 2016, and note that all rented units must meet the M4(3)(2b) standard and that all other wheelchair user dwellings (i.e. homes for sale) should meet the saved SELHPWHDG space standards, as well as those standards relating to access, use and fit out of the dwelling.

Peabody therefore intend to build the homes so they are compliant with all space and access requirements and can be adapted to SELHP wheelchair standards at a later date, should they be reserved by a purchaser with the relevant needs. If you are aware of any people who are seeking to purchase a leasehold property designed to these standards please can you provide some details by Monday 27th February 2017.

We intend to fully adapt these units if we get a reservation from a purchaser.

Regards

[REDACTED] | Development Manager | Development | Peabody  
 tel: +44 20 3828 4190 | fax: +44 20 7021 4050 | e: [REDACTED]z@peabody.org.uk  
 Peabody | 45 Westminster Bridge Road | London SE1 7JB

www.peabody.org.uk | @PeabodyLDN | PeabodyLDN