

Planning Committee

Wednesday 8 March 2023

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Webpage: <http://www.southwark.gov.uk>

Date: 8 March 2023

Item No: 5.1	Classification: Open	Date: 8 March 2023	Meeting Name: Planning Committee
Report title: Address:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of observations, 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 recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

KEY ISSUES 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 5.1: 22/AP/1602 - Red Lion Court, 46-48 Park Street, London SE1 9EQ

Corrections and clarifications on the main report

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

Paragraph 1 Summary Table:

5. This table on Page 4 is corrected. There are 53 existing cycle spaces (the main report had noted 0 existing spaces).

Paragraph 3:

6. Since the submission of the application, Aspire have vacated the building and the property has been let to local charity COLAB Theatre and a workspace provider, the Sandbox as a meanwhile use.

Paragraph 112:

7. This height of the building is clarified (text in bold to be added)
 “In terms of massing, it is larger and taller than the existing building. The height would increase from 38.79m **AOD** to 46.7m **AOD** (maximum).

Paragraph 293:

8. This is clarified (text struck out to be deleted and text in bold to be added):
 “The proposed development complies with the London Plan CO2 savings target of 35% overall. The proposed development also complies with Southwark Plan target of 40% for non-domestic element. However, it does fall short of Southwark’s Local Plan target of ~~100% emission reduction against Building Regulations for the domestic element.~~ **Net zero carbon.**”

Paragraph 301:

9. This is clarified: “A planning condition requiring a Circular Economy Statement to be agreed in writing by the Council prior to commencement of any works on site is recommended. Additionally, a special condition is to be imposed on the decision notice that requires a post completion circular economy report no later than three months following substantial completion of the ~~final residential unit~~ **development**”

Paragraph 311:

10. The date in the table for sending out Newsletters at Public Consultation Stage 2 is **5th December 2021**. Consultation date for the website at www.redlioncourt.com should read **3rd December 2021 - 22nd December 2021**. The date in the table for sending out Newsletters at Public Consultation Stage 2 is **8th March 2022**. Consultation date for the website at www.redlioncourt.com should read **7th March to 10th April 2022**.

Additional comments received:

11. Since writing the main committee report, an additional **25 representations** had been received. These are as follows:
12. 22 objections from local residents raising the issue that there is lack of community space and would like to see this be provided at the ground floor level.

13. One letter of objection was received from Southwark Cathedral. These concerns are:

- Lack of consultation with local residents
- Tenants in social housing, members of racial or ethnic minorities, or elderly inhabitants, local residents who live across the street from the proposed building have been disregarded and not taken into account.
- Absence of consideration of issues raised by local residents
- The negative impact on the local heritage
- Loss of privacy for local residents from the terraces
- Impact on daylight and sunlight and affecting residents' mental health
- Absence of social regeneration
- Impact on the environment and Carbon emissions
- Overshadowing of residents' gardens and impact on biodiversity
- Open space/garden is not provided within the development
- Limited transport capacity
- Absence of housing
- Limited space for safe egress and muster point in case of emergencies
- Scale and massing of the development is excessive and overbearing
- Delivery trucks and service vehicles could also contribute to the additional traffic, which would worsen the area's air pollution and noise levels.
- Use of the land is not in the best interests of the public and the community
- Impact on property values of nearby homes

14. A letter from Bankside Village has been received. Bankside Village is representative body (TRA) which represents the 650+ residents who live on and around the Park Street Estate. Their concerns are as follows:

- Lack of consultation. Residents (in particular those living in the immediate area including those in Social Housing and Sheltered Accommodation) have not been consulted genuinely throughout the process.
- Those of particular protected characteristics have not been considered appropriately in terms of consultation.
- The proposed development if permitted would result in a severe impact on the privacy of those living immediately opposite and overlooking, due to the proposed terraces.
- This will result in a negative impact on biodiversity as the loss of light and overshadowing will result in the elimination and reduction of certain species of plants, due to a lack of light.

- The proposed scheme will result in a significant impact on the daylight and sunlight of residents living directly opposite on Park Street. The submitted assessment is not accurate and skewed.
 - The proposed development is not in keeping with the character of the immediate area. It would negatively impact on the nearby heritage assets.
 - The proposed development indicates a number of benefits which will not genuinely or directly benefit the local residents who will be negatively impacted by the proposal.
 - The 'affordable' workspace provided is unlikely to be of benefit to those living immediately opposite and around the development.
 - The applicant proposes to demolish the current buildings rather than refurbish like the former FT Building. This will result in significant CO2 emissions.
 - The current proposals will result in an unnecessary level of delivery vans, taxi emissions etc. due to the excessive nature of the proposals.
 - It will add to the cumulative impact on the transport network.
 - It is to be noted that the site allocation for this proposed development indicates that the site should deliver housing. However this is absent from the application.
 - There is concern that there is not enough space to accommodate safe egress of such large numbers and an adequate muster point.
 - The scale height and massing is excessive and overbearing in the immediate context.
15. The above comments are addressed in the main committee report.
16. A response from Living Bankside has been received. It pointed out that a great number of residents objected to this application on the grounds of a number of material planning considerations, including their concerns relating to a lack of genuine consultation and those of protected characteristics. It was argued that the massing and height of the scheme is excessive. A number of additional s106 obligations have been requested. These are as follows:
- Support of Zakia's Garden Pocket Park: The applicant agrees to provide £50,000 towards the Zakia's Garden Project (Southwark Council land) to help with design fees, surveys or other related costs and an annual contribution (up to 5 years with a review of the amount of the maintenance

contributions thereafter) towards the maintenance and upkeep of the proposed garden. This additional annual amount is to be confirmed once the garden design has been reviewed so that they can understand the likely maintenance needs.

- Community use of Red Lion Court Pocket Park: The pocket park within the scheme is accessible to local residents exclusively 12 times a year, free of charge and organised by prior notice.
 - Affordable Workspace: Idea of a bespoke affordable workspace offer (i.e. a reduced quantum of space at a peppercorn rent) and that this has the potential to generate additional benefits for the local community over and above a policy compliant affordable workspace offer. The preferred occupier is to be Living Bankside, a partner of Southwark Council which provides immense social value across Southwark.
 - Wellness Centre and Cycle Hub: Those on lower incomes and or on welfare benefits are able to access the Wellness Centre at rates below market rates to be agreed through a planning obligation.
 - The applicant has agreed to the above and this would be further detailed in the s106 negotiations following any resolution to grant permission. The starting point for the affordable workspace would be for a level of floorspace at a peppercorn rent at the equivalent in value of the 10% floorspace as proposed, to be agreed and let to Living Bankside. But should Living Bankside and the applicant be unable to reach an agreed position to the satisfaction of the council then the affordable workspace offer would revert to 10% of floorspace.
17. Premier Inn Hotel on Park Street had originally submitted a letter of objection, but they have since withdrawn their objection.
 18. Corrections to conditions in the Recommendation:
 19. Condition 14 is duplication of Condition 11 and can therefore be deleted.
 20. Condition 50 (external terraces) should be amended to correct an error:

“External Terrace Hours of use

 - a) The external terraces located along the southern edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 09:00hrs to 19:00hrs on Mondays to Sundays.
 - b) The external terraces located along the ~~southern~~ **northern** edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 08:00 hrs to 23:00 on Mondays to Sundays.”

The development hereby permitted shall be comply with the approved Terrace Management Plan dated 5 September 2022.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, in accordance with: the National Planning Policy Framework 2021 and P56 (Protection of Amenity) of the Southwark Plan 2022.

Conclusion of the Director of Planning and Growth

21. Having taken into account the information set out above. The recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement.

REASON FOR URGENCY

22. 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

23. The new information and 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	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

Welcome to Southwark Planning Committee

8 March 2023

MAIN ITEMS OF BUSINESS

Item 5.1 - 22/AP/1602
Red Lion Court, 46-48 Park Street, London SE1 9EQ

Item 5.2 - 22/AP/3049
160 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

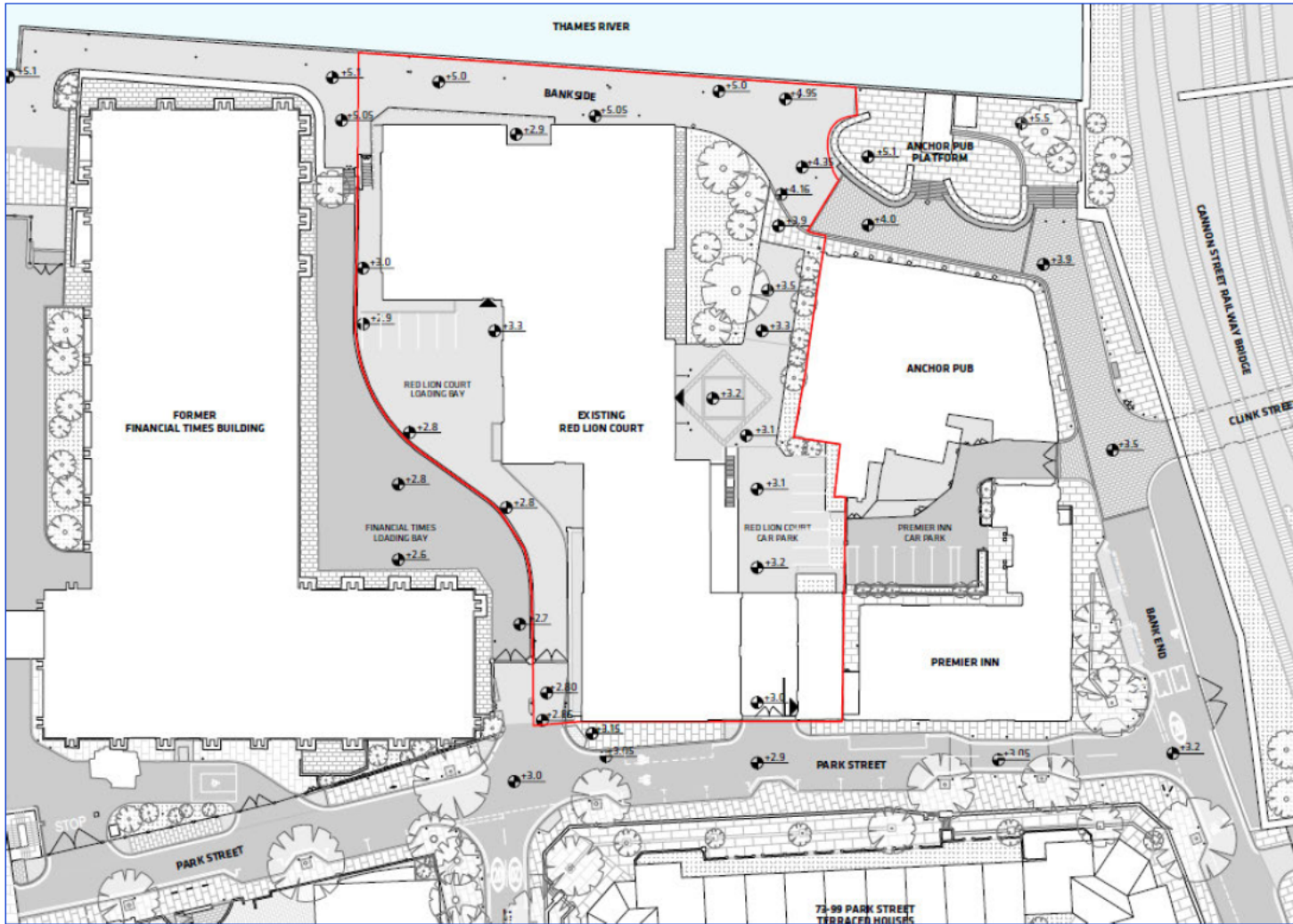
Item 5.1 22/AP/1602

Red Lion Court, 46-48 Park Street, London SE1 9EQ

Demolition of the existing building above ground and part-basement and redevelopment of the site to provide an 11-storey stepped building with rooftop plant, plus a two storey basement, providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, internal loading bays, cycle parking spaces and other associated works.

