

Planning Committee (Major Applications) B

Wednesday 31 January 2024

6.30 pm

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

Supplemental Agenda

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Contact

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Webpage: www.southwark.gov.uk

Date: 31 January 2024

Item No: 6.1	Classification: Open	Date: 31 January 2024	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road & Borough, Bankside And Walworth	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report(s) 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/or revisions have been received in respect of the following items on the main agenda:

FACTORS FOR CONSIDERATION

4. Correction and addition to the conditions on the draft decision notice in respect of the following item on the main agenda.

ITEM 6.1: 23/AP/2810 - The Liberty Of Southwark (Formerly Landmark Court), Land Bounded By Southwark Street, Redcross Way And Cross Bones Graveyard, London SE1 1RQ

Late representations

5. Since the preparation of the committee report, further comments have been received from members of the public which include 45 objections. These mention matters referred to and addressed in the main report, such as the reduction in the number of homes, impact and daylight and sunlight, impact of additional height and massing. A further objection and

complaint has been received from a local resident about a number of issues, some of which are not relevant to this application. There is objection to the how the archaeological remains will be displayed but the proposal for this is high quality and would retain the artefacts on site.

6. Comments have also been received from the GLA asking for conditions relating to construction and air quality. These matters are secured within the Construction Environmental Management conditions already imposed on the implemented permission and recommended for this application.

Corrections and clarifications to the report

7. The table at paragraph 45 contains an error; the number of consented two bedroom dwellings is 16 rather than the 14 reported:

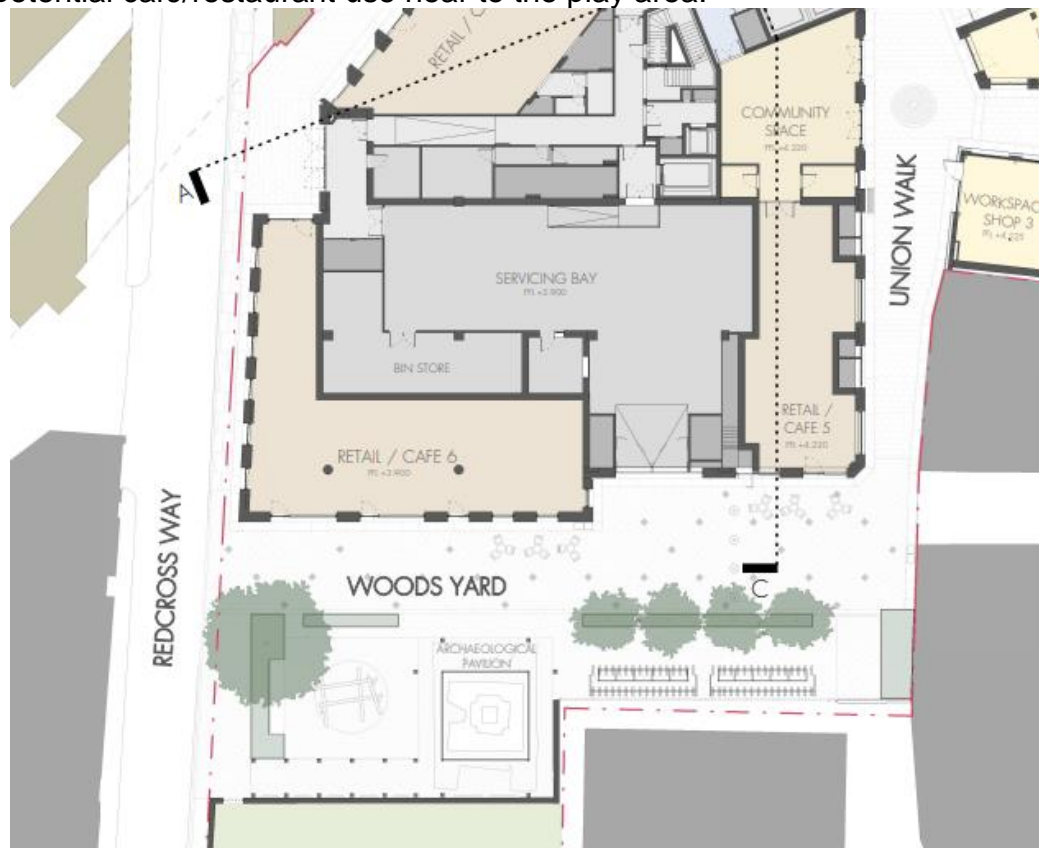
	Tenure	1-Bed	2-Bed	3-Bed	Total units	Total hab rooms
Consented	Market	9	10	1	20	59
	Intermediate	1	2	1	4	15
	Social rent	4	4	4	12	39
	Total	14	1416	6	36	113
Proposed	Market	7	10	1	18	57
	DMR	1	1	1	3	11
	Social rent	4	6	3	13	45
	Total	12	17	5	34	113

