

# Planning Committee

Tuesday 17 January 2023

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1  
2QH

## Supplemental Agenda

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Date: 17 January 2023

<b>Item No:</b> 6.1 & 6.2	<b>Classification:</b> Open	<b>Date:</b> 17 January 2023	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Borough and Bankside and St Giles	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

**Item 6.1: 22/AP/2226 - AYLESBURY ESTATE SITE PHASE 2B - LAND BOUNDED BY THURLOW STREET, ALBANY ROAD, KINGLAKE STREET AND BAGSHOT STREET.**

### Additional consultation responses received

4. Subsequent to the publication of the committee report an additional objection has been received. In summary, this objection raises the following points:
  - The building heights exceed the maximum height set out in the AAAP.
  - The building is higher than the 15-20 storeys set out for a landmark building on this site in the Southwark Plan.
  - Residents that have moved off of the Estate and are waiting to come back only wanted 10 storeys.
  - The scheme is not viable.

## 5. Response

It is noted that the tallest element of the proposed development exceeds the heights specified in the AAAP however the AAAP has been superseded by The Southwark Plan. The site allocation in the Southwark Plan states that the tall building should comprise the district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration.

6. It is noted that the site allocation specifies a guide height range but does not state that these heights are absolute maximum or minimums. The applicant has proposed a building of equivalent 26 storeys (25 occupant floors) and officers have undertaken a full assessment of the proposed building in environmental, amenity, heritage, and townscape terms. Following this assessment, officers were satisfied that the proposed tall building would be acceptable in planning terms and would be of a very high standard of design. As such, the height above the guide range in the site allocation is considered acceptable.
7. It is noted that the objection states that residents who moved off of the estate and want to come back expressed views that they only wanted a maximum of 10 storey blocks however this is significantly below the consented OPP and would not allow for the uplift in high quality affordable and private homes that are required as part of the Aylesbury Regeneration.
8. Officers have reviewed the objection on viability which concerns lease prices on right to buy properties and lease prices on the open market, neither of which are planning issues and in many of the examples provided by the objector, are historical and concern dwellings that are not located on Phase 2B.
9. Officers can advise the committee that the viability assessment submitted with the application was reviewed by external consultants and whilst viable, the level of affordable housing being provided was considered to be the maximum reasonable amount.

Affordable housing/private market split

10. A ward member has highlighted that the proposed number of habitable rooms for the affordable housing in the report is 963 with the number of private market habitable rooms being 964 and would not be quite a 50:50 split. The applicant has reduced the private market offer to 963 habitable rooms by changing a two bed flat to a one bed flat so meeting the 50:50 split.

### Corrections and clarifications on the main report

11. The following paragraphs should be replaced in the main report.

12. Paragraph 128: London Plan Policy H8, and the Mayor's Affordable Housing and Viability SPG also provide guidance on estate regeneration and makes it clear that the Mayor expects existing affordable housing to be replaced on a like-for-like basis. The application documents confirm that, the existing site comprises 279 affordable (social rent) units which equates to 708 habitable rooms. The proposed development would deliver 163 social rented units however the total number of social rented habitable rooms would be 738 which would be an uplift of 30 habitable rooms on the existing situation and an uplift of 20 affordable habitable rooms on the existing OPP consent which is supported. Taking the intermediate homes into account, the total number of affordable habitable rooms provided on site would equate to 963 which is fully supported.

The table below clarifies the housing provision in comparison to the existing baseline and the OPP:

Units					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	279	183	163	-116	-20
Intermediate	0	67	82	+82	+15
<b>Total Affordable</b>	<b>279</b>	<b>250</b>	<b>245</b>	<b>-34</b>	<b>-5</b>
Private	94	240	369	+275	+129
<b>Total</b>	<b>373</b>	<b>490</b>	<b>614</b>	<b>+241</b>	<b>+124</b>
Habitable rooms					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	708	718	738	+30	+20
Intermediate	0	232	225	+225	-7
<b>Total Affordable</b>	<b>708</b>	<b>950</b>	<b>963</b>	<b>+255</b>	<b>+13</b>
Private	246	801	963	+717	+162
<b>Total</b>	<b>954</b>	<b>1751</b>	<b>1927</b>	<b>+972</b>	<b>+175</b>
Floorspace (sqm)					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	19,985	19,407	19,749	-236	+342
Intermediate	0	6,477	7,305	+7,305	+828
<b>Total Affordable</b>	<b>19,985</b>	<b>25,884</b>	<b>27,054</b>	<b>+7,069</b>	<b>+1,170</b>
Private	3,664	22,699	32,150	+28,486	+9,541
<b>Total</b>	<b>23,650</b>	<b>48,583</b>	<b>59,204</b>	<b>+35,554</b>	<b>+10,621</b>

13. Paragraph 273 – S106 table: The Highways works section should be caveated that a Zebra crossing will be provided subject to Southwark Council designing an appropriate and deliverable solution.
14. Officers can clarify that there are 373 existing dwellings on Phase 2B of which 279 are social rent and 94 are private. In terms of current occupation, there are 64 occupied properties and 32 of these are used for temporary accommodation.
15. With regard to open space, officers can clarify that there is approximately 7,046sqm of this housing amenity land (which is not protected open land) currently within the Phase 2B boundary made up of gardens, tree beds and informal

grassed areas. The development would provide 8,305sqm of open space comprising 4,030sqm public open space and 4,375 sqm communal amenity space). This would be an increase of 1,259sqm / 17% from existing.

### Recommended revisions to the draft conditions

16. The following conditions should be added to the decision notice. Additionally, officers seek delegated authority to make amendments and additions to the conditions prior to Stage II referral.
17. Prior to works taking place above grade, a Circular Economy Statement, demonstrating compliance with Part B of Policy SI 7 - Reducing waste and supporting the circular economy, of the London Plan 2021, shall be submitted and approved in writing by the Local planning Authority.

#### Reason

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with the NPPF 2021; Policy SI 7- Reducing Waste and Supporting the Circular Economy of the London Plan 2021; and Policy P62 - Reducing Waste of the Southwark plan 2022.

18. Within 12 months of first occupation, a Whole Life Cycle Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

#### Reason

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with the NPPF 2021; Policy SI2 of the London Plan 2021; Policy P69 - Sustainability Standards and policy P70 Energy of the Southwark Plan 2022.

19. Prior to the occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

20. Within six months of the Decision Notice being issued and prior to the commencement of development (with the exception of demolition to ground level) a detailed Whole Life-Cycle Carbon Assessment in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance March 2022 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of reducing embodied carbon and to maximise on-site carbon savings.

21. The development is approved subject to the following drawings:

#### Site Tenure Plans

AER MLUK Ph2B B1 DR A 10099 P1  
 AER MLUK Ph2B 00 DR A 10100 P1  
 AER MLUK Ph2B 02 DR A 10102 P1  
 AER MLUK Ph2B 04 DR A 10104 P1  
 AER MLUK Ph2B 06 DR A 10106 P1  
 AER MLUK Ph2B 08 DR A 10108 P1  
 AER MLUK Ph2B 10 DR A 10110 P1  
 AER MLUK Ph2B 12 DR A 10112 P1  
 AER MLUK Ph2B 20 DR A 10120 P1

#### Proposed Site Elevations

AER MLUK Ph2B ZZ DR A 30200 P1  
 AER MLUK Ph2B ZZ DR A 30201 P1  
 AER MLUK Ph2B ZZ DR A 30202 P1  
 AER MLUK Ph2B ZZ DR A 30203 P1

#### Proposed Building 4A Plans

AER HTL 04A 00 DR A 10400 P P2  
 AER HTL 04A 01 DR A 10401 P P1  
 AER HTL 04A 02 DR A 10402 P P1  
 AER HTL 04A 03 DR A 10403 P P1  
 AER HTL 04A 04 DR A 10404 P P1  
 AER HTL 04A 05 DR A 10405 P P1  
 AER HTL 04A 06 DR A 10406 P P1  
 AER HTL 04A 07 DR A 10407 P P1  
 AER HTL 04A 08 DR A 10408 P P1  
 AER HTL 04A 09 DR A 10409 P P1  
 AER HTL 04A 10 DR A 10410 P P1  
 AER HTL 04A RF DR A 10425 P P1  
 AER HTL 04A B1 DR A 10450 P P2  
 AER HTL 04A B2 DR A 10451 P P2  
 AER HTL 04A ZZ DR A 20300 P P1  
 AER HTL 04A ZZ DR A 20301 P P1  
 AER HTL 04A ZZ DR A 30300 P P2  
 AER HTL 04A ZZ DR A 30301 P P2

AER HTL 04A ZZ DR A 30302 P P1  
AER HTL 04A ZZ DR A 30303 P P2  
AER HTL 04A ZZ DR A 30304 P P1  
AER HTL 04A ZZ DR A 60200 P P1  
AER HTL 04A ZZ DR A 60201 P P1  
AER HTL 04A ZZ DR A 60202 P P1  
AER HTL 04A ZZ DR A 60203 P P1  
AER HTL 04A ZZ DR A 60204 P P1  
AER HTL 04A ZZ DR A 60210 P P1  
AER HTL 04A ZZ DR A 60211 P P1  
AER HTL 04A ZZ DR A 60212 P P1  
AER HTL 04A ZZ DR A 60213 P P1  
AER HTL 04A 00 DR A 50600 P P1  
AER HTL 04A 00 DR A 50601 P P1  
AER HTL 04A 00 DR A 5335201 P P1  
AER HTL 04A 00 DR A 5336201 P P1  
AER HTL 04A 01 DR A 5312101 P P1  
AER HTL 04A 03 DR A 5123101 P P1  
AER HTL 04A 03 DR A 5123102 P P1  
AER HTL 04A 03 DR A 5324101 P P1  
AER HTL 04A 03 DR A 5335101 P P1  
AER HTL 04A 03 DR A 5346101 P P1  
AER HTL 04A 05 DR A 5324102 P P1  
AER HTL 04A 07 DR A 5324201 P P1  
AER HTL 04A 07 DR A 5358201 P P1  
AER HTL 04A 10 DR A 5112132 P P1  
AER HTL 04A 10 DR A 5124101 P P1