∞

Site and Context



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Site and Context



10

Site Photos



Bankside from FT building



View from north of river

Site Photos



View of the Bankside looking west

Consultation- by the applicant

Three stage process

Stage 1- Feb. '21 to Nov. '21

- Letters to neighbours inviting them to a workshop
- Newsletter delivered to neighbours
- Dedicated website for feedback
- Eight meetings with community and ward councillors

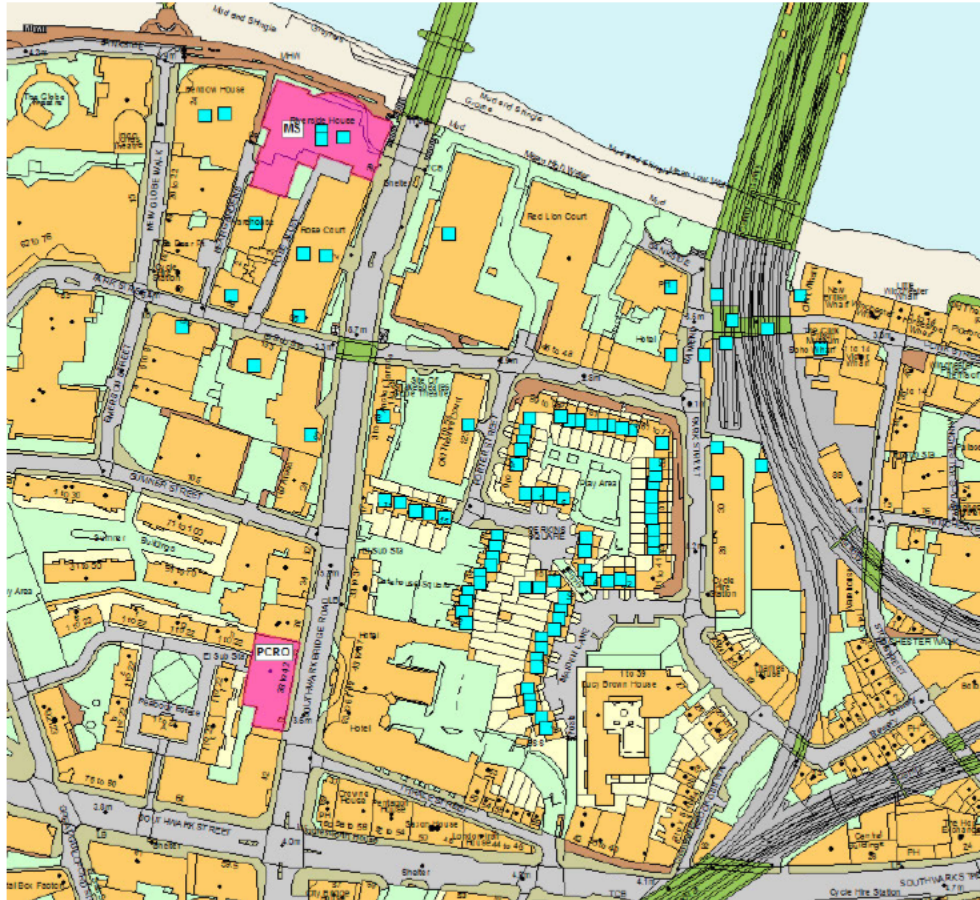
Stage 2- Nov. '21 to Jan '22

- Details of emerging design shared
- Newsletter delivered to neighbours
- Consultation website updated
- Two drop in events
- Six meetings with local community and ward councillors

Stage 3- Feb 22 to Apr 22

- Letters to neighbours inviting them to an update meeting
- Pop up event
- Drop in event

Consultation- by the council for the planning application



Undertaken in May 2022

- 310 addresses written to
- Site notice erected
- Press notice placed

Public Responses

- **Total of 145 responses received. 139 objections, 5 in support and 1 neutral**
- Premier Inn have withdrawn their objection
- Main issues raised from objections:
- Land Use – no need for offices
- Height and massing - too high and bulky on the Park Street side, despite the 'stepped' design. The Park Street facade to be overbearing and out of scale with the residential user and neighbouring Anchor PH/hotel
- Architecture and design - Redeveloping this site as proposed would destroy the feel and be out of character of this part of Park street
- Heritage – the new building is even more out of scale with the Anchor Pub.
- Overshadowing and privacy– Impact on neighbours' daylight and sunlight levels
- Transport and traffic – congestion and lack of parking
- Lack of consultation - Engagement with the local community has been poor.
- Environment - Question the sustainability of the new building when the existing Red Lion Court still has a lifespan. Impact of demolition and construction.

Public Responses

Supporting comments

- The development will greatly improve footfall and custom for local businesses.
- It would enhance the aesthetics along this section of the river.
- It would provide new spaces for the whole community to use – including attractive new outdoor areas.
- It would make a major contribution to the local economy. This will be to the benefit of the Globe and local businesses and residents alike.

Site Allocation NSP06

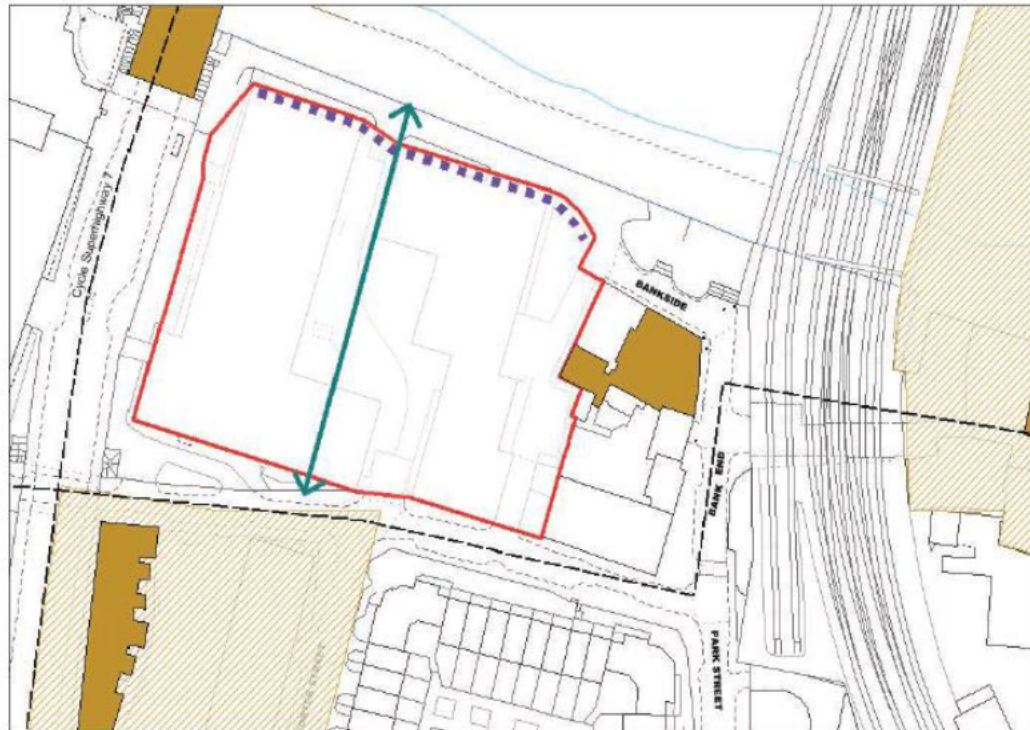
Site Allocation NSP06 “1 Southwark Bridge Road and Red Lion Court”

Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and

- Enhance the Thames Path by providing public realm and active frontages with ground floor retail, community or leisure uses (as defined in the glossary); and

- Provide new north-south green links; and

- Provide new open space of at least 15% of the site area - 1,183m².



Site Boundary	Improved connectivity for pedestrians and cyclists
Conservation Area	Open Spaces
Grade I Listed Building	Buildings of architectural and historic merit
Grade II Listed Building	Buildings of townscape merit
Grade II* Listed Building	Locally Significant Industrial Sites
Opportunity for Active Frontages	Strategic Protected Industrial Land
Cycleways	New Public Open Space

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The Proposed Scheme



Proposed Development from River Thames



Massing concept

The Proposed Scheme



Proposed Development from Southwark Bridge

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View from Park Street, corner with Bank End looking at the Premier Inn



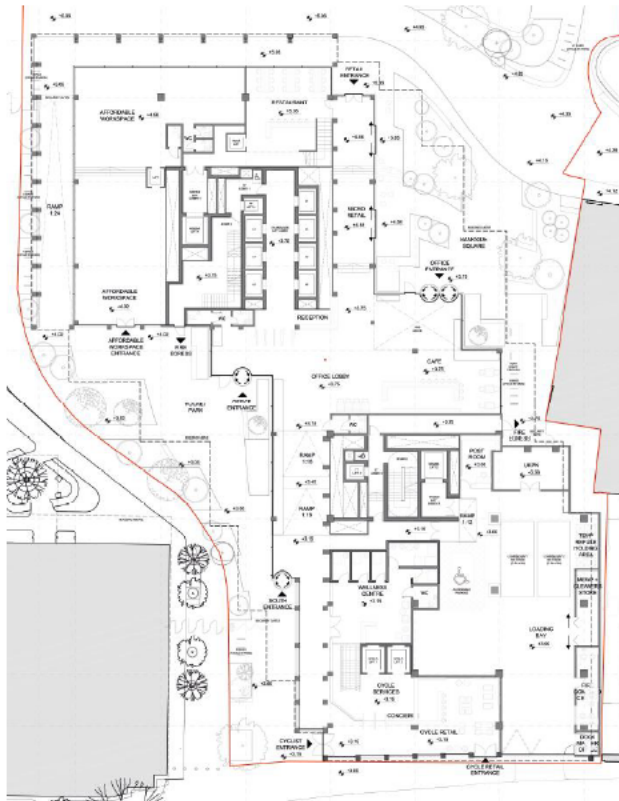
Commercial Floorspace GIA

Use Class	Existing	Proposed	Change +/-
Class E(g)(i) (offices / workspace)	17,335sqm	28,596sqm	+11,261sqm
Class E(a) (Retail)	0sqm	229sqm	+229sqm
Class E(b) (Restaurants)	0sqm	338sqm	+338sqm
Class E(e) (Wellness Centre)	0sqm	105sqm	+105sqm