8. To clarify what is reported in paragraph 70, the proposed affordable workspace is 10% of the total commercial floorspace and would include the community/cultural space, which would comply with P31 of the Southwark Plan which allows affordable workspace to be provided as cultural uses. The affordable workspace floorspace would be 2,535 sq.m and be secured through the legal agreement.
9. Paragraph 207 seeking authorisation to refuse permission, if appropriate, should a legal agreement not be entered into should reference a date of 30 October 2024 rather than 30 October 2020.

Conditions

10. The applicant has requested that condition 63 in the recommendation be amended to allow the commercial unit within the Woods Yard Building to have the flexibility to be used as a café/restaurant. Since the original permission was granted, the retail and hospitality environment has changed significantly and has not completely recovered after Covid-19.
11. In 2020, the government changed the use classes order to allow greater flexibility for commercial floorspace by bringing commercial, business and services into one use class, meaning that planning permission is not needed for a premises to change from retail to a restaurant, as it is not a

change of use. This amendment would allow that flexibility and support a potential café/restaurant use near to the play area:



12. The amended condition recommended is:

The ground floor commercial unit within the Woods Yard Building which fronts onto Woods Yard to the south and Redcross Way to the west, and which is annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL/RESTAURANT, shall be used at any one time only for purposes falling within the definition of Class A1 [Shops] or Class A2 [Financial or Professional Services] **A3 [Restaurant/café]** or Class D2 [Assembly and Leisure] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conclusion of the Director of Planning and Growth

13. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to Stage 2 referral to the Mayor, the completion of a Section 106 Agreement.

Background Papers	Held At	Contact
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Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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Welcome to Southwark Planning Committee B Majors Applications

31 January 2024

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/2334

The Liberty Of Southwark (formerly Landmark Court)
Land Bounded By Southwark Street, Redcross Way And
Cross Bones Graveyard, London SE11RQ

Item 6.2 – 19/AP/1974

Bradfield Club, 5-13 Commercial Way, London
SE15 6DQ



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

Item 6.1

23/AP/2334

The Liberty Of Southwark (formerly Landmark Court)

Land Bounded By Southwark Street, Redcross Way And Cross Bones Graveyard, London SE11RQ

Minor material amendment of planning permission 19/AP/0830 (as amended by permissions ref: 21/AP/1295 and 22/AP/1689): 'Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.'

Amendments include:

- Addition of permanent structure for discovered mausoleum and mosaics;
- Creation of community centre;
- Change of use of 15 Southwark Street from retail/residential to retail/office;
- Reconfiguration of basement -Increased massing of office and residential buildings;
- Updates to energy, sustainability and fire safety strategy (including additional staircores);
- Creation of new cycle hub, increase in cycle parking, improvement to storage facilities, updates to parking strategy

Reconsultation:

- Amendments to 15 Southwark Street (retention of existing facade proportions and changes to internal floorplates)