#### Building 4B plans

AER ADP 04B 00 DR A 10300 P P1  
AER ADP 04B 01 DR A 10301 P P1  
AER ADP 04B 02 DR A 10302 P P1  
AER ADP 04B 03 DR A 10303 P P1  
AER ADP 04B 04 DR A 10304 P P1  
AER ADP 04B 05 DR A 10305 P P1  
AER ADP 04B 06 DR A 10306 P P1  
AER ADP 04B ZZ DR A 20300 P P1  
AER ADP 04B ZZ DR A 20301 P P1  
AER ADP 04B ZZ DR A 30300 P P1  
AER ADP 04B ZZ DR A 30301 P P1  
AER ADP 04B ZZ DR A 30302 P P1  
AER ADP 04B ZZ DR A 30303 P P1  
AER ADP 04B ZZ DR A 30304 P P1  
AER ADP 04B ZZ DR A 30305 P P1  
AER ADP 04B ZZ DR A 30306 P P1  
AER ADP 04B ZZ DR A 30140 P P1  
AER ADP 04B ZZ DR A 30141 P P1  
AER ADP 04B ZZ DR A 30142 P P1  
AER ADP 04B ZZ DR A 30143 P P1  
AER ADP 04B ZZ DR A 50500 P P1

AER ADP 04B ZZ DR A 5323101 P P1  
AER ADP 04B ZZ DR A 5324301 P P1  
AER ADP 04B ZZ DR A 5346101 P P1  
AER ADP 04B ZZ DR A 5346201 P P1  
AER ADP 04B ZZ DR A 5357201 P P1

#### Building 4D Plans

AER SBA 04D 00 DR A 10300 P P3  
AER SBA 04D 01 DR A 10301 P P1  
AER SBA 04D 02 DR A 10302 P P1  
AER SBA 04D 03 DR A 10303 P P1  
AER SBA 04D 04 DR A 10304 P P1  
AER SBA 04D 05 DR A 10305 P P1  
AER SBA 04D 06 DR A 10306 P P1  
AER SBA 04D 07 DR A 10307 P P1  
AER SBA 04D RF DR A 10308 P P1  
AER SBA 04D ZZ DR A 20300 P P1  
AER SBA 04D ZZ DR A 20301 P P1  
AER SBA 04D ZZ DR A 20302 P P1  
AER SBA 04D ZZ DR A 30300 P P1  
AER SBA 04D ZZ DR A 30301 P P1  
AER SBA 04D ZZ DR A 30302 P P1  
AER SBA 04D ZZ DR A 30303 P P1  
AER SBA 04D ZZ DR A 30305 P P1  
AER SBA 04D ZZ DR A 30400 P P1  
AER SBA 04D ZZ DR A 30402 P P1  
AER SBA 04D ZZ DR A 30403 P P1  
AER SBA 04D ZZ DR A 30404 P P1  
AER SBA 04D ZZ DR A 30405 P P1  
AER SBA 04D ZZ DR A 30406 P P1  
AER SBA 04D RF DR A 50600 P P1  
AER SBA 04D RF DR A 50601 P P1  
AER SBA 04D ZZ DR A 5111101 P P1  
AER SBA 04D ZZ DR A 5112101 P P1  
AER SBA 04D ZZ DR A 5112102 P P1  
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AER SBA 04D ZZ DR A 5124201 P P1  
AER SBA 04D ZZ DR A 5124202 P P1  
AER SBA 04D ZZ DR A 5312101 P P1  
AER SBA 04D ZZ DR A 5312103 P P1  
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AER SBA 04D ZZ DR A 5335201 P P1  
AER SBA 04D ZZ DR A 5346201 P P1  
AER SBA 04D ZZ DR A 5346202 P P1



AER SBA 04D ZZ DR A 5346301 P P1  
AER SBA 04D ZZ DR A 5346302 P P1

#### Building 5A Plans

AER MLUK 05A 00 DR A 10300 P P1  
AER MLUK 05A 01 DR A 10301 P P1  
AER MLUK 05A 02 DR A 10302 P P1  
AER MLUK 05A 03 DR A 10303 P P1  
AER MLUK 05A 04 DR A 10304 P P1  
AER MLUK 05A 05 DR A 10305 P P1  
AER MLUK 05A 06 DR A 10306 P P1  
AER MLUK 05A 07 DR A 10307 P P1  
AER MLUK 05A 08 DR A 10308 P P1  
AER MLUK 05A 09 DR A 10309 P P1  
AER MLUK 05A ZZ DR A 20300 P P1  
AER MLUK 05A ZZ DR A 20301 P P1  
AER MLUK 05A ZZ DR A 30300 P P1  
AER MLUK 05A ZZ DR A 30301 P P1  
AER MLUK 05A ZZ DR A 30302 P P1  
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AER MLUK 05A ZZ DR A 30410 P P1  
AER MLUK 05A ZZ DR A 30411 P P1  
AER MLUK 05A ZZ DR A 30412 P P1  
AER MLUK 05A ZZ DR A 30413 P P1  
AER MLUK 05A ZZ DR A 30414 P P1  
AER MLUK 05A ZZ DR A 30415 P P1  
AER MLUK 05A ZZ DR A 30416 P P1  
AER MLUK 05A ZZ DR A 30417 P P1  
AER MLUK 05A ZZ DR A 30418 P P1  
AER MLUK 05A ZZ DR A 30419 P P1  
AER MLUK 05A ZZ DR A 30420 P P1  
AER MLUK 05A ZZ DR A 5111122 P P1  
AER MLUK 05A ZZ DR A 5112111 P P1  
AER MLUK 05A ZZ DR A 5123132 P P1  
AER MLUK 05A ZZ DR A 5123138 P P1  
AER MLUK 05A ZZ DR A 5124114 P P1  
AER MLUK 05A ZZ DR A 5124138 P P1  
AER MLUK 05A ZZ DR A 5124342 P P1  
AER MLUK 05A ZZ DR A 5135125 P P1  
AER MLUK 05A ZZ DR A 5135132 P P1  
AER MLUK 05A ZZ DR A 5136111 P P1  
AER MLUK 05A ZZ DR A 5212129 P P1  
AER MLUK 05A ZZ DR A 5223139 P P1  
AER MLUK 05A ZZ DR A 5224139 P P1  
AER MLUK 05A ZZ DR A 5335231 P P1  
AER MLUK 05A ZZ DR A 5346231 P P1  
AER MLUK 05A ZZ DR A 5346342 P P1

#### Building 5C Plans

AER EAST 05C 00 DR A 10300 P P1

AER EAST 05C 01 DR A 10301 P P1  
 AER EAST 05C 02 DR A 10302 P P1  
 AER EAST 05C 03 DR A 10303 P P1  
 AER EAST 05C 04 DR A 10304 P P1  
 AER EAST 05C 05 DR A 10305 P P1  
 AER EAST 05C RF DR A 10306 P P1  
 AER EAST 05C ZZ DR A 20300 P P1  
 AER EAST 05C ZZ DR A 30300 P P1  
 AER EAST 05C ZZ DR A 30301 P P1  
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 AER EAST 05C ZZ DR A 30400 P P1  
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 AER EAST 05C ZZ DR A 5347202 P P1  
 AER EAST 05C ZZ DR A 60111 P P1  
 AER EAST 05C ZZ DR A 60112 P P1

## **Item 6.2: 22/AP/2295 LUDGATE HOUSE, 245 BLACKFRIARS ROAD, SE1.**

### Corrections and clarifications on the main report

22. In paragraph 1 the deadline for completion of the Legal Agreement should be extended to 30<sup>th</sup> June 2023.
23. Paragraph 228 states that there are currently 165 jobs on site. Officers would like to confirm that there are no existing jobs on site as Ludgate House has now been demolished. The remaining job figures are accurate, including the 800 job forecast as part of the completed and operational development.

24. It should be clarified that the limited harm referred to in townscape terms should be categorised as being at the lowest end of less than substantial and as set out in the report it would be significantly outweighed by the public benefits of the development such as new jobs, improved public realm improved connections and new routes.

### Recommended revisions to the draft conditions

25. The following conditions should be added to the decision notice. Additionally, officers seek delegated authority to make amendments and additions to the conditions prior to Stage II referral.

26. Vehicle Dynamics Assessment

Prior to the commencement of development (with the exception of demolition works and site clearance), a Vehicle Dynamics Assessment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

#### Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021; The London Plan 2021 the Southwark Plan 2022.

27. Blast Mitigation Impact Assessment

Prior to the commencement of development (with the exception of demolition works and site clearance), a Blast Mitigation Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

#### Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021; The London Plan 2021; and the Southwark Plan 2022.

28. Hostile Vehicle Mitigation

Prior to the commencement of development (with the exception of demolition works and site clearance), details of all proposed Hostile Vehicle Mitigation shall be submitted to and approved in writing by the Local

Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

#### Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021; The London Plan 2021; and the Southwark Plan 2022.

29. Prior to works taking place above grade, a Circular Economy Statement, demonstrating compliance with Part B of Policy SI 7 - Reducing waste and supporting the circular economy, of the London Plan 2021, shall be submitted and approved in writing by the Local planning Authority.

#### Reason

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with the NPPF 2021; Policy SI 7- Reducing Waste and Supporting the Circular Economy of the London Plan 2021; and Policy P62 - Reducing Waste of the Southwark plan 2022.

30. Within 12 months of first occupation, a Whole Life Cycle Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

#### Reason

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with the NPPF 2021; Policy SI2 of the London Plan 2021; Policy P69 - Sustainability Standards and policy P70 Energy of the Southwark Plan 2022.

31. Prior to the occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

32. Within six months of the Decision Notice being issued and prior to the commencement of development (with the exception of demolition to ground level) a detailed Whole Life-Cycle Carbon Assessment in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance March 2022 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of reducing embodied carbon and to maximise on-site carbon savings.

