**Comments re Planning Application 21/AP/1681: 81 Sydenham Hill London Southwark SE26 6TQ**

**21/AP/1681 | Variation of Condition 1 (approved Plans) of planning permission 19/AP/5868 dated 24/12/2021 for Construction of a single family detached dwelling house. Four changes include the insertion of 2 x opaque glass windows, lowering of the ground floor level, and enlargement of lower ground level to create gym.**

The Sydenham Hill Neighbourhood Forum (SHRNF) is a designated Neighbourhood Forum of Lewisham and Southwark. It is a community-led organisation committed to promote and improve social, economic, and environmental well-being in the SHRNF Area, and its built and natural heritage, and to address issues around standards in local planning, design, and architecture.

The SHNRF Committee supports the objections submitted to Southwark Planning of those already negatively impacted by this building, and **objects** to this retrospective application re 81 Sydenham Hill as constituting material amendments which should be treated as such. In particular, its multiple variations include: increases to the height of the building and to the depth of the basement level and consequent excavation; increases in the size of the building and associated development footprint (the addition of a gym and swimming pool); and additional windows that impact on neighbouring properties.

That these variations are being sought on a retrospective basis, on the assumption that they will be approved by Southwark Planning, weakens the principle of developers abiding by the terms of planning permissions and conditions granted*.* In addition, those affected by this particular development, and other local people, are concerned about the precedent such retrospective applications would set for future developments in the Area.