Site location plan



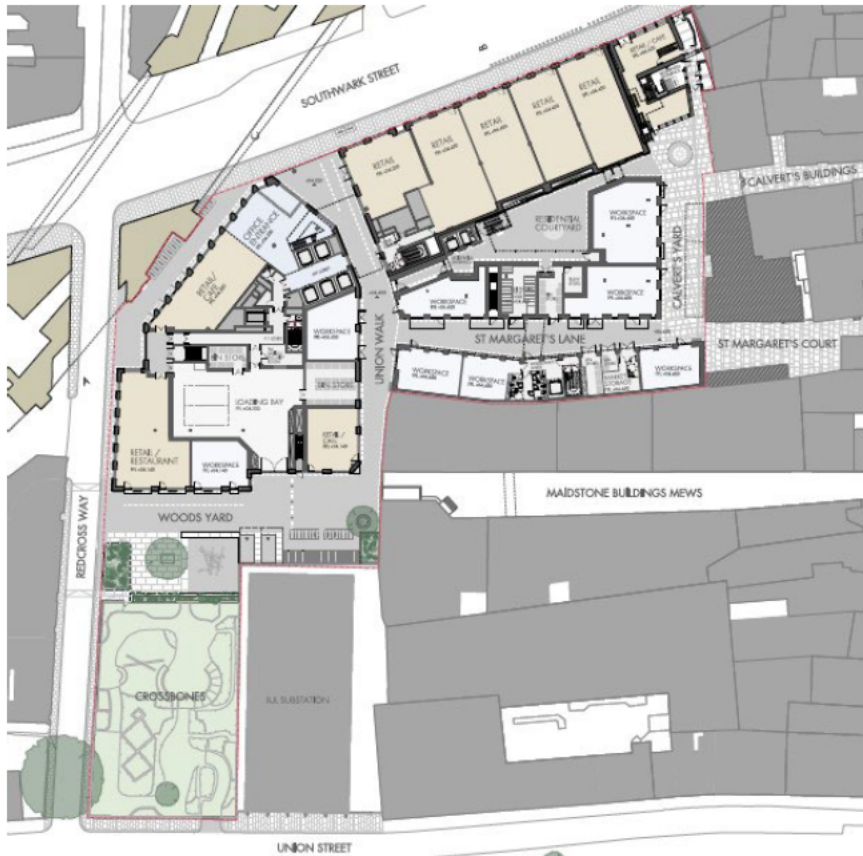
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Aerial view looking north