33. The development is approved subject to the following drawings:

Site Plans

PA0201 Application Redline Boundary Plan P03

PA0202 Proposed Site Plan P03

PA0203 Planning Application Boundary Plans P02

Existing Site Elevations

PA0300 Existing North Elevation P03

PA0301 Existing East Elevation P03

PA0302 Existing South Elevation P03

PA0303 Existing West Elevation P03

Existing Site Sections

PA0310 Existing Section AA P03

PA0311 Existing Section BB P03

Proposed Site Elevations

PA0400 Proposed North Elevation P03

PA0401 Proposed East Elevation P03

PA0402 Proposed South Elevation P03

PA0403 Proposed West Elevation P03

Proposed Site Sections

PA0410 Proposed Section AA P03

PA0411 Proposed Section BB P03

Ga Plans

PA1000 Existing Site Plan P02

PA1450 Demolition and Alterations Plan P02

PA1997 Basement B2 P03

PA1998 Basement B1 P03

PA1999 Ground Floor Lower P03

PA2000 Ground Floor Upper P03  
 PA2001 Level 1 General Arrangement P03  
 PA2002 Level 2-5 General Arrangement P03  
 PA2006 Level 6-9 General Arrangement P03  
 PA2010 Level 10-13 General Arrangement P03  
 PA2014 Level 14-17 General Arrangement P03  
 PA2018 Roof Level General Arrangement P03

#### Ga Elevations

PA2200 North Elevation P03  
 PA2201 East Elevation P03  
 PA2202 South Elevation P03  
 PA2203 West Elevation P03

#### Ga Sections

PA2250 Section A-A P03  
 PA2251 Section B-B P03

#### Facade Details

PA6101 West Elevation Office Bay P02  
 PA6102 West Elevation Core Wing P02  
 PA6103 North Elevation Balcony P02  
 PA6104 North Elevation Base P02  
 PA6105 East Elevation Base P02  
 PA6106 South Elevation P02  
 PA6107 West Elevation Base P02

### **Conclusion of the Director of Planning and Growth**

34. Having taken into account the amendments to the original report and draft conditions, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

### **REASON FOR URGENCY**

35. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

### **REASON FOR LATENESS**

36. The corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to

items on the agenda and members should be aware of the comments made.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Committee

17 January 2023

## MAIN ITEMS OF BUSINESS

Item 5.0 - Article 4

Confirmation of Article 4 - 41 Linden Grove, London,  
SE15 3LW

Item 6.1 - 22/AP/2226

Aylesbury Estate Site Phase 2B - Land Bounded By  
Thurlow Street, Albany Road, Kinglake Street and  
Bagshot Street

Item 6.2 - 22/AP/2295

Ludgate House, 245 Blackfriars Road, London, SE1



Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam (Vice  
Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson



# Item 5.0

## Confirmation of Article 4 - 41 Linden Grove, London, SE15 3LW



Site Plan



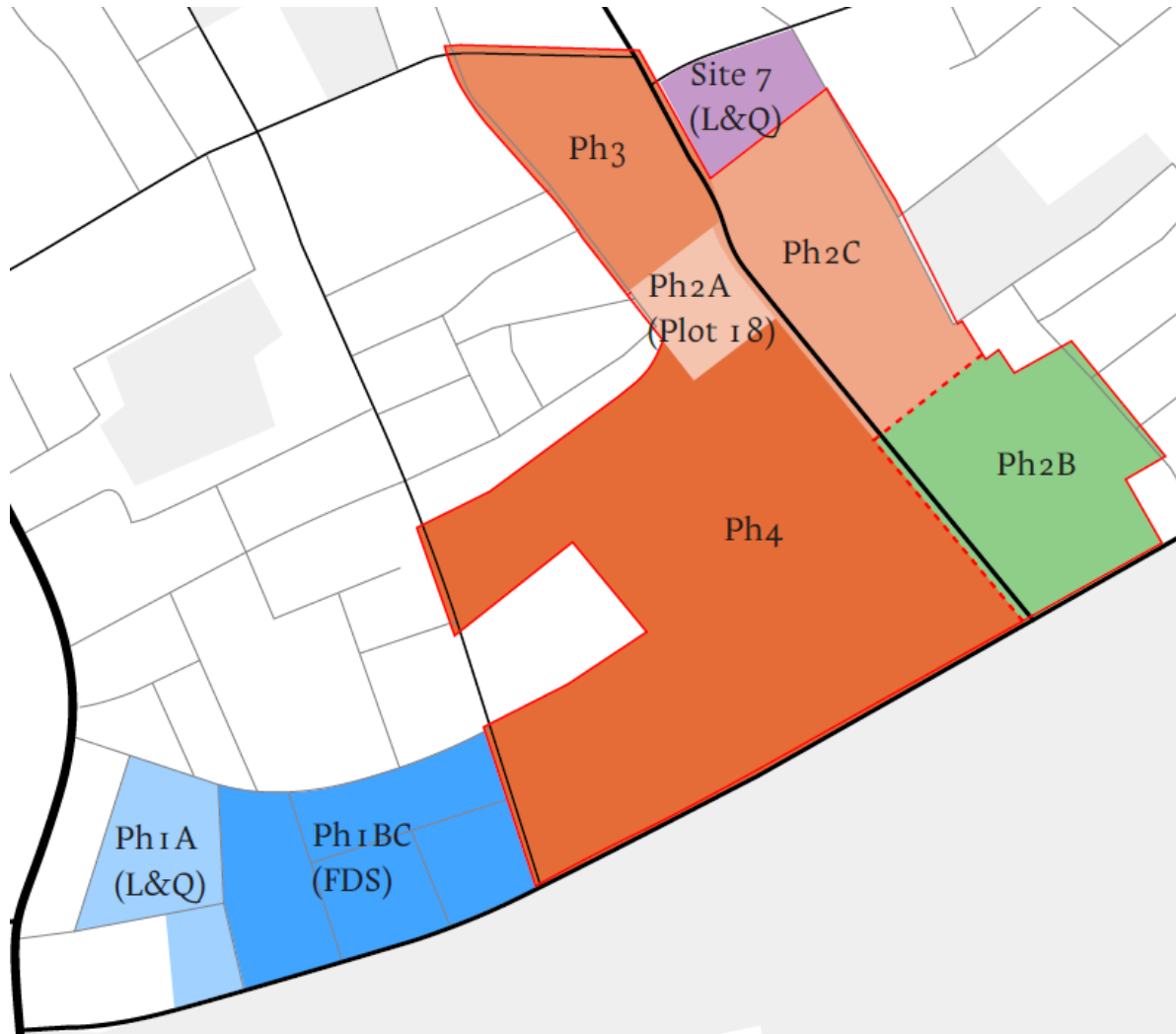
## Item 6.1 22/AP/2226

### Aylesbury Estate Site Phase 2B - Land Bounded By Thurlow Street, Albany Road, Kinglake Street and Bagshot Street.

Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings ranging in height from 5 to 26 storeys with basements, providing a total of 614 new homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2(a)(b) public open space and playspace private and communal amenity space formation of new accesses and routes within the site alterations to existing accesses; and associated car and cycle parking; refuse storage and hard and soft landscaping; and associated works.

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# Phase 2B Location



# Site Context



3. The existing LCC housing blocks along Kinglake Street



4. Small scale context of Mina Road looking to the existing estate



5. The full length of the facade is visible at the kink in Thurlow Street

# Proposed housing

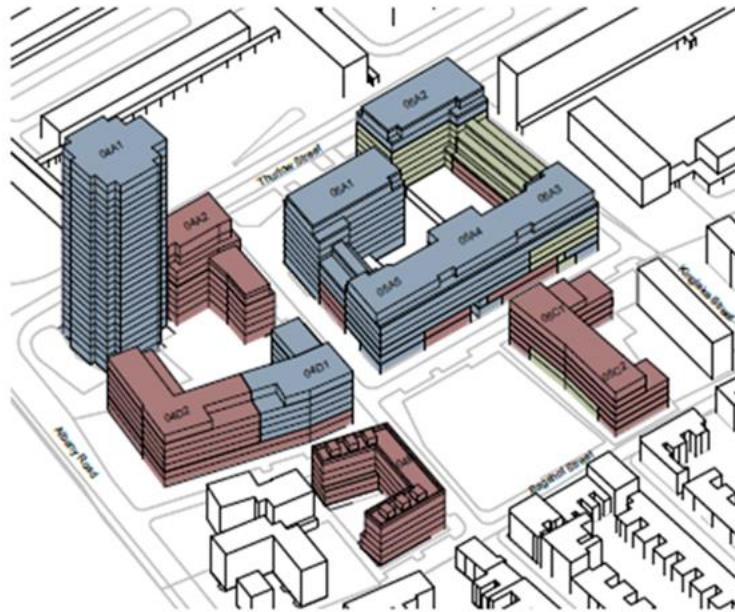
- Affordable housing would be provided at 50% on a habitable room basis
- Split 76:24 social rent/intermediate
- Increased quantum of affordable housing compared to both the OPP and existing estate

Homes	Private Homes	Private HR.	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total (% of total)	HR Total
1 bed	161	322	26	52	31	62	33.5%	436
2 bed	199	597	47	180	46	138	47.6%	915
3 bed	9	45	37	185	5	25	8.3%	255
4 bed	0	0	50	300	0	0	8.1%	300
5 bed	0	0	3	21	0	0	0.5%	21
<b>Total and (% of total)</b>	369 (60.1%)	964 (50%)	163 (26.5%)	738 (38.3%)	82 (13.4%)	225 (11.7%)	100%	1927

## Housing tenure comparison

Units					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
<b>Social Rent</b>	279	183	163	-116	-20
<b>Intermediate</b>	0	67	82	+82	+15
<b>Total Affordable</b>	279	250	245	-34	-5
<b>Private</b>	94	240	369	+275	+129
<b>Total</b>	373	490	614	+241	+124
Habitable rooms					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
<b>Social Rent</b>	708	718	738	+30	+20
<b>Intermediate</b>	0	232	225	+225	-7
<b>Total Affordable</b>	708	950	963	+255	+13
<b>Private</b>	246	801	964	+718	+163
<b>Total</b>	954	1751	1927	+973	+176
Floorspace (sqm)					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
<b>Social Rent</b>	19,985	19,407	19,749	-236	+342
<b>Intermediate</b>	0	6,477	7,305	+7,305	+828
<b>Total Affordable</b>	19,985	25,884	27,054	+7,069	+1,170
<b>Private</b>	3,664	22,699	32,150	+28,486	+9,541
<b>Total</b>	23,650	48,583	59,204	+35,554	+10,621

## Mix of tenures across Phase 2B



Axonometric view of Ph2B looking NW.

### TENURE DIAGRAM

- Private
- Shared
- Social rent







EXISTING BUILDING HEIGHTS

- 1 - 2 storeys
- 3 - 4 storeys
- 5 - 6 storeys
- 7 - 8 storeys
- 9 - 10 storeys
- 11 - 12 storeys
- 13 + storeys



HERITAGE ASSETS

-  Grade II Listed
-  Liverpool Grove Conservation Area

# Key Routes



## OUTLINE PLANNING PERMISSION

- The east-west Community Spine is moved south to Mina Road.
- The character of the route changes to be a tree-lined street which connects gardens.