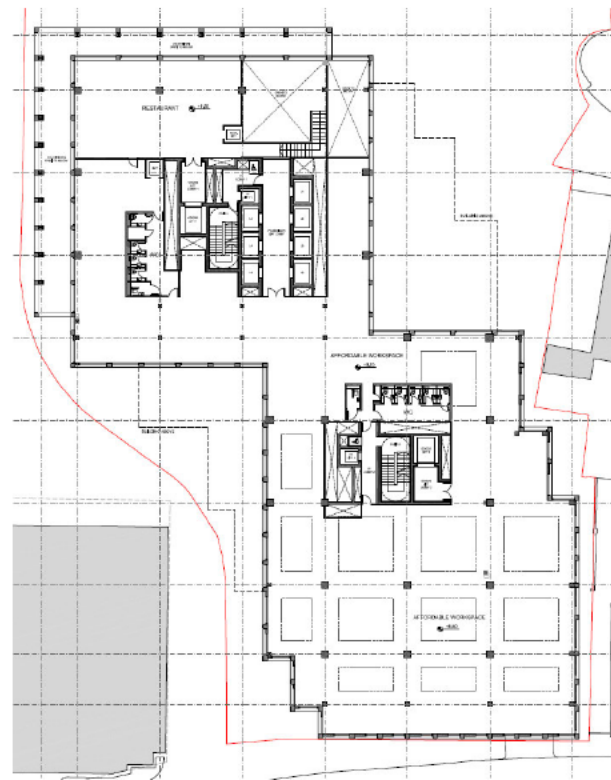
6,654 full time jobs
88 FTE through construction

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Affordable workspace



Ground floor

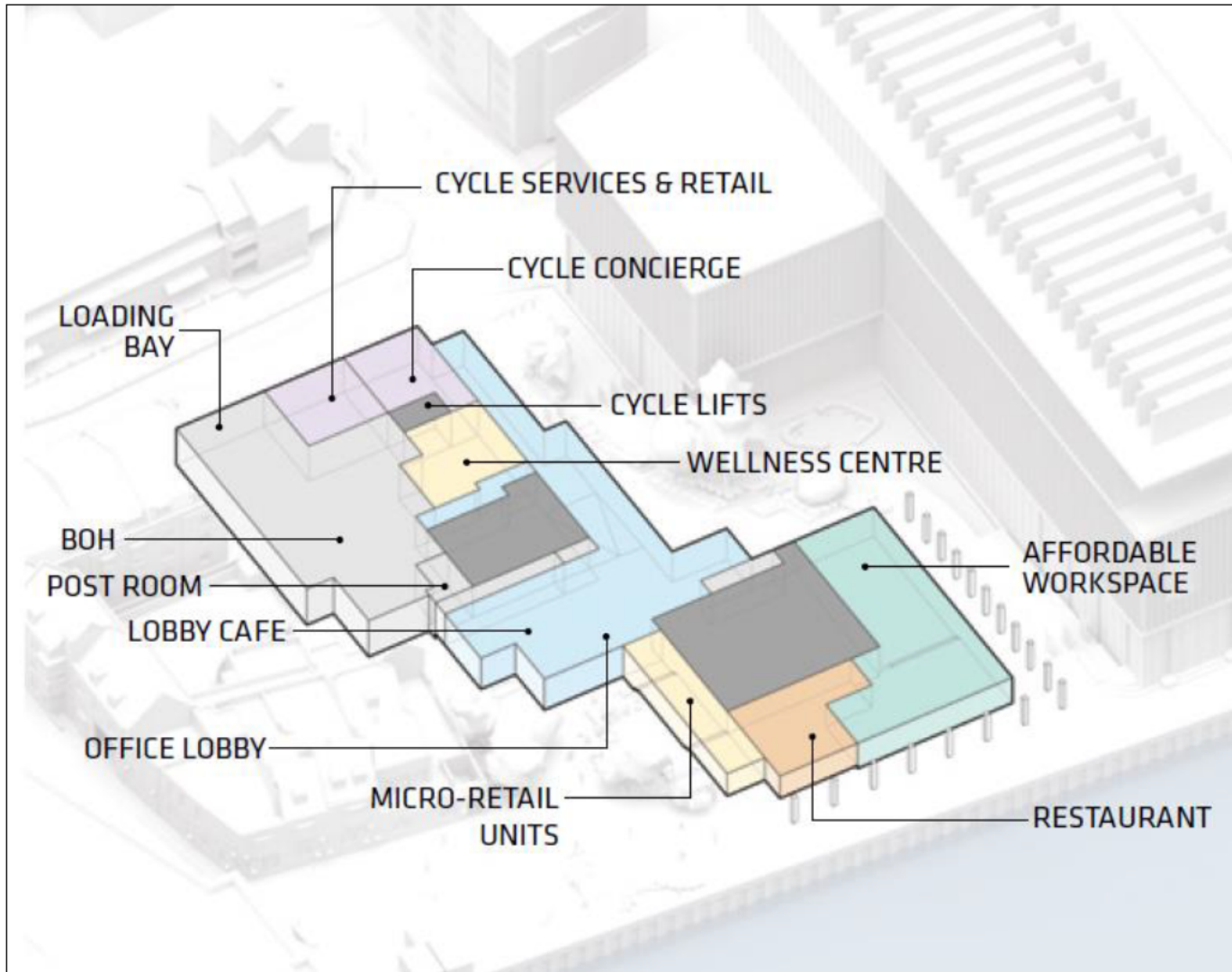


First floor

0-6 months- peppercorn
7-13 months- 25% market
14-23 months- 50%
market
24 months + 75% market

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Ground Floor Uses

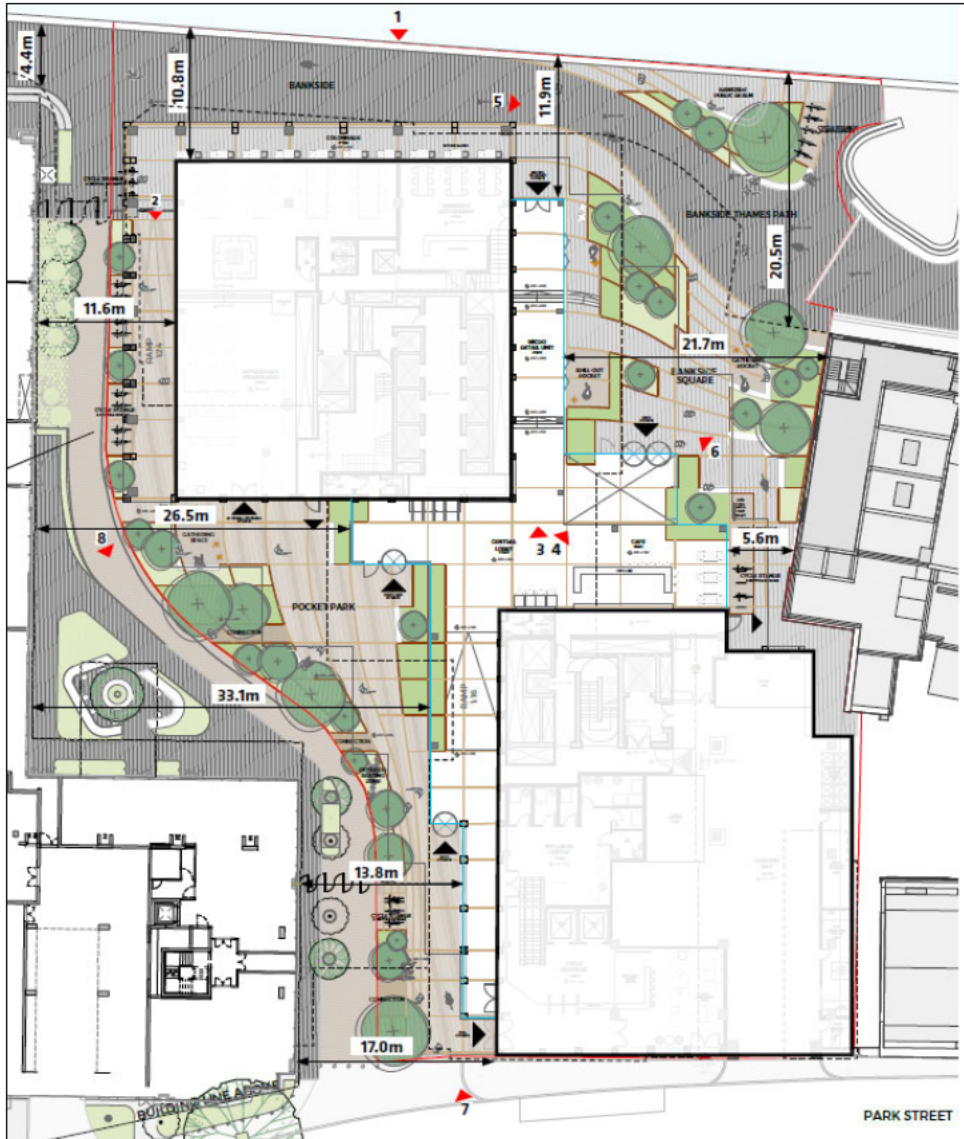


- Two new publicly realm areas connect with a fully glazed central lobby space
- The southern location of a new Cycle Services and Active Travel Hub animates the Park Street façade.
- Micro-retail units and the double height entry of the restaurant at the corner of the new Bankside Square.
- Affordable workspace occupies the northwest corner of the ground floor and the majority of Level 01