Ground floor plan

Consented

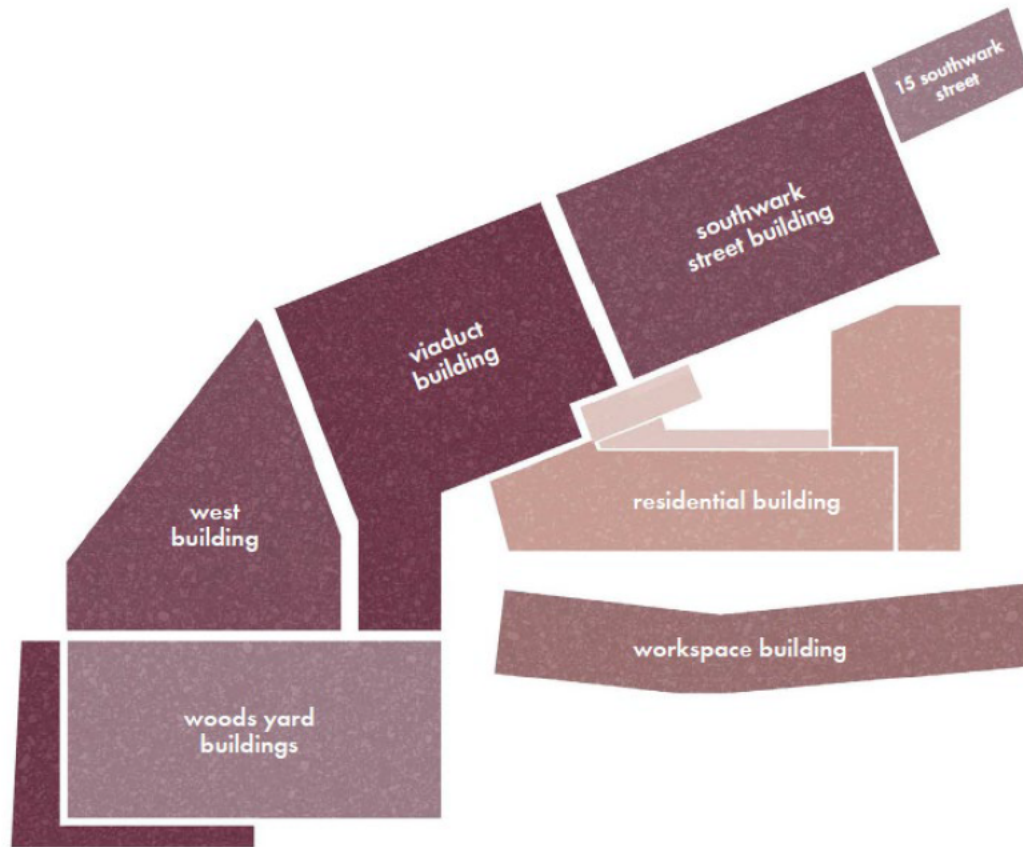


Proposed



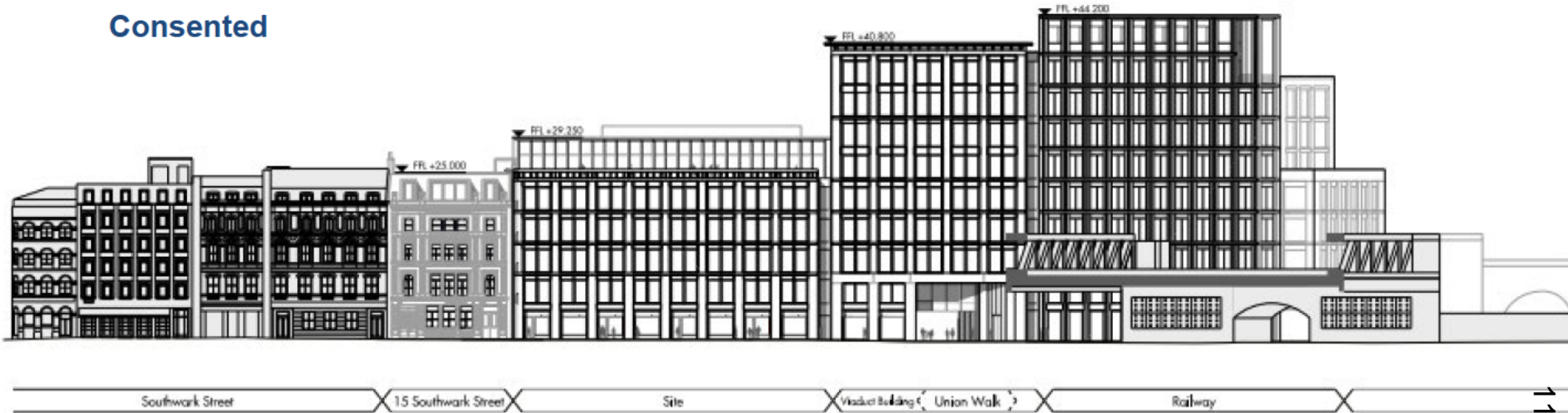
6

Proposed Collection of Buildings



Front Elevation Proposed

Consented