## PHASE 2B PROPOSAL

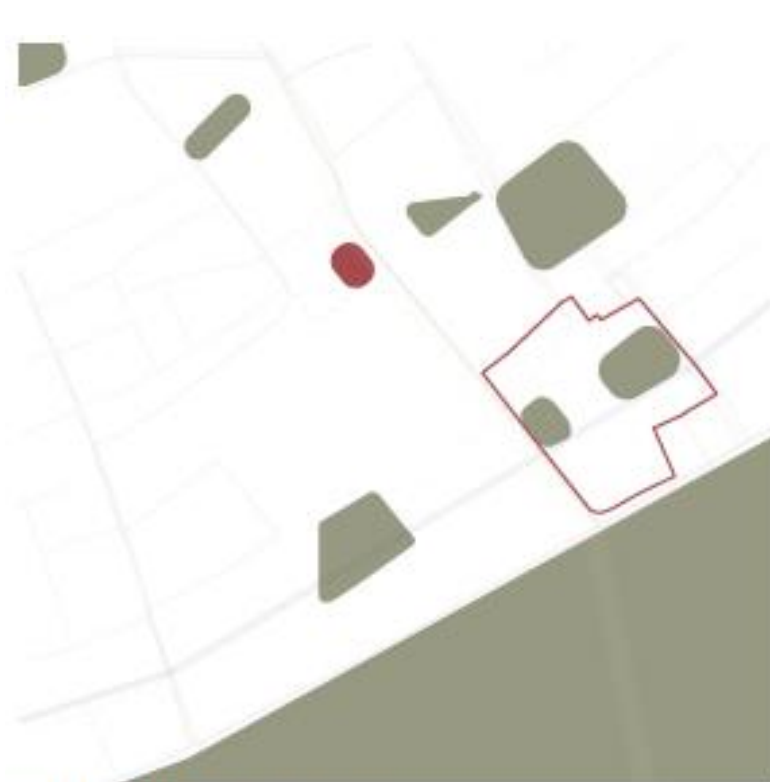
- The east-west Community Spine is retained in the position set by the Outline Permission. Ⓞ

# Key Public Spaces



## OUTLINE PLANNING PERMISSION

- In the OPP open space was provided in distinct garden squares spread across the Aylesbury area.
- Two gardens are introduced into the Phase 2b site: Bagshot Park and Thurlow Square.



## PHASE 2B PROPOSAL

- The narrow OPP gardens of Bagshot Park and Thurlow Square are enlarged to make them more usable.



MAY 2022 57

# Building heights

- Key:
- Up to 25 storeys
  - 8 to 9 storeys
  - 6 to 7 storeys
  - 5 to 6 storeys
  - 3 to 4 storeys



## OUTLINE PLANNING PERMISSION

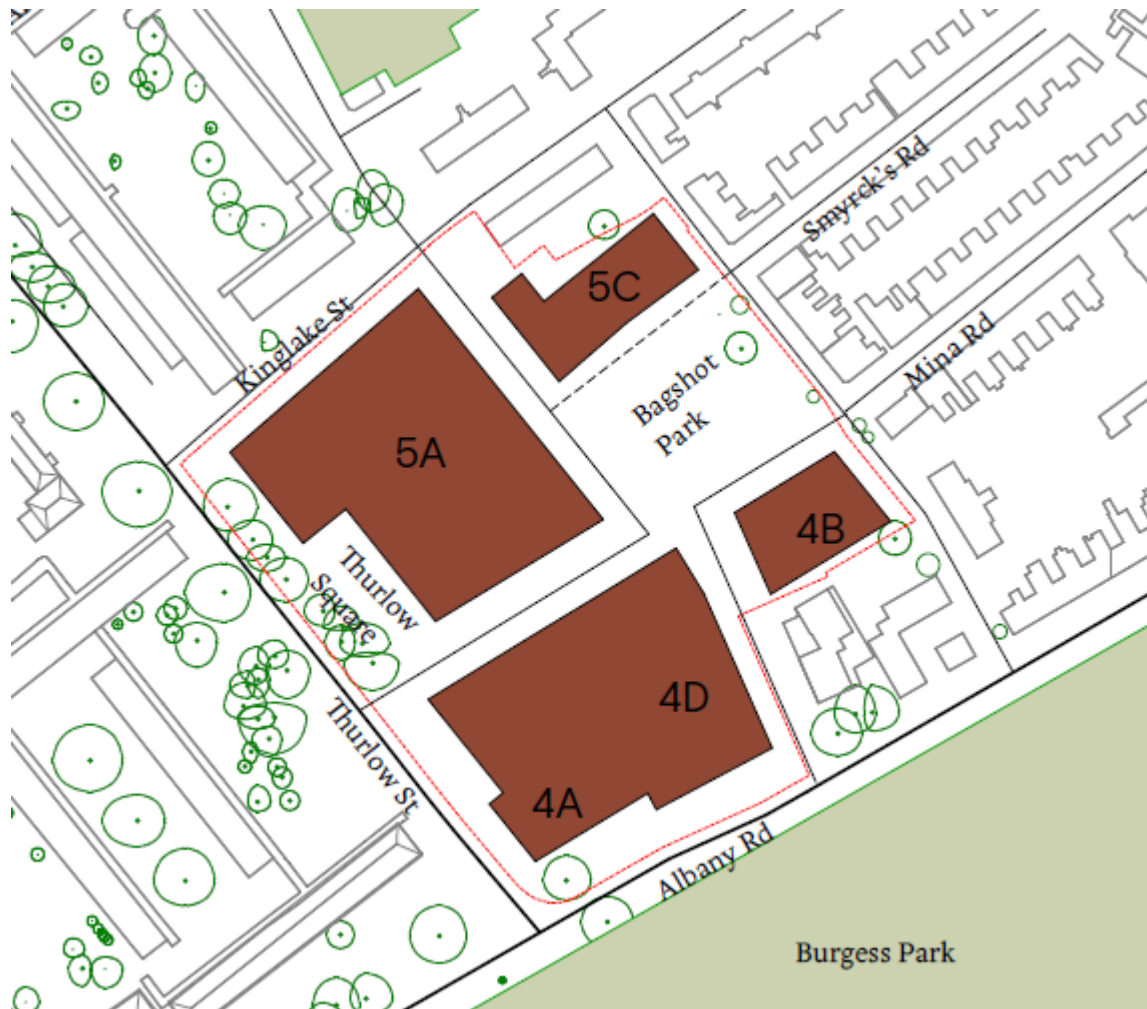
- Taller mansion blocks facing Thurlow St and 5-6 storey buildings facing Bagshot Street.
- The 'district landmark' is developed on the SW corner of plot 4A.



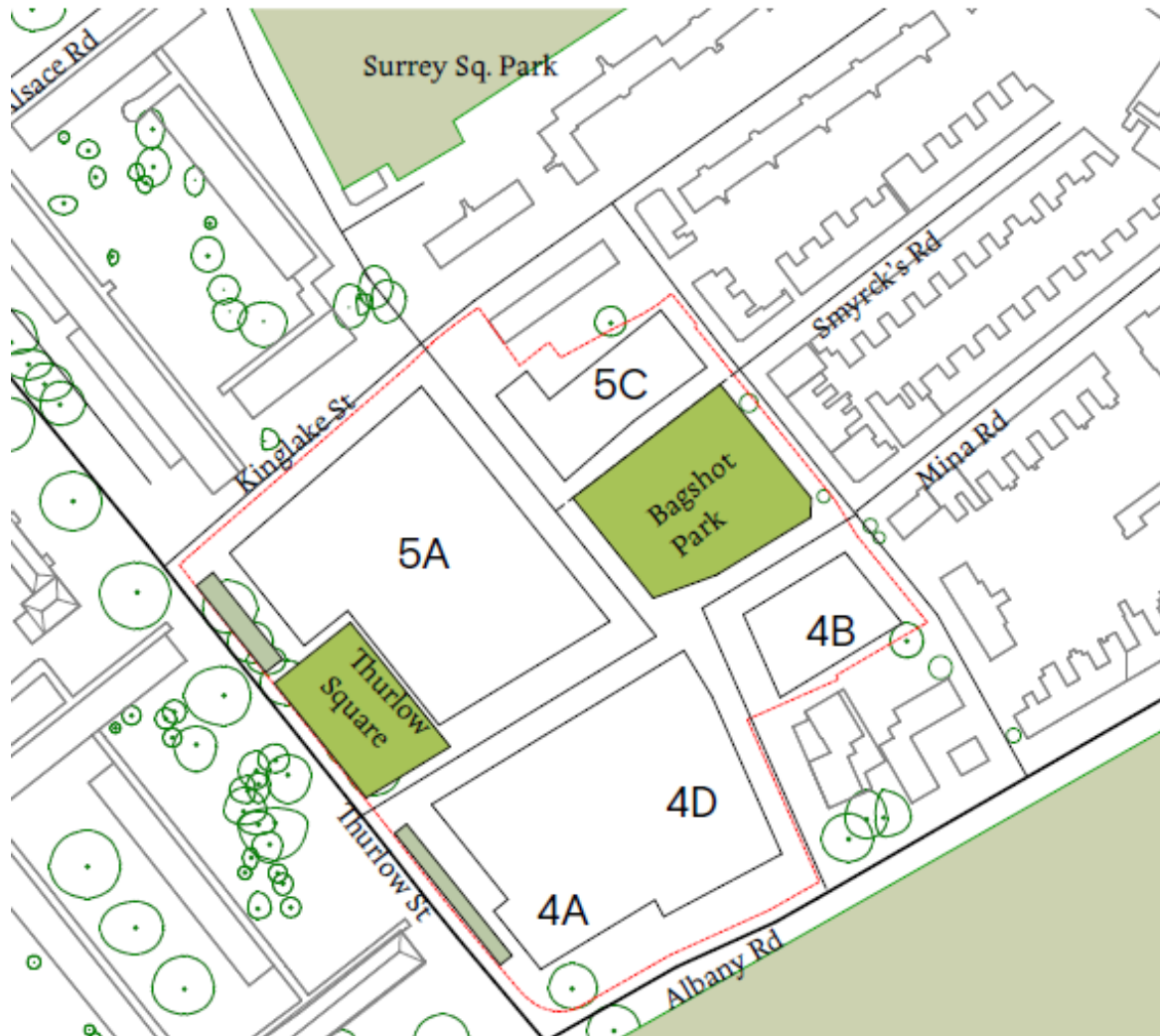
## PHASE 2B PROPOSAL

- Taller mansion blocks facing Thurlow St and 5-6 storey buildings facing Bagshot Street.
- The 'district landmark' is developed on the SW corner of plot 4A.

# Proposed plot extents



# Proposed Open Spaces



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# Open Space

Existing Phase 2B contains approximately 7,046sqm of open space comprising gardens, tree beds and informal grassed areas.

The proposal would provide 8,305sqm of open space in the new development, comprising 4,030sqm public open space and 4,375 sqm communal amenity space. This would be an increase of 1,259sqm / 17% compared to the existing

This will include 3,302 sqm of play space (in the form of three public play spaces and doorstep play in communal areas):

- Bagshot Park (Neighbourhood Park) – MUGA, opportunities for 5-11.12+ play. Includes range of play elements developed during consultation workshops with young people.
- Thurlow Square (Neighbourhood Square) – Play for all ages, has outdoor seating for the non-residential use.
- Kinglake Street – Reconfigured play space. Focus on 0-4 years.



# Proposed Ground Floor Layout



# Servicing and Access



# Cycle Parking



## Tree retention



### OUTLINE PERMISSION

Approximately 1 779m<sup>2</sup> of retained tree canopy area in Phase 2B when using the current tree survey. This area doesn't include the tree north of Plot 5C.