Ground Floor



Public Realm Concept



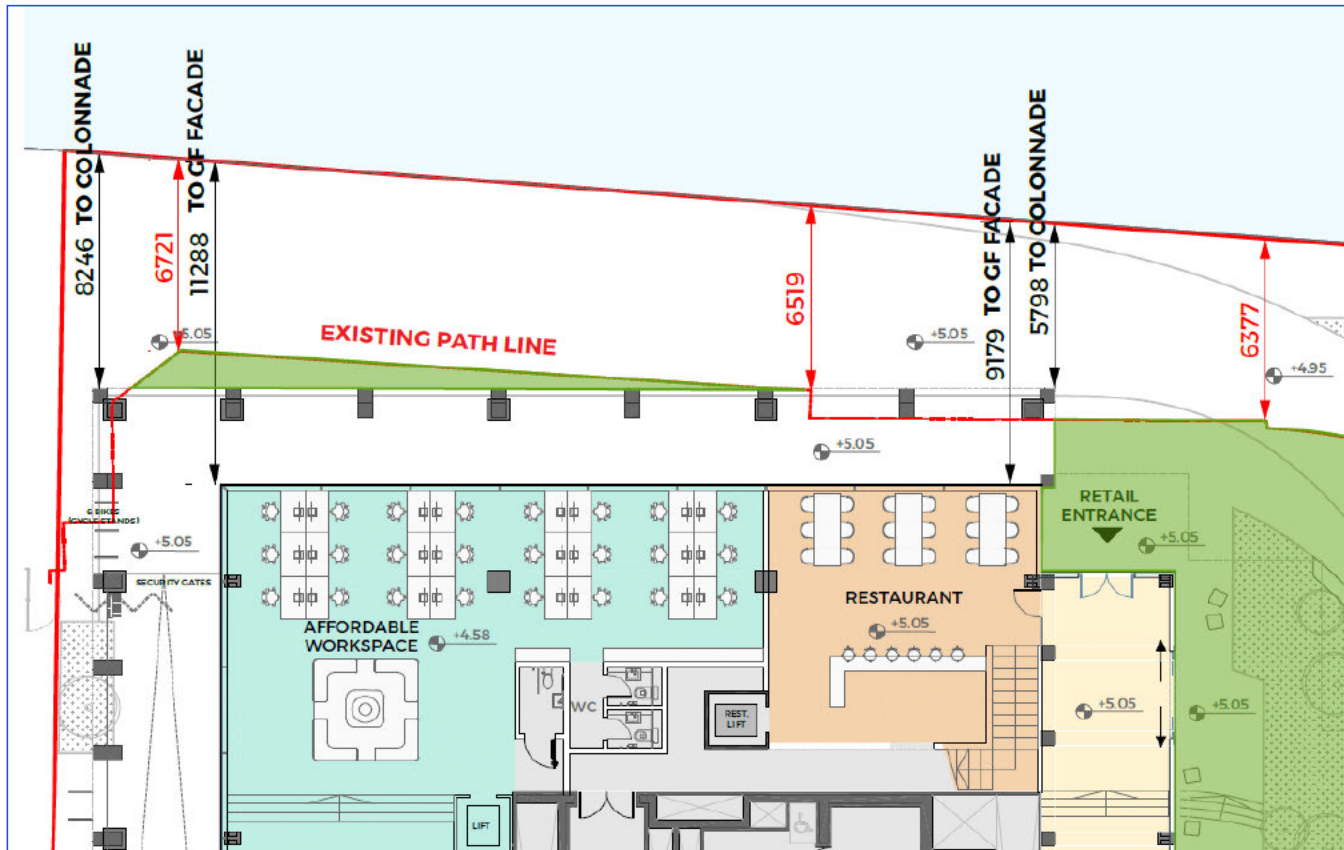
- The Bankside Square, to the northeast, extends the width of the Bankside Path
- New north-south route is created between the Proposed Development and the Former FT Building.
- New space seeks to fully integrate with the Former FT Building.

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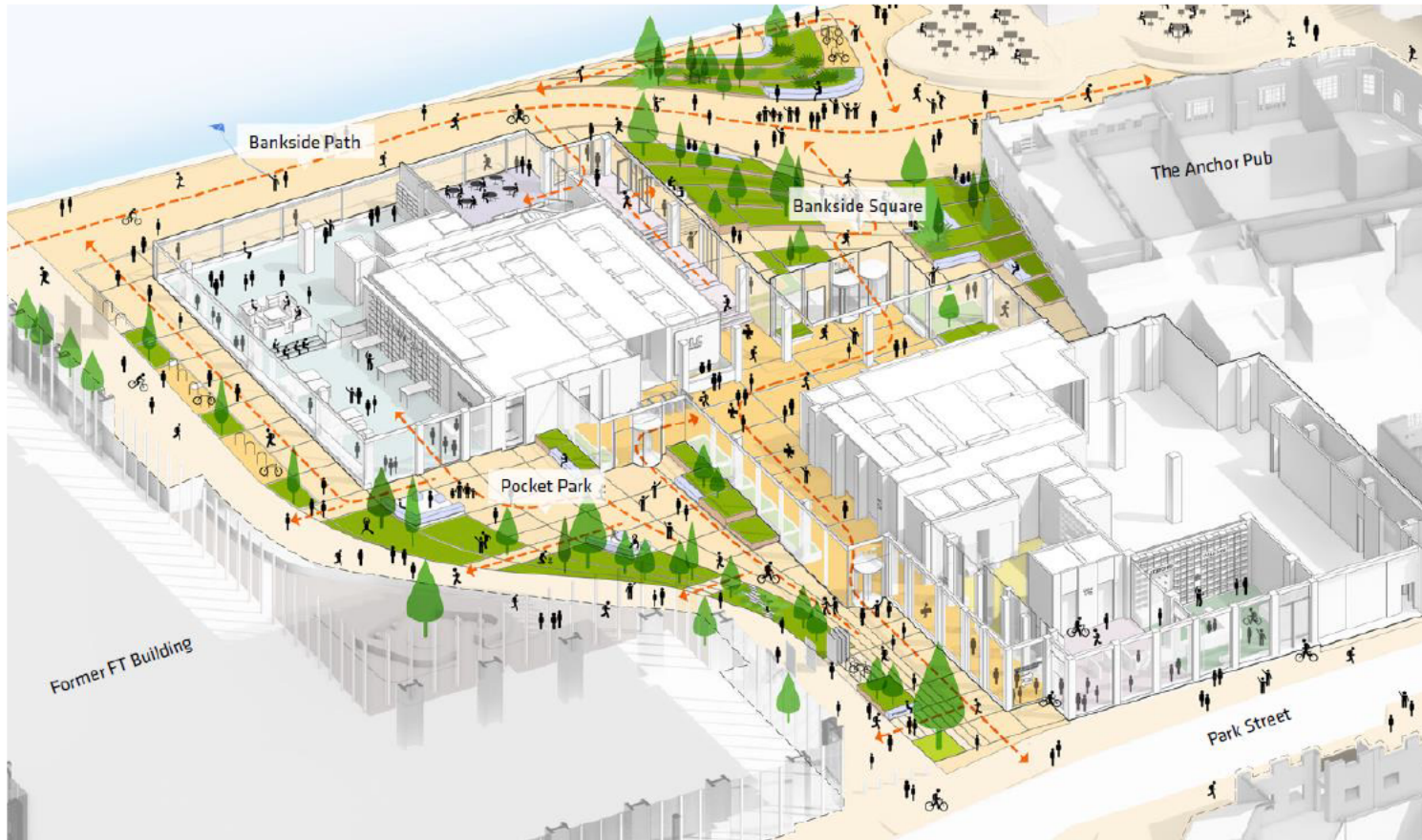
Public realm



Public realm- Thames Path

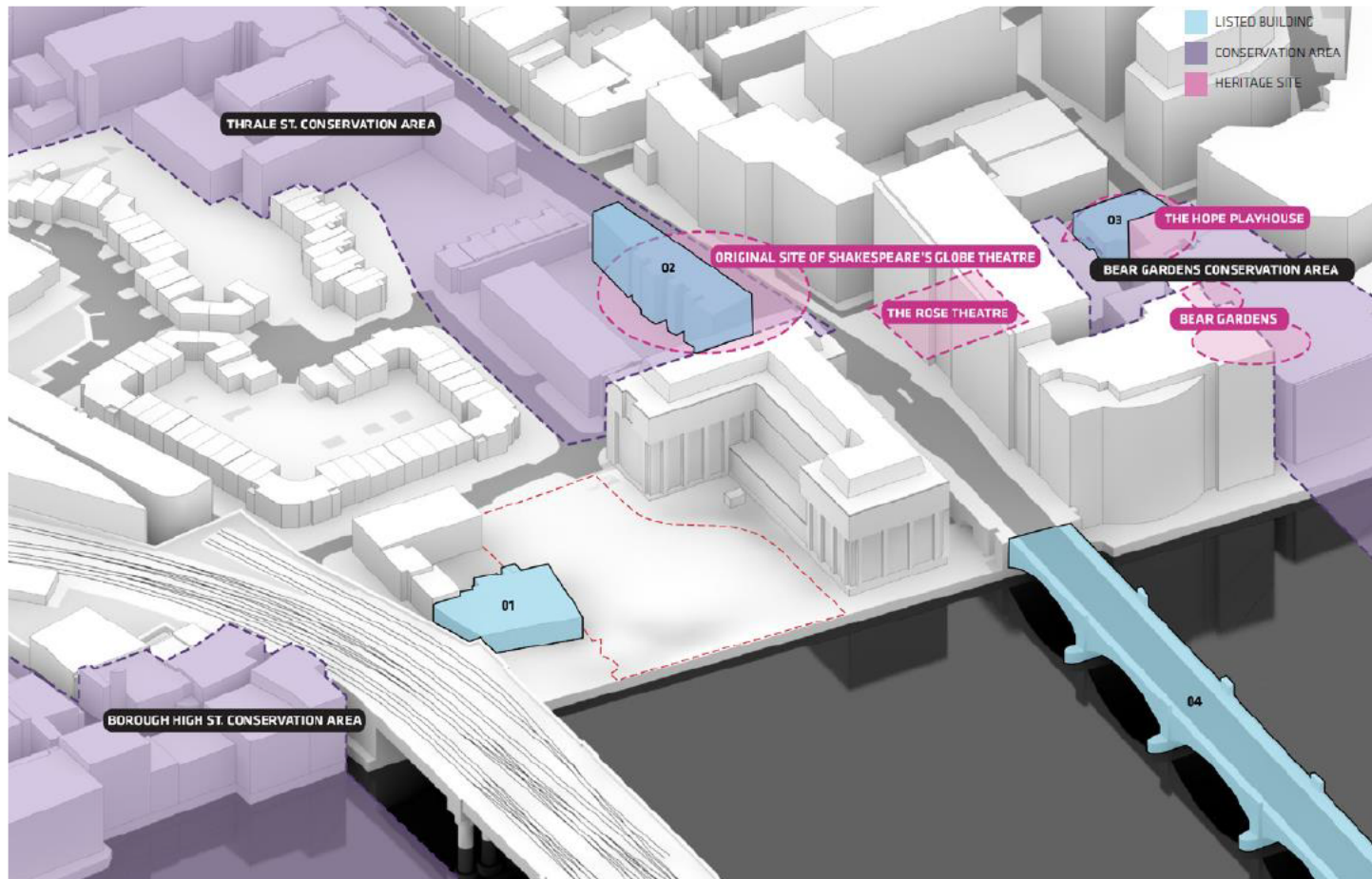


Public Realm Concept



With the FT development, it would have one larger public space, which would be unified. Details of the hard landscaping and levels would be secured.

