





Place and Wellbeing Department  
Planning Division

Development Manager - South, West And  
Essex Region  
Development And Sales  
Peabody  
Albion House  
20 Queen Elizabeth Street  
London  
SE1 2RJ

Our ref: 20/EN/0080  
Contact: [REDACTED]  
Title: Community Infrastructure Levy Officer  
Tel: 020 7525 3463  
Email: [REDACTED]@southwark.gov.uk  
Website: <https://planning.southwark.gov.uk>

Date: 25th January 2021

Dear [REDACTED],

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**

<b>Enforcement reference:</b>	20/EN/0080	<b>Dated complaint received:</b>	6th March 2020
<b>Location of alleged breach:</b>	Squire House, 300 Camberwell Road, London		
<b>Details of alleged breach:</b>	Possible breach of Planning conditions - wheelchair accessible units		

I write in respect of the breach of planning control described in the title block above. Having visited the site and considered the matter, I am satisfied that the above breach has taken place without planning permission for the change having first been obtained.

**Breach: Breach of Condition 22 (Wheelchair accessible units) of 12AP2444 and Breach of Condition 4 (Wheelchair accessible units) of 18AP0253 for: Demolition of existing buildings and erection of two buildings, one at 286-304 Camberwell Road (blocks A & B) ranging in height from four to seven storeys comprising 616 sqm of commercial floorspace (Use Classes A1 shops, A2 financial/professional services, B1 business and/or D1 non-residential institutions) and 57 residential units (26 x 1 bed, 26 x 2 bed and 5 x 3 bed) plus 5 disabled car parking spaces, the other at 272-274 Camberwell Road and Medlar Street (blocks C & D) ranging in height from three to four storeys and comprising 62 sqm of commercial floorspace (Use Classes A1, A2, B1 and/or D1) and nine residential units (3 x 3 bed and 6 x 4 bed), and with balconies, terraces, gardens and / or communal amenity space and roof garden, bicycle spaces, refuse/recycling storage and access. (Total 678sqm of commercial floorspace (Use Classes A1, A2, B1 and/or D1) and 66 residential units (26 x 1 bed, 26 x 2 bed, 8 x 3 bed and 6 x 4 bed)) and subsequent variation of approved plans**

My assessment of the alleged breach:

To seek a resolution

The action(s) I recommend you take and the date by which the action(s) should be complied with:

Action 3 1. To submit a S73 application to vary/remove the condition that has been breached.

The timeframe for compliance is one month, meaning the required action must be completed no later than **25th February 2021**.

Please respond to me within 21 days of the date of this letter (i.e. by **15th February 2021**) to confirm that you will take the recommended remedial action(s) within the stipulated timeframe(s).

A planning enforcement notice is subject to a right of appeal, including the right to request planning permission to correct the breach of planning control. However, you are also advised that failure to comply with the terms of a planning enforcement notice is an offence under section 179 of the Town and Country Planning Act 1990 (as amended), punishable by a fine of up to £20,000.

If you wish to discuss this matter please contact me either by telephone or email. My contact details are stated at the top of this letter.

Yours faithfully

A black rectangular box redacting the signature of the Community Infrastructure Levy Officer.

Community Infrastructure Levy Officer - Planning Projects