+3%

### PROPOSAL

Approximately 1 838m<sup>2</sup> of retained tree canopy area in Phase 2B when using the current tree survey. It doesn't include the tree north of Plot 5C.

# Scale and Design



# Cohesive Design



5C - EAST



4B - ARCHITECTURE DOING PLACE



4D - SERGISON BATES



4A - HAWORTH TOMPKINS

# Cohesive Design



**5A - MACCREANOR LAVINGTON**

# Thurlow Street



A view south along Thurlow Street towards Thurlow Square and plot 4A.



# Thurlow Square



A view south towards Thurlow Square and plot 4A.

# Thurlow Square



A view north to the gable of plot 5A2.

# Albany Road View



A view east along Albany Road looking at the entrance of plot 4A

# Albany Road from Burgess Park



A view north-west from Burgess Park.

# Bagshot Street View through proposed park



A view west through Bagshot Park.

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# Mina Road View



A view from Symrck's Road towards Bagshot Park.

# Alvey Street view



A view south-along Alvey Street towards plot 4D.

## Feedback from applicant community consultation.

Feedback	NHG Action
Concern on the impact of the tower and maintaining long distance views	Tower more refined and streamlined/ set back to reduce impact. Environmental Assessments (such as overshadowing and wind) undertaken to ensure design of tower minimise impact.
Wanted the size of new homes to be generously proportioned as the existing ones	Social rent homes are more generously proportioned to meet AAP standards (more than UK standards) and match or exceed the size of flats on the estate
More bike storage wanted	Secure cycle parking will be provided for all residents
Keen for photovoltaics (PV Panels) on roofs	PV panels will be located on rooftops in locations that receive good levels of sunlight
Community space requested	Commercial space proposed to be flexible commercial or community use.
MUGA's should be provided	Integrated a MUGA in Bagshot Park
Wanted more shared gardens	Increased area of shared residents' gardens
Concerns over conditions of Kinglake Street Playground	New playground proposed here with better equipment, landscaping and accessibility.
Wanted more parks and green areas for different ages.	Number of approaches considered to play spaces. Workshops conducted with youth groups of different ages to inform designs.



# Summary

- 614 new homes including 163 new social rent homes and 82 intermediate.
- 50% affordable housing with 76:24 social rent/intermediate split.
- High quality homes, high proportion of dual aspect units and 10% wheelchair units.
- Full onsite play provision for all age groups.
- 6 Car club spaces.
- UGF of 0.39.
- Improved tree retention compared to OPP.
- Full compliance regarding cycle parking
- New pedestrian routes and improved legibility and connectivity.
- Minimal amenity and environmental impacts.

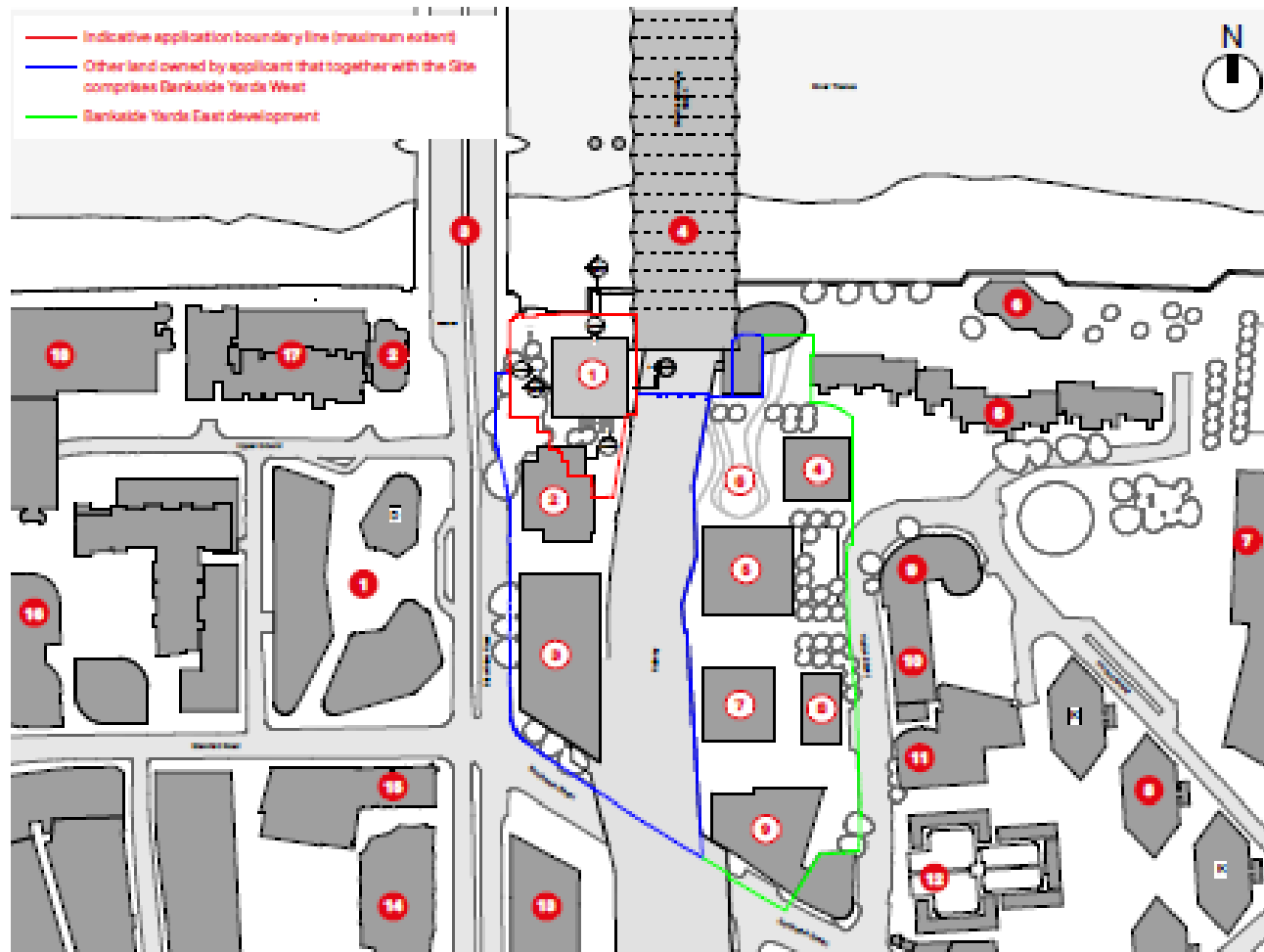
## Item 6.2 22/AP/2295

### Ludgate House, 245 Blackfriars Road, London SE1

Construction of a lower ground, upper ground and 18 storey building comprising Use Class E Construction of a lower ground, upper ground and 18 storey building comprising Use Class E (office and retail) floorspace incorporating internal amendments to part of the existing site-wide basement at levels B1 and B2 and all landscaping, public realm and highways improvements together with all associated and ancillary works. (office and retail) floorspace incorporating internal amendments to part of the existing site-wide basement at levels B1 and B2 and all landscaping, public realm and highways improvements together with all associated and ancillary works.

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# Site Location in relationship to Bankside Yards



50

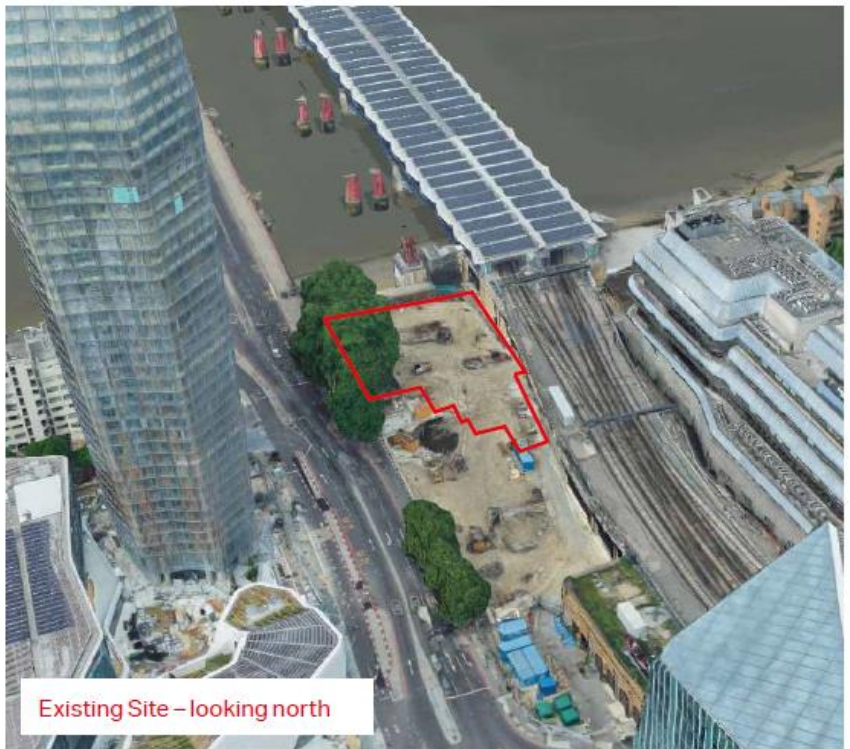
# Existing site context



Central London



Existing Site – looking south



Existing Site – looking north

# Site context plan



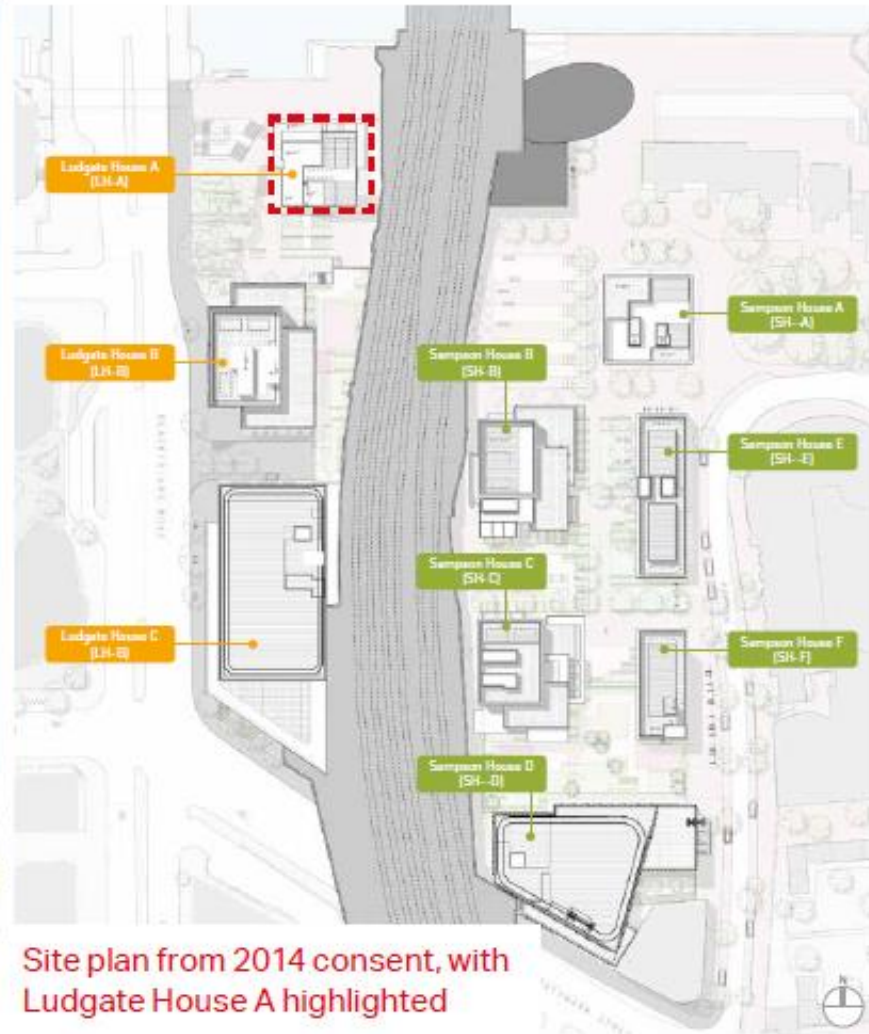
## Approved building heights on Bankside Yards