Proposed



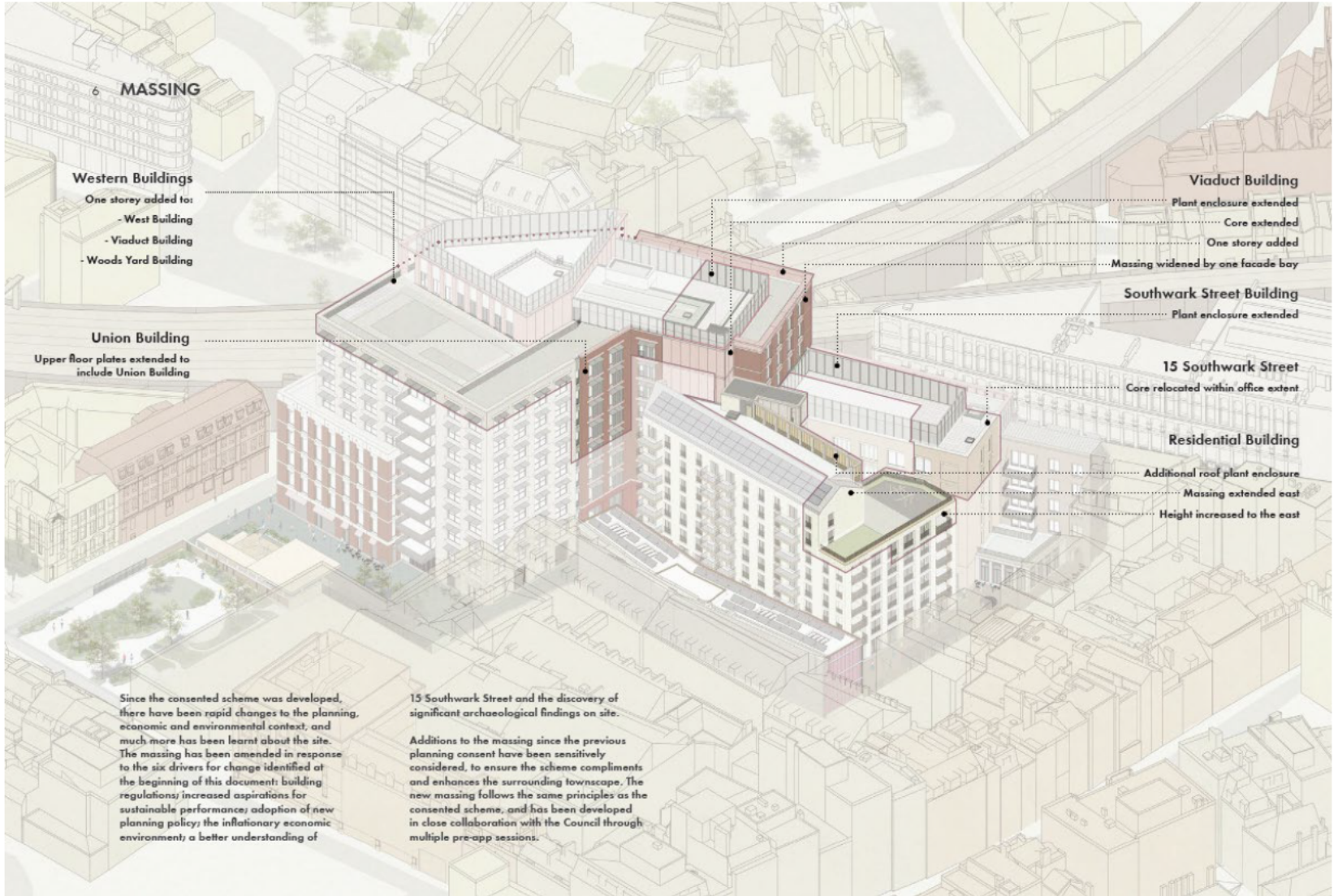
Ground Floor Layout Proposed



Total Massing Proposed



Change in massing from parent scheme (Highlighted)



Proposed View – Southwark Street (East)