Heritage Assets Nearby



Key

1. Anchor Pub
2. Anchor Terrace
3. Union Works
4. Southwark Bridge

LVMF- Alexandra Palace



LVMF- Kenwood House



Local View 1- One Tree Hill



Local View 2- Nunhead Cemetery



View from Southwark Bridge



Anchor pub- warehouses looking east



Anchor pub



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The Proposed Scheme

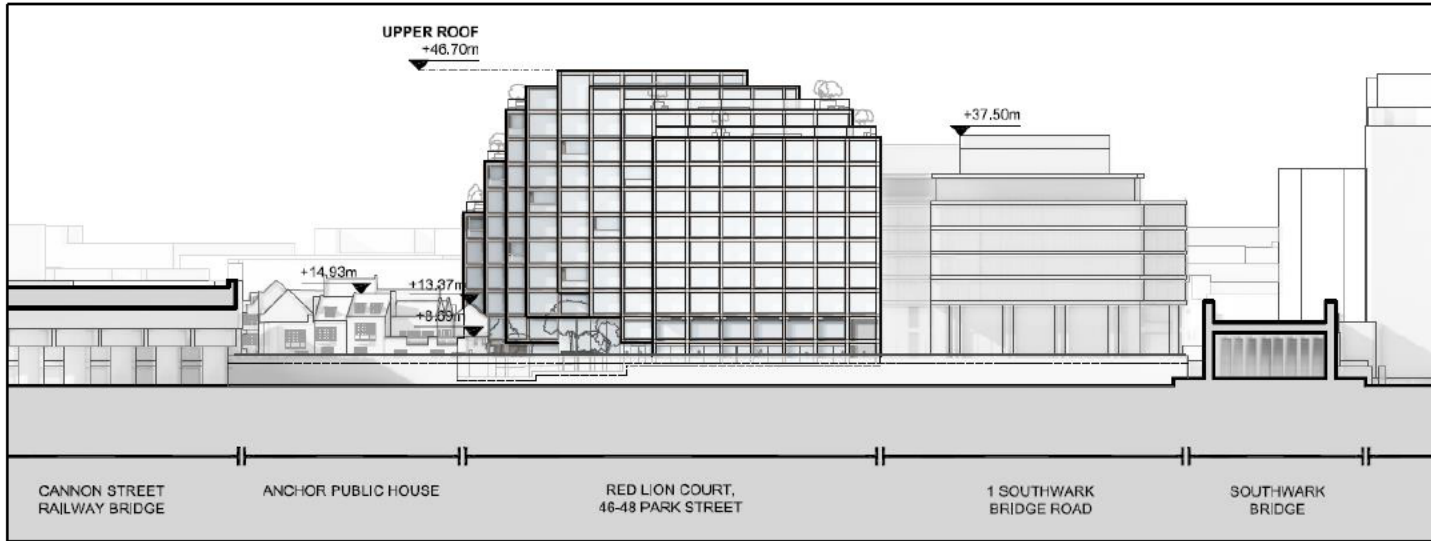


Views South of the site, from Porter Street. Park Street frontage mainly servicing location and cycle hub



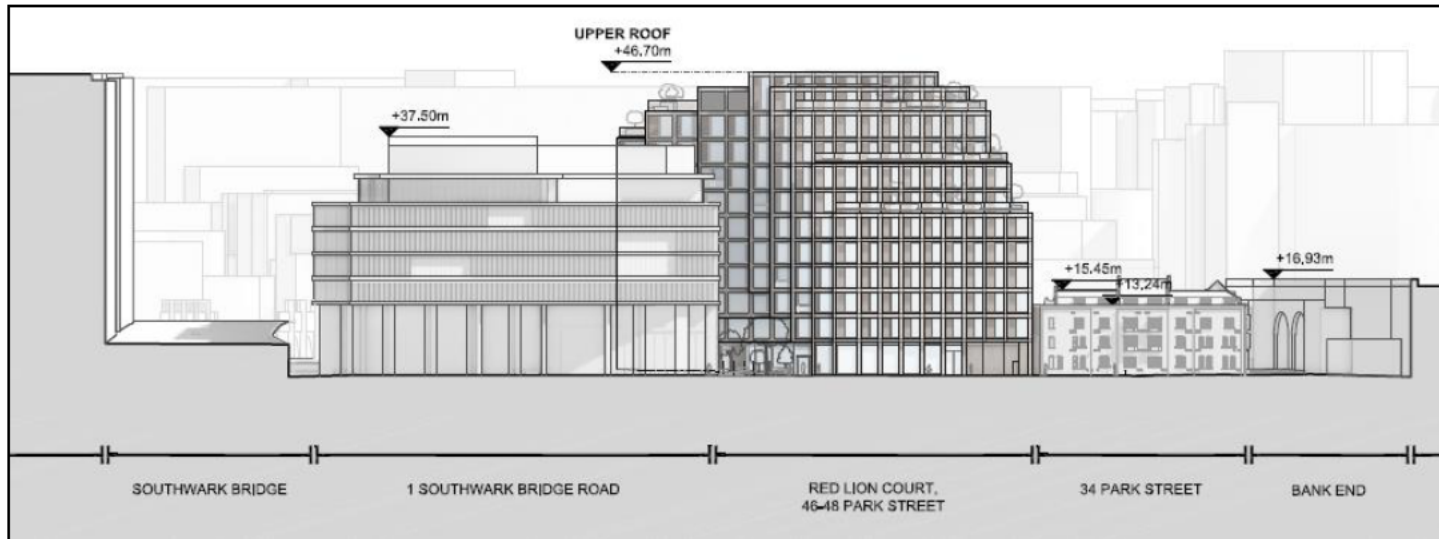
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Context Elevations