Approved Building (new reference)	Height
LH-A (BY1)	62.08m AOD
LH-B (BY2)	169.6m AOD
LH-C (BY3)	73m AOD
SH-A (BY4)	79.5m AOD
SH-B (BY5)	123.9m AOD
SH-C (BY7)	107.9m AOD
SH-D (BY8)	42.2m AOD
SH-F (BY9)	28.9m AOD

# Consented development and masterplan



Extract from 2014 consent:  
View of LH-A from the north



Site plan from 2014 consent, with  
Ludgate House A highlighted

# Bankside Yards Masterplan

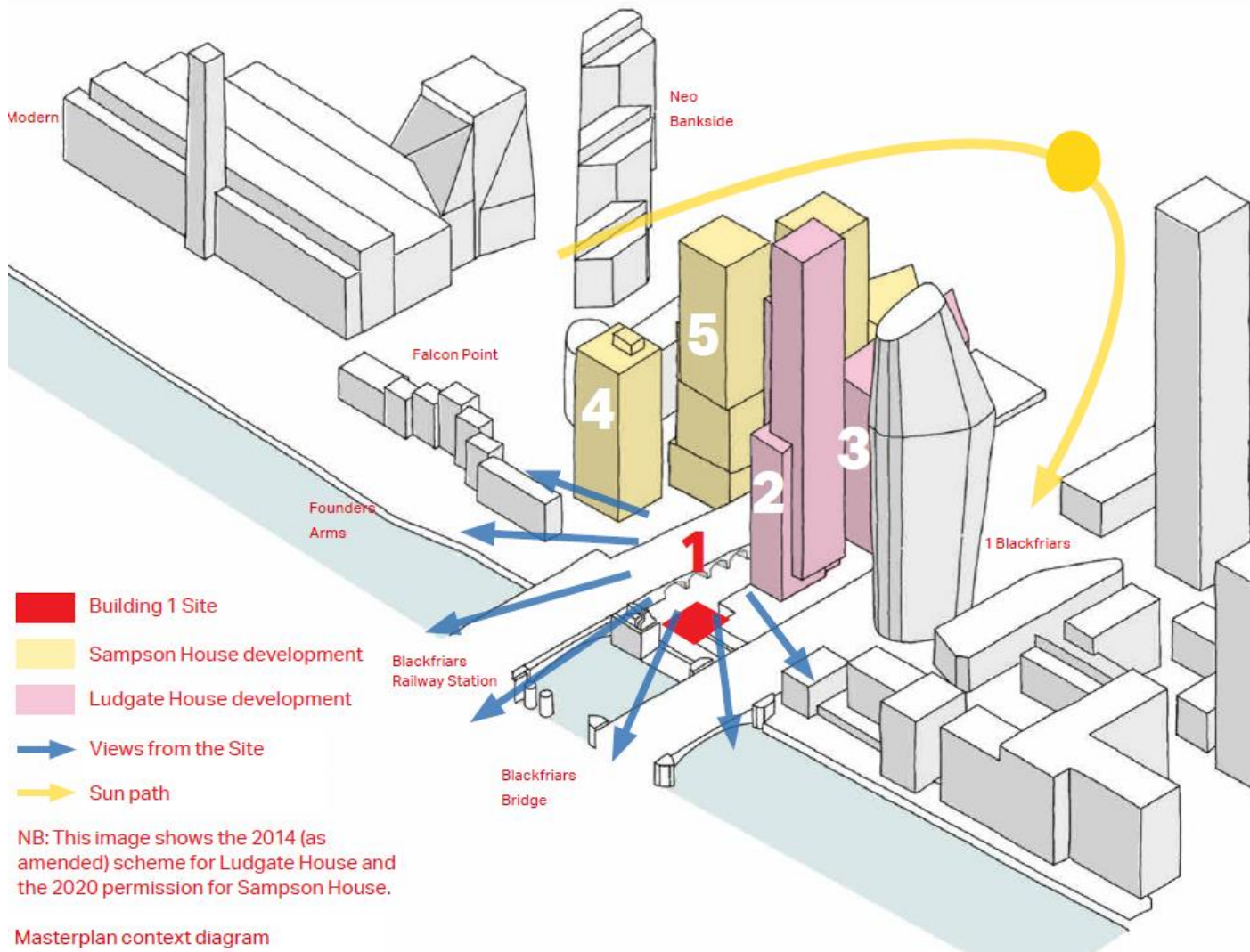


- 1 BY2 – residential
- 2 BY3 – office
- 3 BY4 – residential
- 4 BY5 – residential and hotel