15

TVIA – Southwark Street Looking West

Consented



Proposed



16

TVIA – Southwark Street Looking East

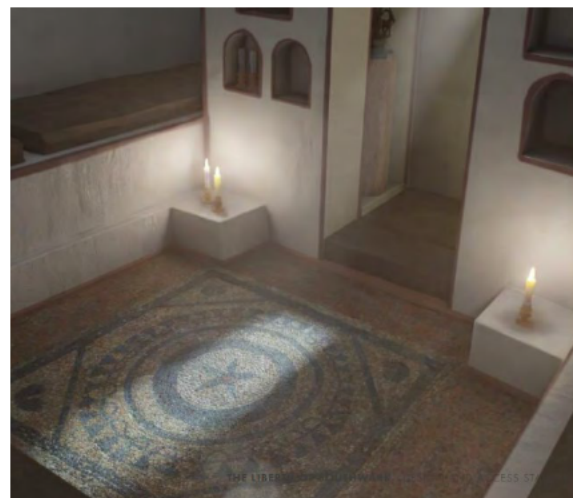
Consented



Proposed

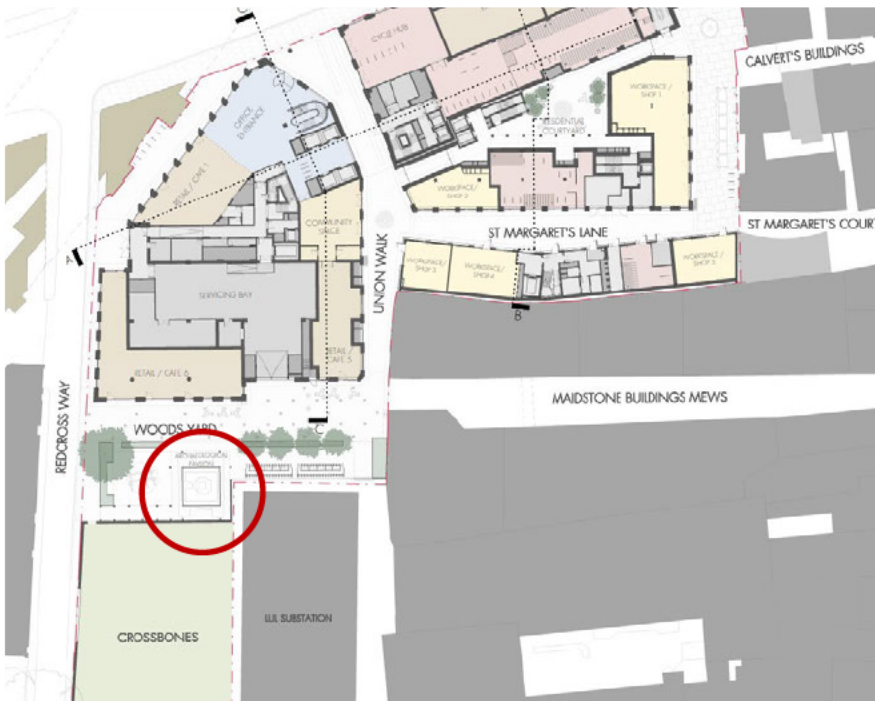


Roman Discoveries



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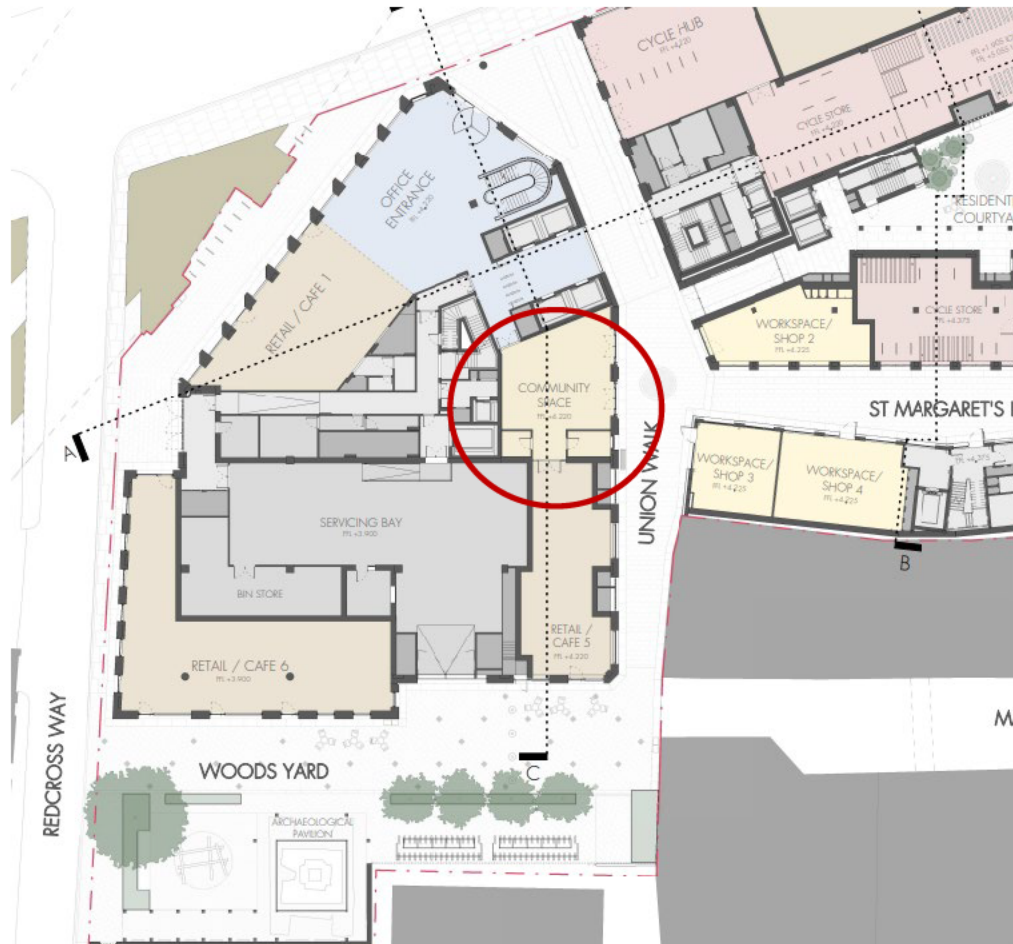
Addition of Display Pavilion for Roman Discoveries