Max Height

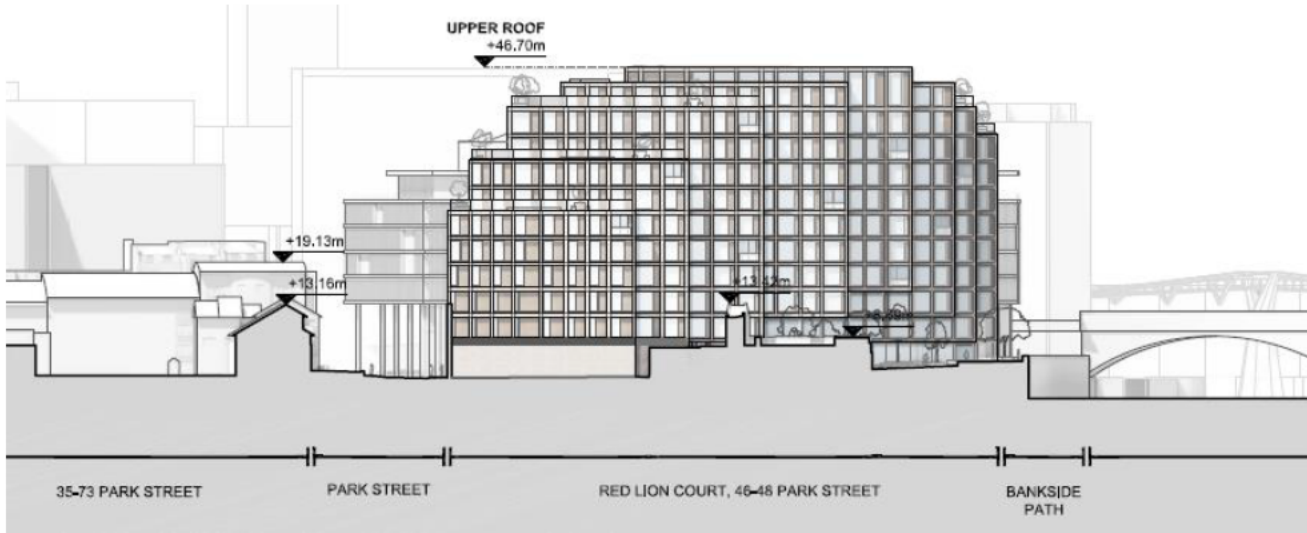
North Elevation



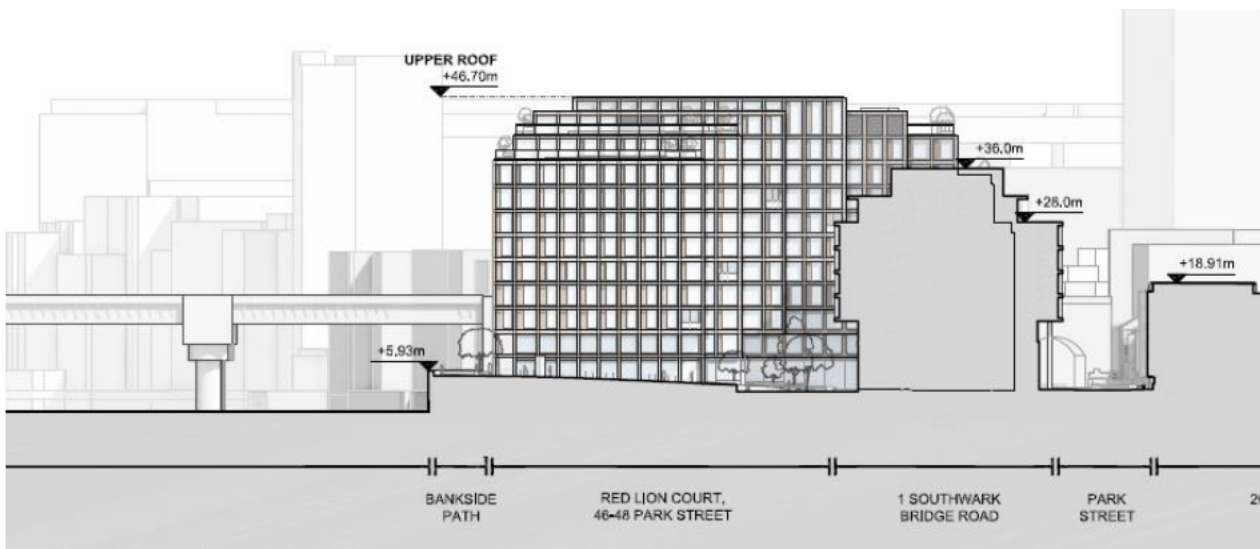
South Elevation

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Context Elevations



East Elevation



West Elevation

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Materiality



'BRONZE' STYLE METAL



CLEAR GLASS



LIGHT BRICK



'BRONZE' STYLE
REFLECTIVE METAL



South Elevation on
Park Street

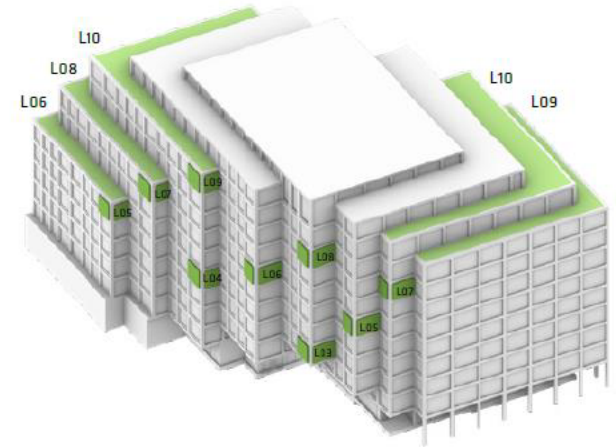


Soffits

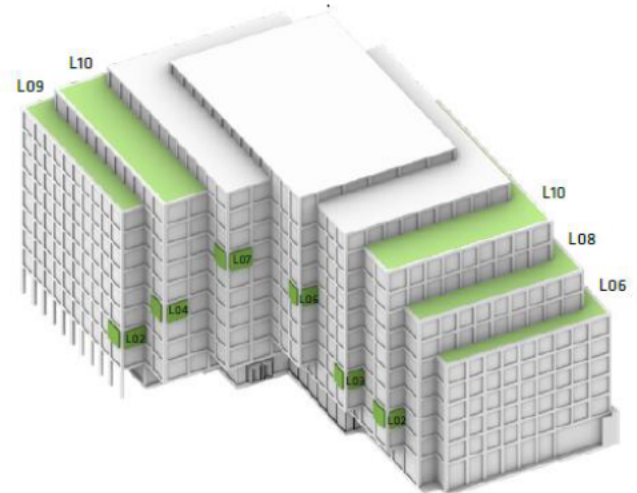
Terraces



Terrace allocation Northeast



Terrace allocation Southwest



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- Series of terraces on the upper floors.
- Sufficient distance from Park Street residents.
- Terrace management plan secured to limit hours of use and other restrictions.

Daylight and Sunlight



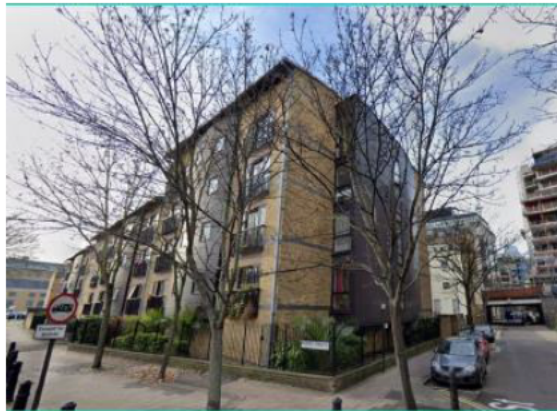
Figure 3 - The Site and the Surrounding Properties Considered for Assessments

	Building Name
1	1-29 Anchor Terrace
2	123 Park Street
3	89-99 Park Street
	87 Park Street
	85 Park Street
	83 Park Street
	81 Park Street
	79 Park Street
	77 Park Street
	75 Park Street
	73 Park Street
4	Premier Inn, 34 Park Street

Daylight and Sunlight

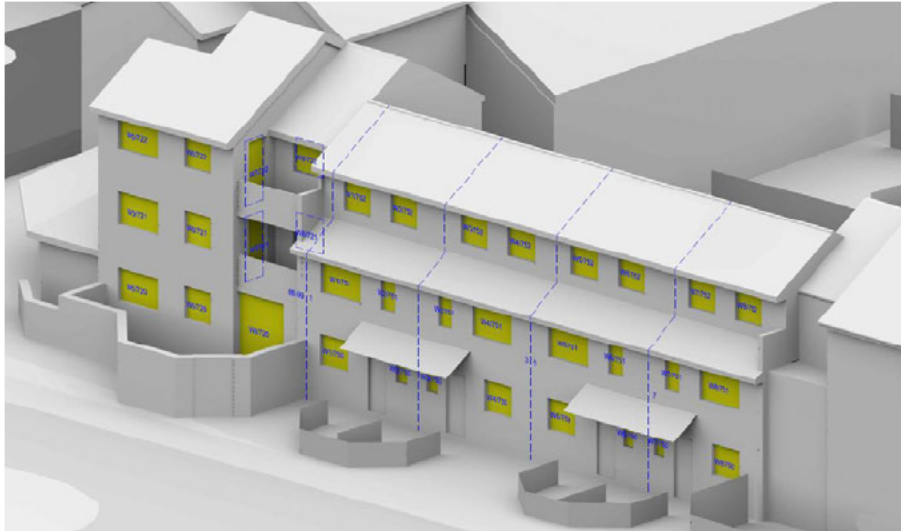


1-29 Anchor Terrace- complies with BRE



123 Park Street- complies with BRE for Red Lion Court

Daylight and Sunlight

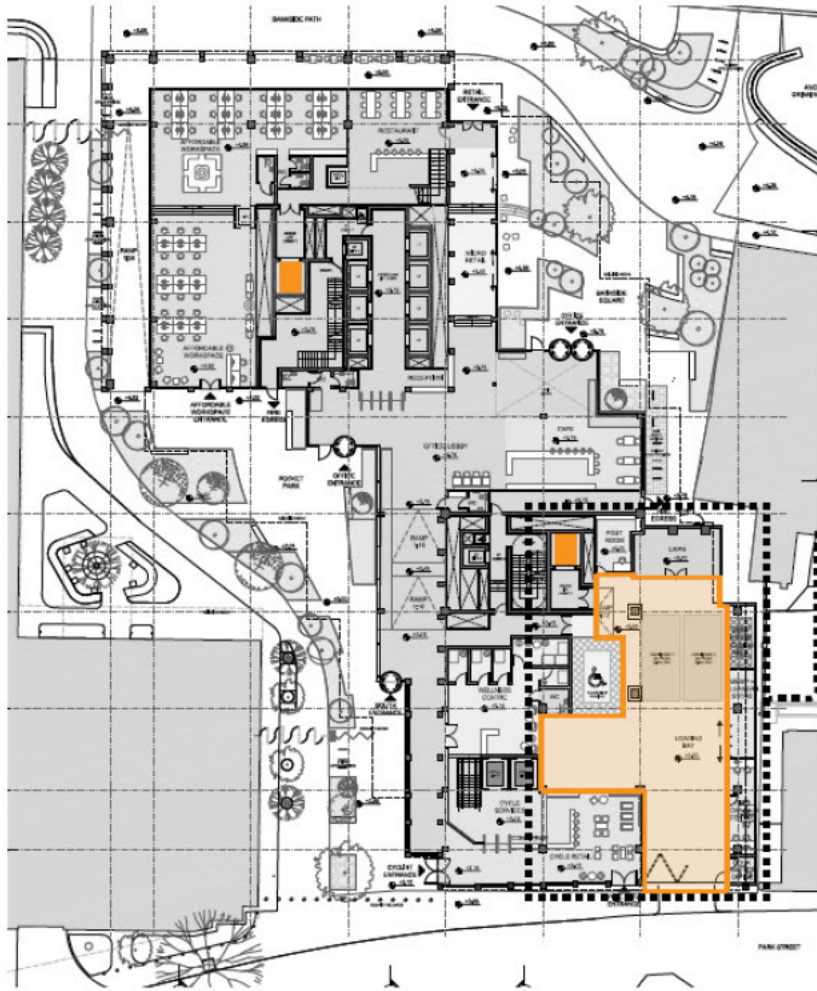


88-99 Park Street
3 Windows reduced below BRE
Overhangs removed- 2 below BRE
with 21% loss



73-87 Park Street
Bedroom windows reduction of up to
37%
Without overhangs- all BRE compliant

Servicing



GROUND FLOOR LOADING BAY

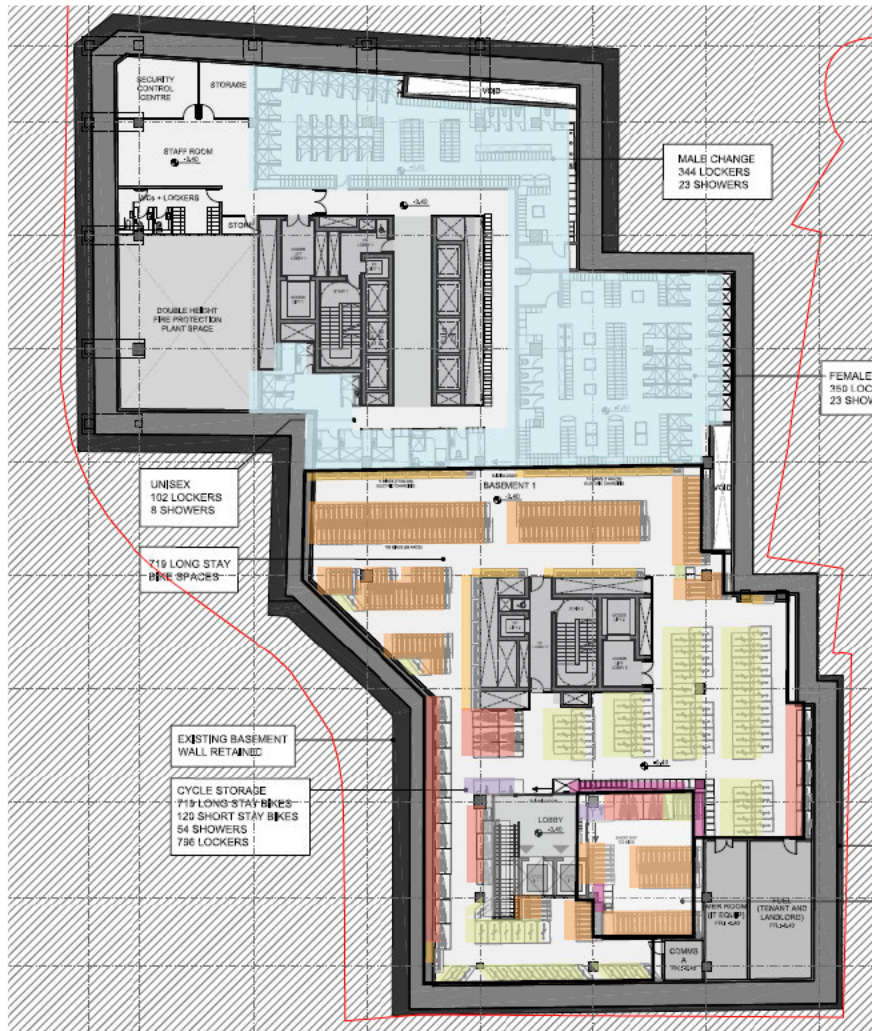


LOADING BAY LAYOUT

- Servicing - Off-street loading bay, accessed from Park Street.
- One accessible parking space located off the loading bay.
- Taxi drop-off will be available along Park Street, near the southern entrance.