# Masterplan context diagram

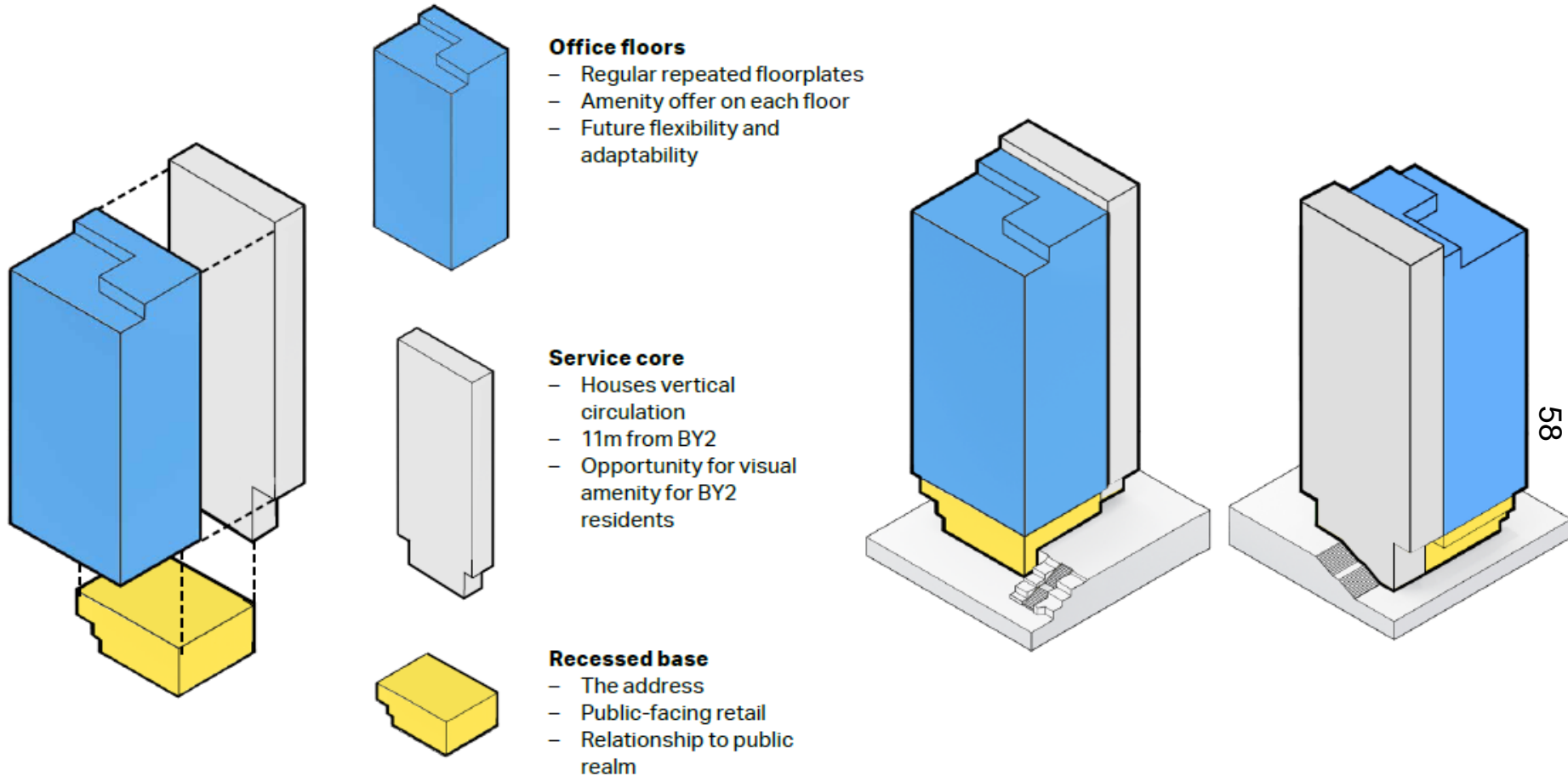


Masterplan context diagram

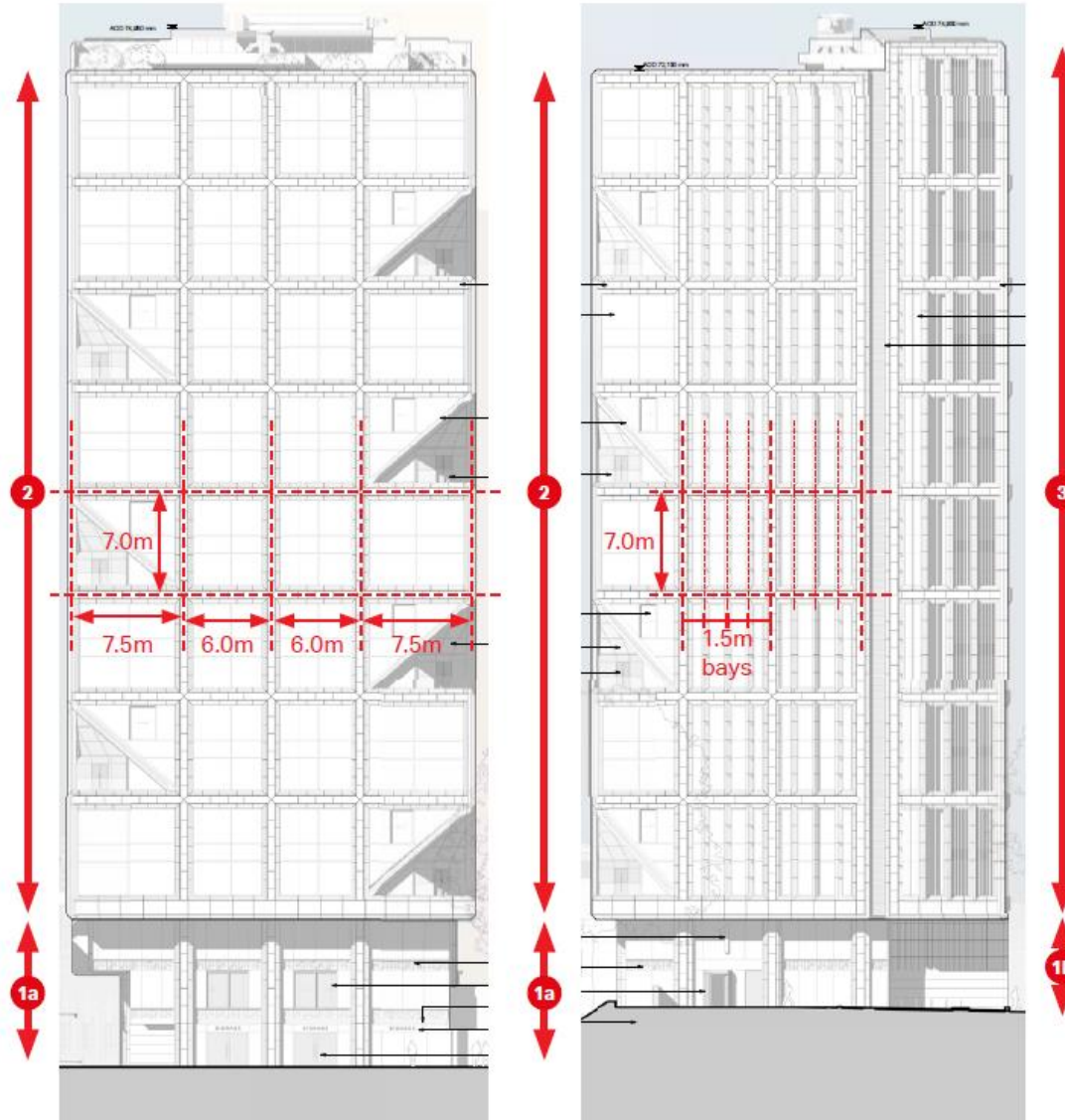
## Proposed development

- New 18 storey building comprising Class E office and Class E retail
- 7,911sqm (GIA) office and 302sqm (GIA) retail
- 305 new cycle parking spaces
- New north/south and east/west public routes
- Improved public realm
- Coordination with wider consented Bankside Yards Masterplan

# Proposed building – massing components



# Proposed building – scale c.75m (AOD)



# Proposed Development



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# Lower level overview

## Level 01

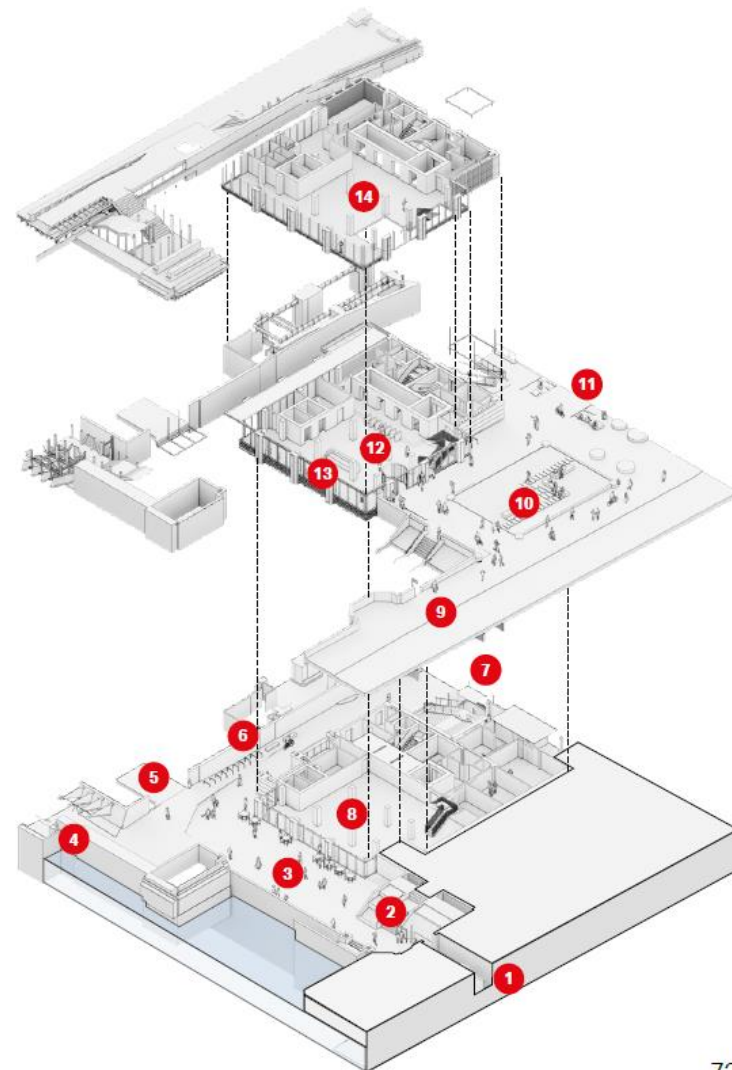
- 14 BY1 office space (level 01)

## Upper ground

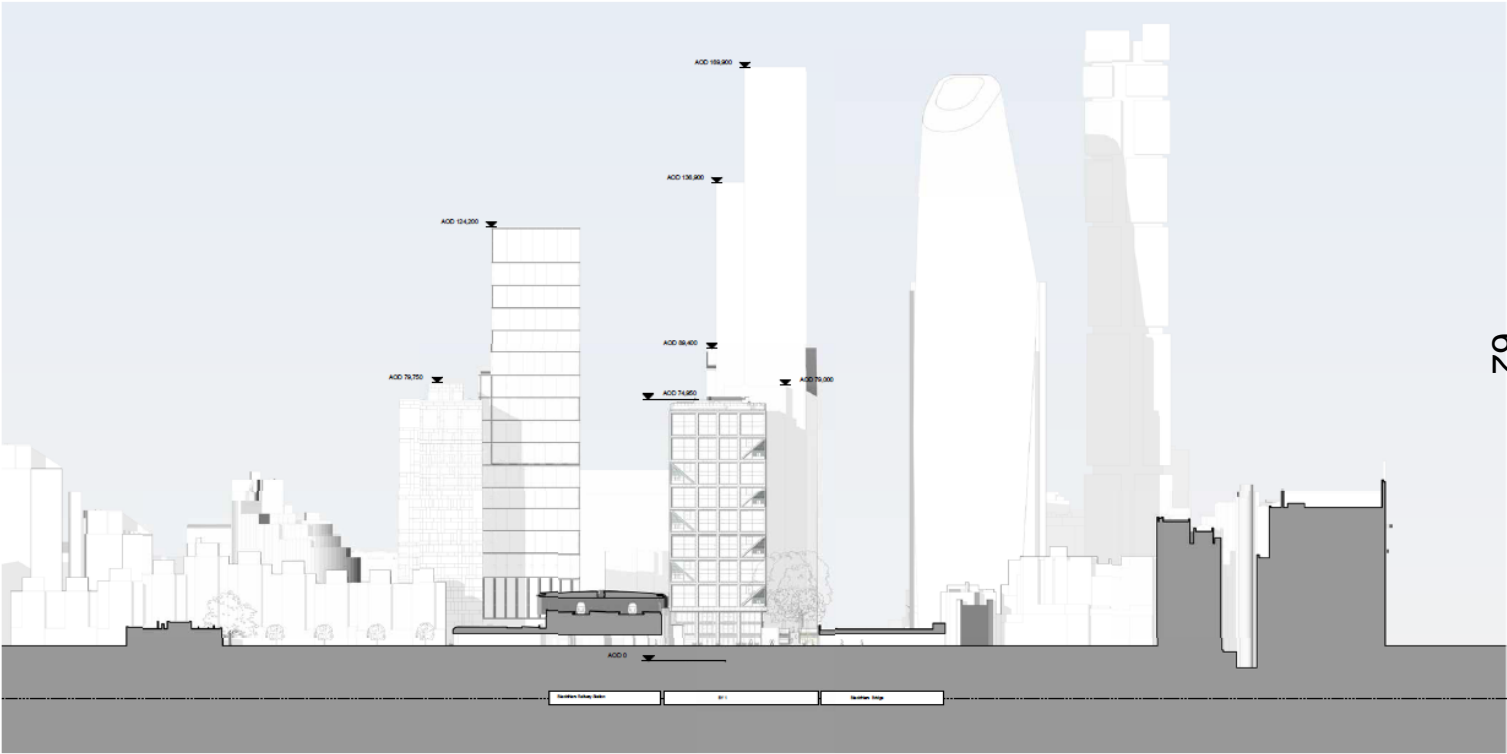
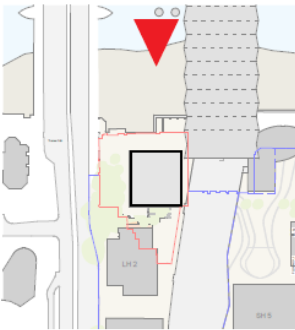
- 9 Blackfriars Road
- 10 Rennie Garden
- 11 Entrance to BY2
- 12 BY1 office lobby
- 13 BY1 office space (upper ground)

