

# ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 03 November 2015

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**Appl. Type** S.73 Vary/remove conds/minor alterations  
**Site** KINGS REACH TOWER, STAMFORD STREET, LONDON, SE1 9LS

**Reg. No.** 15-AP-2511  
**TP No.** TP/1234-E2  
**Ward** Cathedrals  
**Officer** Kiran Chauhan

**Recommendation** GRANT PERMISSION

## *Item 6/1*

**Proposal**

Variation of condition 2 (approved plans) of planning permission 11/AP/3797 (granted on 13 March 2012) for the refurbishment and recladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, erection of a series of extensions and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Ground.

The amendments consist of:

- i. alteration and enlargement of the Stamford Street offices
- ii. alteration and enlargement of the tower office entrance on Hatfields;
- iii. introduction of new internal accommodation stair to tower;
- iv. extension of retail units 4 (fronting Hatfields) and 7 (within new pedestrian route);
- v. subdivision of retail unit 5 (within new pedestrian route);
- vi. revised design and layout for the 7th floor Stamford Street office roof terrace.

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**Appl. Type** Full Planning Permission  
**Site** MANOR PLACE DEPOT SITE, COMPRISING 30-34 PENROSE STREET, 33 MANOR PLACE, 17-21 MANOR PLACE, UNITS 1-21 MATARA MEWS, 38A PENROSE STREET, LONDON, SE17

**Reg. No.** 15-AP-1062  
**TP No.** TP/1171-B  
**Ward** Newington  
**Officer** Helen Goulden

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA

## *Item 6/2*

**Proposal**

Demolition and redevelopment to provide 270 residential units (Class C3) within new buildings ranging from 2 to 7 storeys, a refurbished 33 Manor Place (Grade II listed) and 17-21 Manor Place and 3,730sqm (GEA) of commercial floorspace, comprising 1,476sqm (Classes A1/A2/A3/B1/D1/D2) within 9 refurbished railway viaduct arches and 2,254sqm (Class B1) within the refurbished Pool House and Wash House (Grade II Listed), with associated works including disabled car parking spaces, cycle parking, landscaping and access improvements.

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**Appl. Type** Listed Building Consent  
**Site** 33 MANOR PLACE, LONDON, SE17 3BD

**Reg. No.** 15-AP-1084  
**TP No.** TP/1171-B  
**Ward** Newington  
**Officer** Helen Goulden

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA

## *Item 6/2*

**Proposal**

Conversion of 33 Manor Place (Former Manor Place Baths) into 10 residential units (Class C3) and 2,254 sqm (GEA) of commercial floorspace (Class B1), along with internal and external refurbishment and alterations, including introduction of a mezzanine floor within the refurbished Pool House (in association with planning application ref. 15/AP/1062 for the wider redevelopment of Manor Place Depot)

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**Appl. Type** Approval of Details - Article 30 DMPO  
**Site** SITE OF THE FORMER LONDON PARK HOTEL, 80 NEWINGTON BUTTS, LONDON, SE1 4QU

**Reg. No.** 15-AP-3515  
**TP No.** TP/1044-A  
**Ward** Cathedrals  
**Officer** Mumtaz Shaikh

**Recommendation** GRANT PERMISSION

## *Item 6/3*

**Proposal**

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Details of external materials pursuant to Condition 22 of planning permission 14-AP-2207 for: Variation of the approved drawings condition of planning permission 07-AP-0760 (as amended by 14-AP-1017) granted on 1 April 2008 [for: Erection of buildings comprising 1 building of up to 44 storeys (145.5 metres AOD) and a terrace of up to 7 storeys in height to provide 470 residential units (Class C3), theatre (Class D2) and cafe (Class A3 uses) and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space] to secure the following minor material amendments:

Increase the height of the main building to 152.8 metres Above Ordnance Datum (AOD); and  
Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.

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