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Cycle Parking in Basement



Land Use	London Plan		Southwark Plan	
	Long-stay	Short-stay	Long-stay	Short-stay
Office Class E(c)	458	16	711	128
Retail Class E(a) and E(b)	4	36	6	36
Health Centres	2	2	2	2
Total	464	54	719	166

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Energy and Sustainability



- 17% reduction in overall carbon emissions over Part L, through passive design and energy efficiency measures alone.
- ASHPs and PVs to provide a further 32% improvement over Part L 2013.
- Overall regulated CO2 savings on site is **49%**.
- Basement- 50% reuse of piles from existing foundations
- 95% of non-hazardous materials to be re-used on site, recycled or put to beneficial use

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Additional S106 obligations

Additional benefits to be sought for the local community have been agreed by the applicant. These include:

- Support of Zakia's Garden Pocket Park: £50,000 towards the Zakia's Garden Project (Southwark Council land) to help with design fees, surveys or other related costs and an annual contribution (up to 5 years with a review of the amount of the maintenance contributions thereafter) towards the maintenance and upkeep of the proposed garden.
- Community use of Red Lion Court Pocket Park: accessible to local residents exclusively 12 times a year, free of charge.
- Affordable Workspace: a bespoke affordable workspace offer for Living Bankside at peppercorn rent.
- Wellness Centre + Cycle Hub: dedicated and genuinely affordable provision for those on lower incomes and or on welfare benefits.

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Summary

- **Positive and optimised use of the site occupying a prominent and highly accessible site on the Thames riverside**
- **High quality design, sensitive to nearby heritage assets and all London and Borough views**
- **Enhanced public spaces, landscaping, and pedestrian permeability**
- **A mix of town centre uses that responds positively to the NSP Site Allocation, comprising Grade A office, affordable workspace and retail**
- **Increase in employment floor space and jobs including affordable workspace**
- **New jobs during construction**
- **Mitigation measures to limit amenity impacts on local residents**
- **Estimated CIL contribution of £4.56 million (of which £1.46 million would be Southwark CIL)**
- **A range of contributions, to be secured in the Section 106 Agreement**

Item 5.2 22/AP/3049

160 Blackfriars Road, London SE1

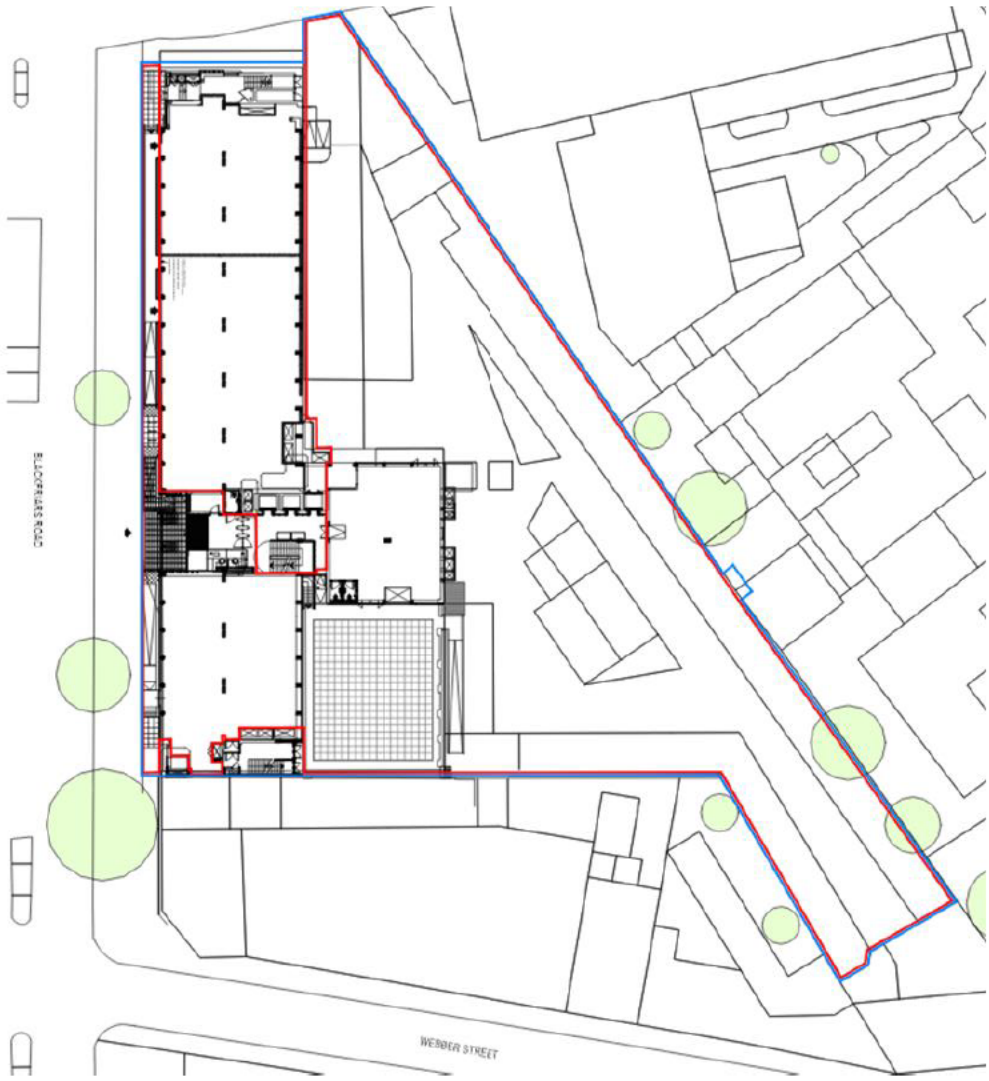
Minor material amendments by variation of Condition 1 'Approved Plans' and Condition 30 'Number of Hotel Bedrooms' of planning permission ref. no: 20/AP/0556 (Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation).

The proposed changes are to:

- increase the number of hotel bedrooms by 53 to 222 with revised layout;
- make changes to the design (including changes to the footprint and massing by extending into the south-eastern corner near to the Webber Street boundary and into the northern corners behind the office building, and changes to windows) that result in an increase of 292sqm GEA of hotel floorspace;
- revise the red line application site to take in part of the ground floor of the existing building;
- increase the affordable workspace area by 96sqm;
- revise the existing ground floor office, and the layout of the hotel entrance and reception area;
- amend the frontage to the courtyard space;
- and amend the energy strategy.

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Site location



Existing



51

2020 permission

20/AP/0556 granted permission in July 2020 for:

Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation.

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2018 application

Earlier 2018 hotel-led application that was refused by Planning Committee and dismissed at appeal for one design-related reason.

2018 scheme visuals for comparison:



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Approved 2020 scheme

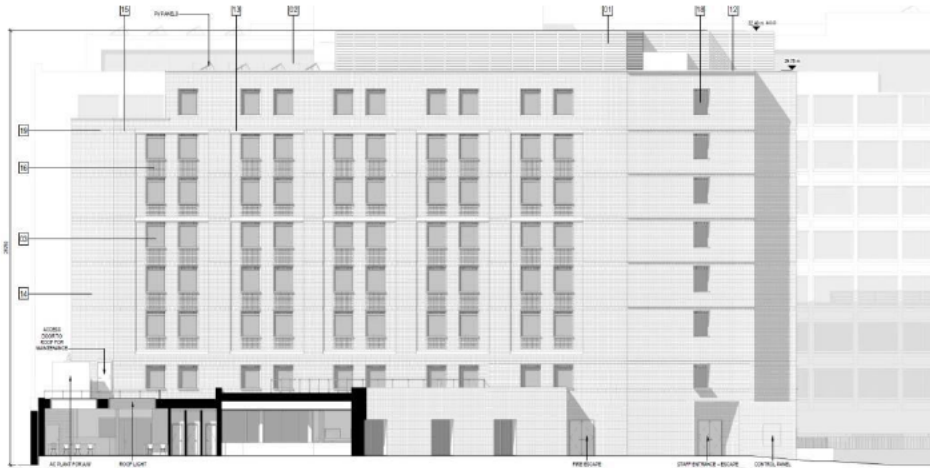
Typical hotel floorplan



View from Blackfriars Road

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Approved 2020 scheme



Rear (eastern) elevation
and views from the school



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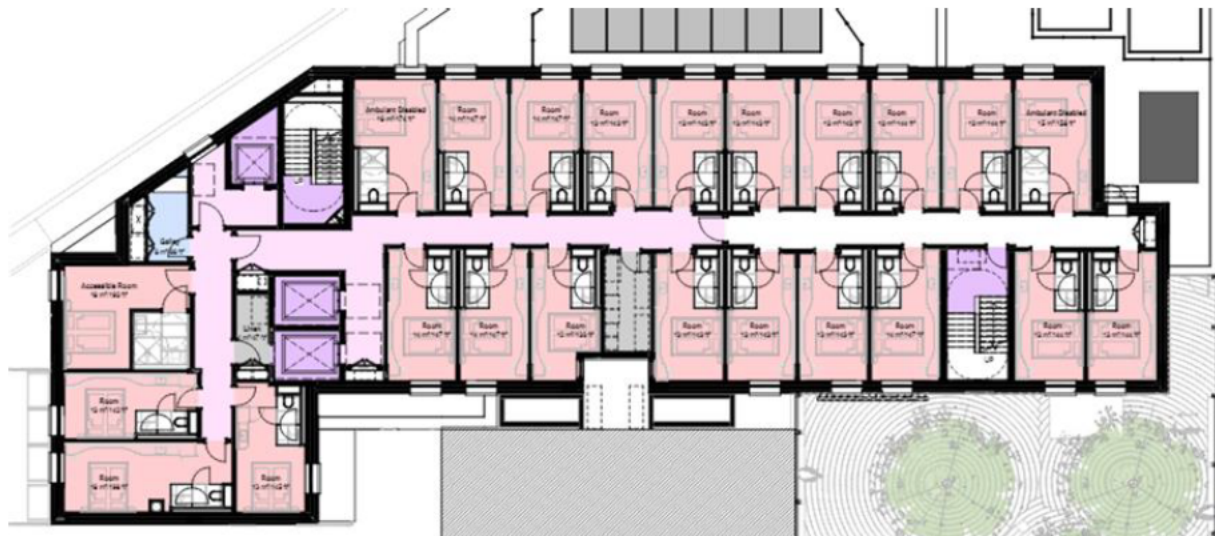
2022 application - proposed changes