## Lower ground

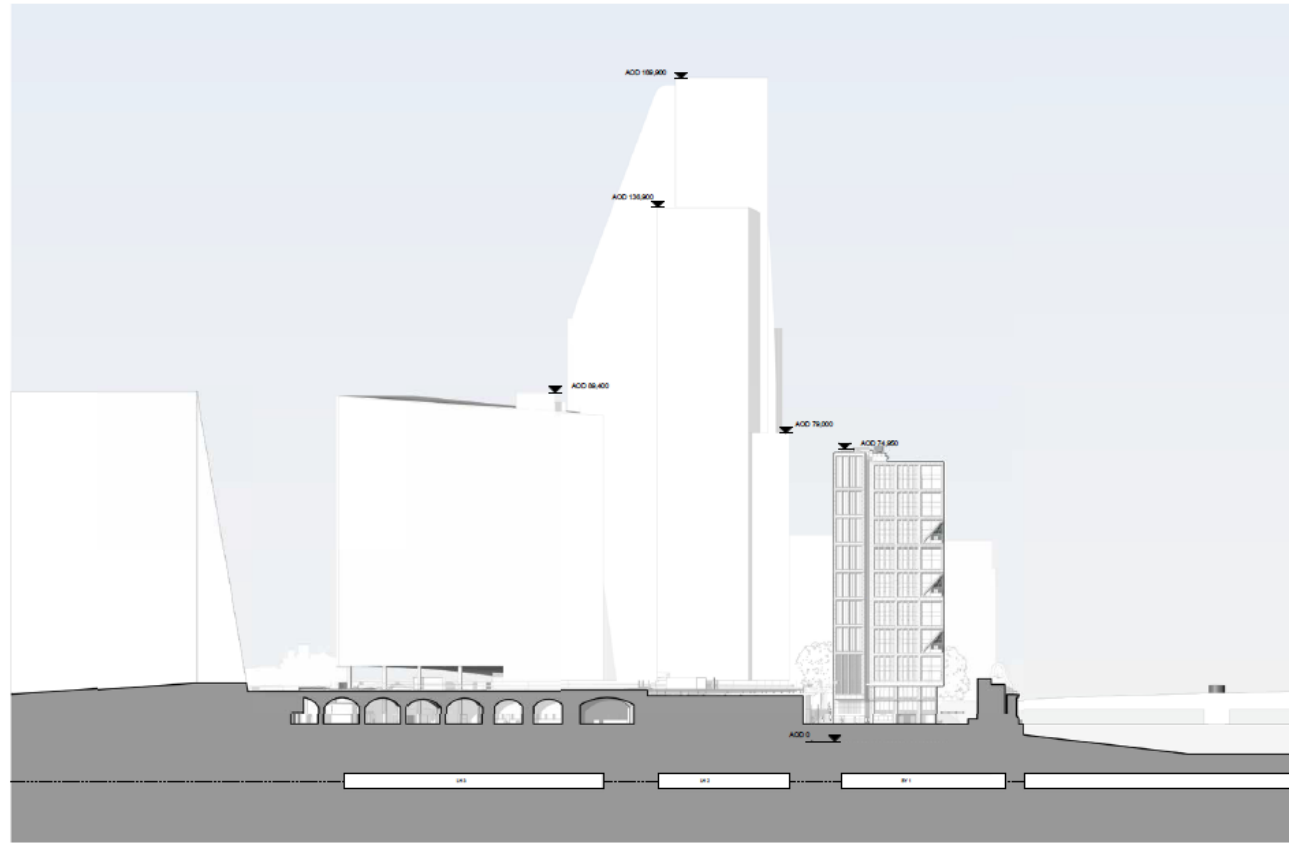
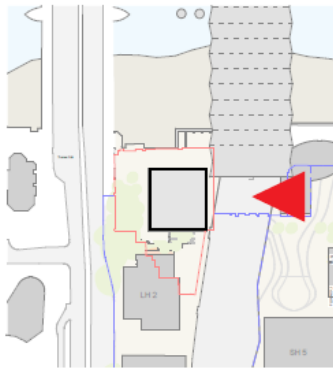
- 1 Blackfriars Bridge underpass (Thames Path)
- 2 Steps from Rennie Garden
- 3 Thames Path
- 4 Route under Blackfriars Station Bridge (Thames Path)
- 5 Blackfriars Station entrance
- 6 Eastern Lane: north-south route and BY1 cyclist entrance
- 7 East-west cycle route public lift and staircase
- 8 BY1 retail



# 5.24 Proposed north context elevation



## 5.25 Proposed east context elevation





# Proposed Building



# Building Envelope And Appearance



# Tree Retention and Improved Public realm/Landscaping

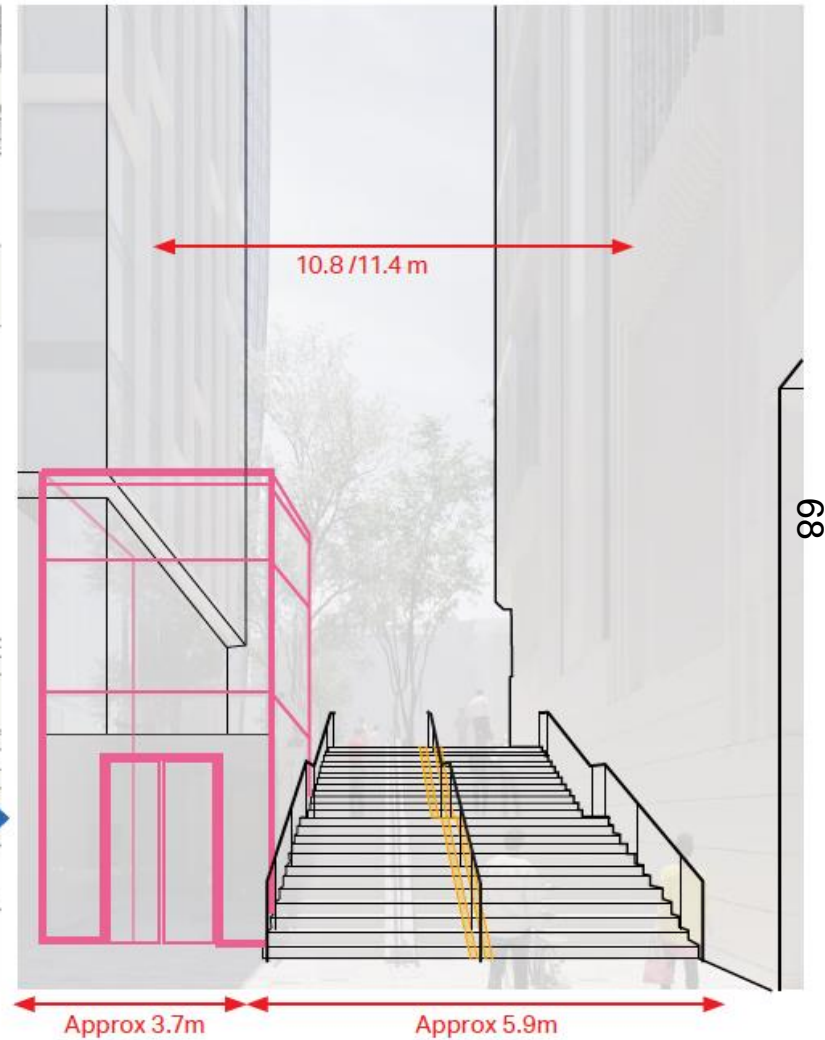
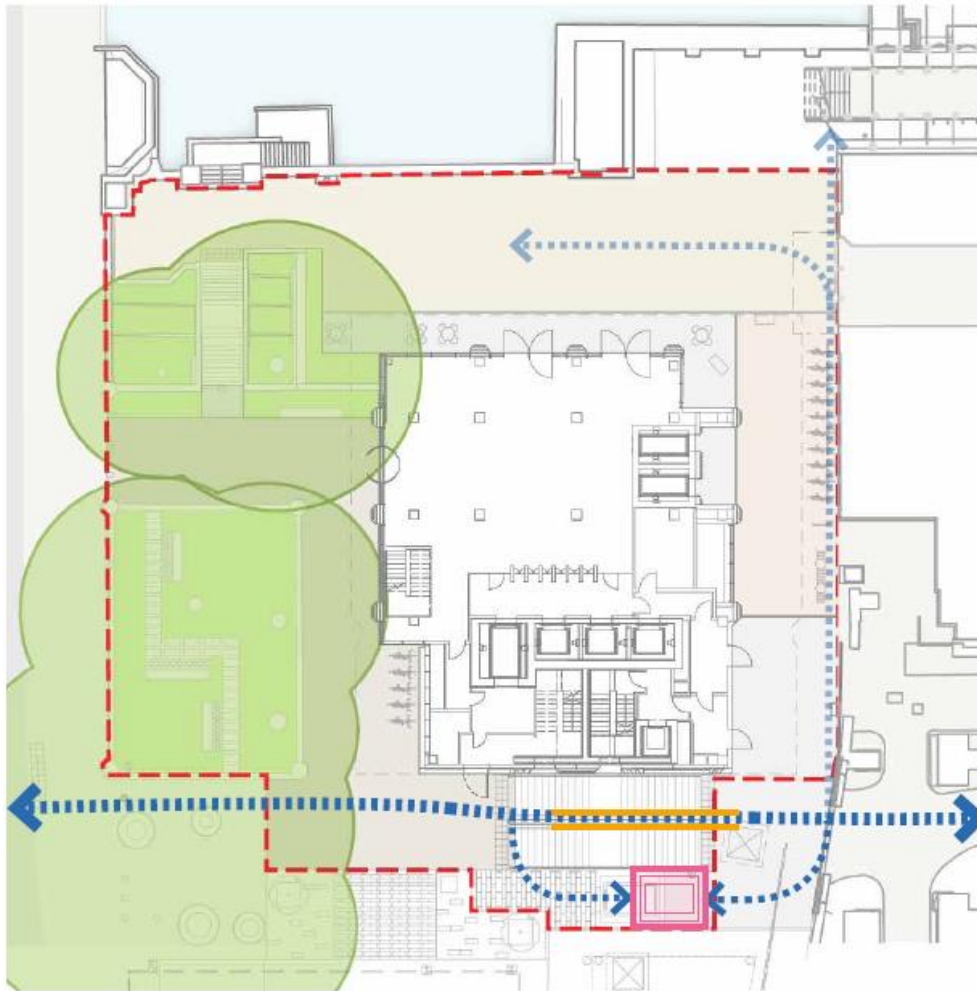


66

# Improvements to riverside public realm



# Proposed East/West Cycle and pedestrian route (Reflecting masterplan)



# Summary

- Provision of 7,91sqm (GIA) new Class E office space
- 302sqm (GIA) Class E retail
- Up to 800 new full time jobs
- 42.6% carbon reduction and carbon offset payment of £232,009.64
- UGF of 0.45
- New north south and east west pedestrian routes
- Improved connectivity, legibility and public realm
- Retention of all trees on site which improves on the consented scheme which proposed the removal of five trees.
- Minimal amenity, environmental and townscape impacts.
- Promotion of sustainable transport and policy compliant cycle provision.