

6th November 2020
Our Ref: 20.5130

24 Southwark Bridge Road
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Planning Department
Wandsworth Council
2 Adelaide Road
London
SW18 1DA

Dear Sir/Madam,

Re: Chelsea Bridge Wharf (371 Queenstown Rd, London, SW8 4PP) – Application to discharge planning condition 2(d) and 3 of planning permission 2005/3821 (Reference: PP-09229574)

On behalf of our client Berkeley Homes (Central London) Ltd, we hereby submit a discharge of conditions application to re-discharge planning condition 2(d) and 3 of application reference 2005/3821. This application is submitted in parallel with the discharge of condition application (PP-PP-09229609) to re-discharge planning condition 29 of planning permission 2011/2089 at the neighbouring development Vista, 346 Queenstown Road, SW8 4NQ.

The description of development for application ref: 2005/3821 reads:

Construction of a part eight/part fourteen-storey building to provide a 218 bedroom hotel, a health club, offices, and 233 residential apartments.

This submission comprises a revised Car Parking Management Plan (CMP) which updates documents previously submitted and approved by the Council. The proposed submission comprises a Car Parking Management Plan 2020 prepared by WSP

Planning history and background

Planning permission was granted in 2005 for the development of 'Chelsea Bridge Wharf' (reference 2005/3821). A planning application was made in 2011 for the Marco Polo scheme (now known as Vista) (ref. 2011/2089). Given the proximity of the two application sites, it was considered that both schemes could utilise shared parking provision. In order to confirm this, in 2014, a combined parking strategy was sought for Vista and the neighbouring Chelsea Bridge Wharf scheme. The document produced in 2014 formed the revised CPMP for the Chelsea Bridge Wharf development and detailed the layout and location of the parking for CBW as well as the Vista General Right to Park spaces.

The report (attached in Car Park Management Plan appendix) produced in 2014 aimed to update the existing CPMP for Chelsea Bridge Wharf to address Condition 2(d) and 3 of permission 2005/3821 and App/H5960/A1051196160 dated 11th October 2006 for phase 5 of Chelsea Bridge Wharf. The CPMP was updated in accordance with current TfL and LB Wandsworth policies.



Condition 2(d) of permission 2005/3821 reads:

“Notwithstanding information provided by drawings forming part of the planning application, details of the following matters shall be submitted to the local planning authority for approval in writing; thereafter, the development shall not proceed other than in accordance with the details approved:

(d) The number and positions of parking spaces for people with disabilities”.

Condition 3 of permission 2005/3821 reads:

“No part of any building hereby approved shall be first occupied before a revised parking layout for the two levels of parking servicing the entire Chelsea Bridge Wharf development, as outlined in red and blue on approved drawing 13005-TP102B and illustrating how 810 parking spaces will be apportioned to parts of the development, has been submitted to and approved in writing by the local planning authority; the information shall include details of any pricing structure or mechanism relating to the use of the spaces provided.”

This application submits a revised car parking management plan to supersede that already approved as outlined above. The change proposes to relocate the existing 68 Vista GRTP (General Right To Park) spaces down to the lower level of the car park from the upper level, thereby making the lower level an exclusive private residential parking level. The existing access gate on Sopwith Way will be relocated to facilitate and enable private Vista resident's pedestrian access to and egress from the car park. The new entry point on Sopwith Way has been approved through an S96a application reference: 2020/2965. The commercial spaces allocated to Berkeley Homes Offices at Chelsea Bridge Wharf will be relocated back to the upper level. Please refer to the Car Park Management Plan submitted with this application for the reallocation of the car parking spaces. Full details of the revised arrangement are provided in the CMP.

To support this application please find enclosed the drawings report to above and the requisite application form. The planning application fee of £116 has been paid via the Planning Portal under reference PP-09229574. This application should be read in conjunction with an application submitted to re-discharge conditions 29 of planning permission 2011/2089 that was submitted to the Council under reference PP-09229609.

We trust that you have all you require to validate the application and allocate it to an officer. In the meantime, please do not hesitate to contact me should you wish to discuss any matters or require any further information.

Yours sincerely



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