Section 73 “minor amendment” application that proposes amendments for the new hotel operator:

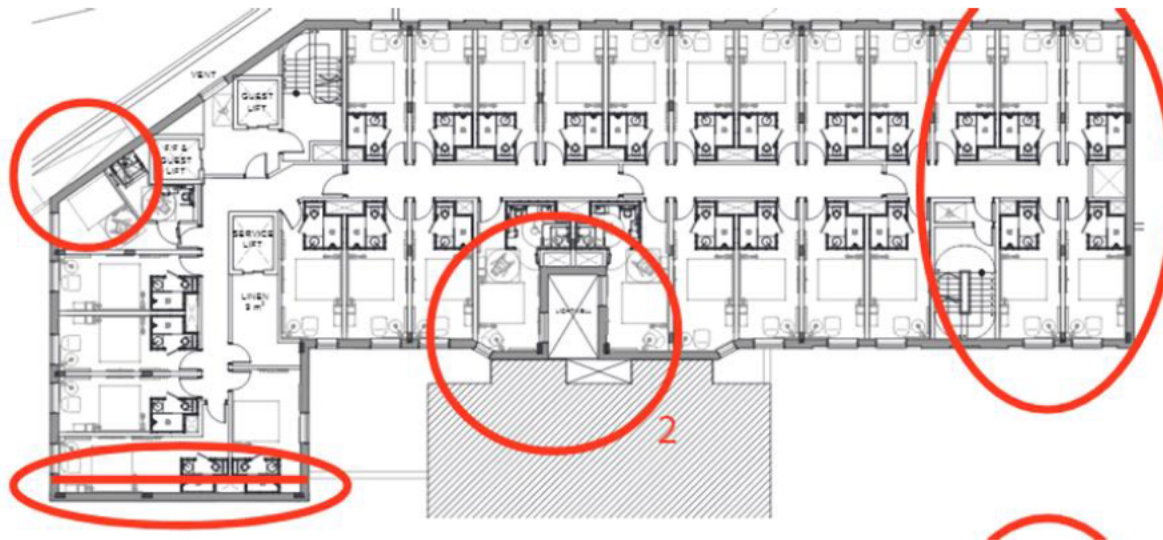
1. Increase in the number of hotel bedrooms from 169 to 222.
2. Revisions to the internal layout, the footprint and massing of the hotel building.
3. Changes to the external appearance from the revised massing, and additional windows.
4. Changes to the ground floor layout of the hotel entrance, lobby and reception.
5. Increase in the size of the flexible affordable workspace and community use unit.
6. Amendments to the layout around the new public courtyard.
7. Revised energy strategy.

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Comparison floorplans



Approved typical floor



Proposed typical floor

58

Comparison elevations



Approved



Proposed

59

Comparison elevations



Approved



Proposed

60

Comparison elevations



Approved



Proposed

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Comparison elevations



Approved

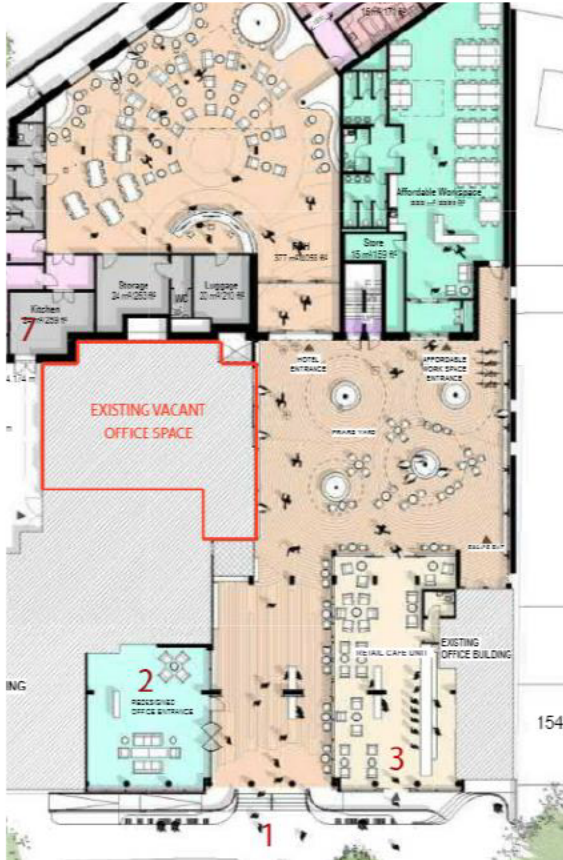


Proposed

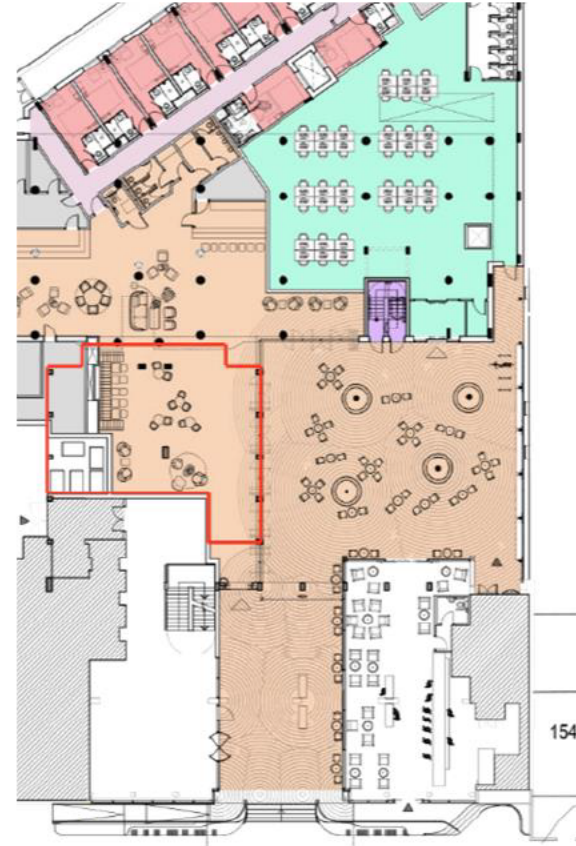
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Comparison floorplans

Approved ground floor



Proposed ground floor

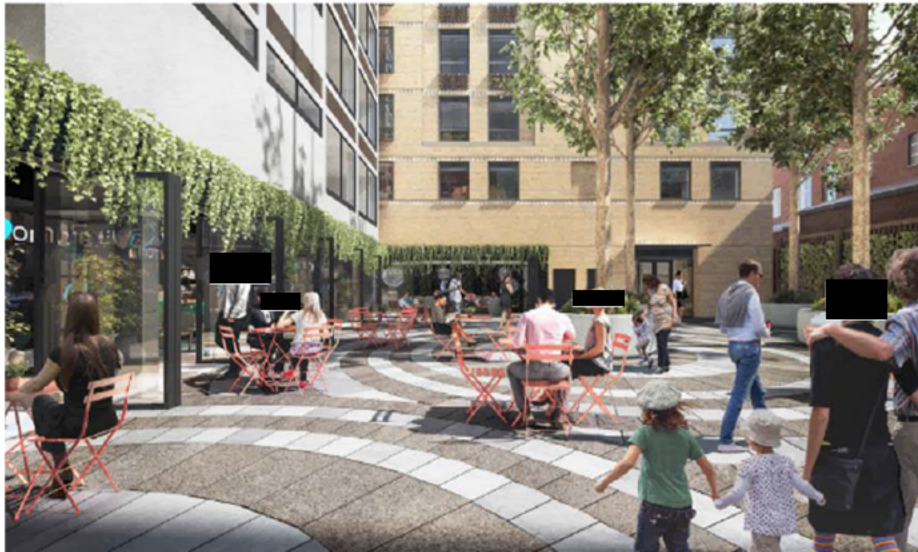


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Comparison images



Approved courtyard



Proposed courtyard

Floorspace

	Approved Scheme (20/AP/0556)		Proposed Scheme	
	GEA (sqm)	GIA (sqm)	GEA (sqm)	GIA (sqm)
Class C1 (Hotel)	6,614	5,956.1	6,906	6,400
Class E (Office Use)	330.1	311	469	434
Class E (Flexible Retail Use)	171.1	154.9	171	155
Total	7,115.2	6422	7,546	6,989

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Energy strategy

Approved scheme

- Achieved a carbon reduction of 67% on Part L 2013 - exceeding the minimum 35% on-site reduction required by the London Plan (2016). Through be lean measures, air source heat pumps and PVs.
- 95.5 tonnes of remaining annual carbon emissions.
- No carbon offset contribution secured.

Proposed scheme

- Achieves a carbon reduction of 62.4%.
- Improved during the application with the addition of 70sqm of PVs, from the original 59.3% reduction.
- 128.5 tonnes of remaining annual carbon emissions.
- Carbon offset contribution of £336,225 (indexed) to be secured in the DoV
- Be seen monitoring and review to be secured in the DoV



Consultation

- 8 objections: to the hotel use; other uses being more appropriate; the revisions to the hotel and the increase in the number of hotel rooms; neighbour amenity impacts; design; transport impacts.
- 1 in support.
- Amendments during the application.
- Consultees - Environment Agency, Met Police, Thames Water, Transport for London.
- Internal consultees - (EPT, flooding, highways, local economy).

Assessment

Section 73 amendment application for changes to an implemented permission.

Key topics considered for the proposed changes:

- Principle of the proposed development in terms of land uses
- Design and heritage
- Quality of accommodation
- Impact on neighbour amenity
- Sustainable development implications
- Trees, landscaping and ecology
- Transport and highways
- Planning obligations and CIL

Proposed conditions and deed of variation.

Recommendation

That an amended planning permission be granted subject to:

- revised conditions to those imposed on the 2020 permission, and
- the completion of a deed of variation to the original legal agreement.

In the event that the deed of variation is not completed by 8 June 2023 to authorise the Director of Planning and Growth to refuse planning permission if appropriate.

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