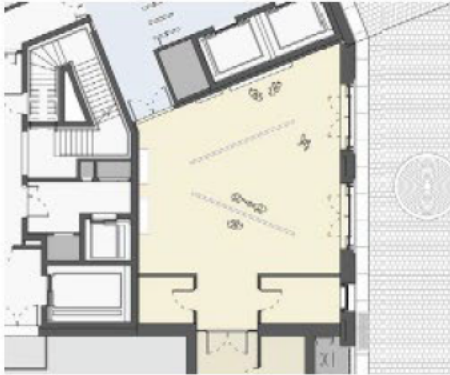
Display Pavilion & Play Area



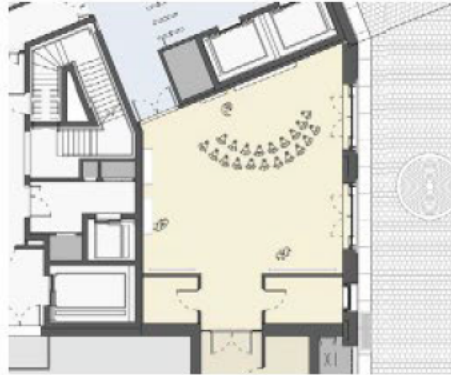
Addition of community space



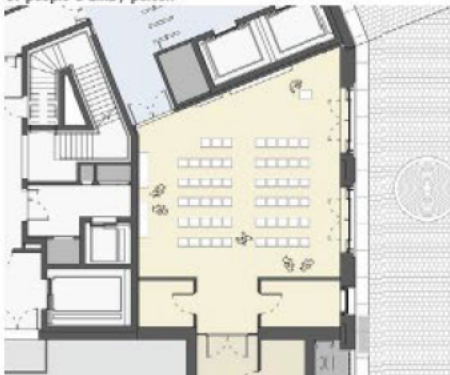
Community Space



Exhibition
39 people @ 2m² / person



School Group / Group Tour
39 people @ 2m² / person



Lecture
50+ people seated



Networking Event
30+ people stood at tables

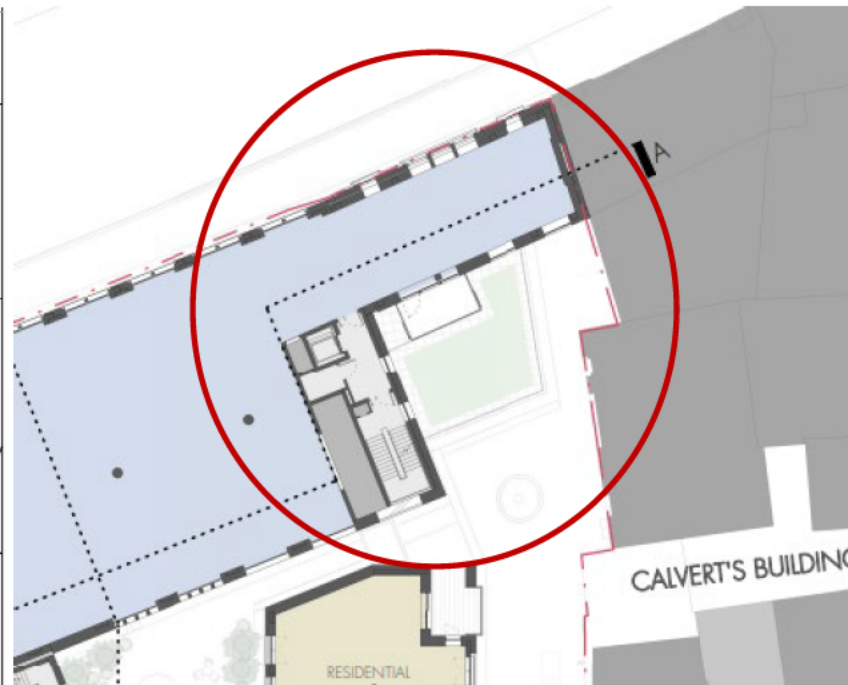


View of community space

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15 Southwark Street

Change of use of from retail/residential to retail/office



23

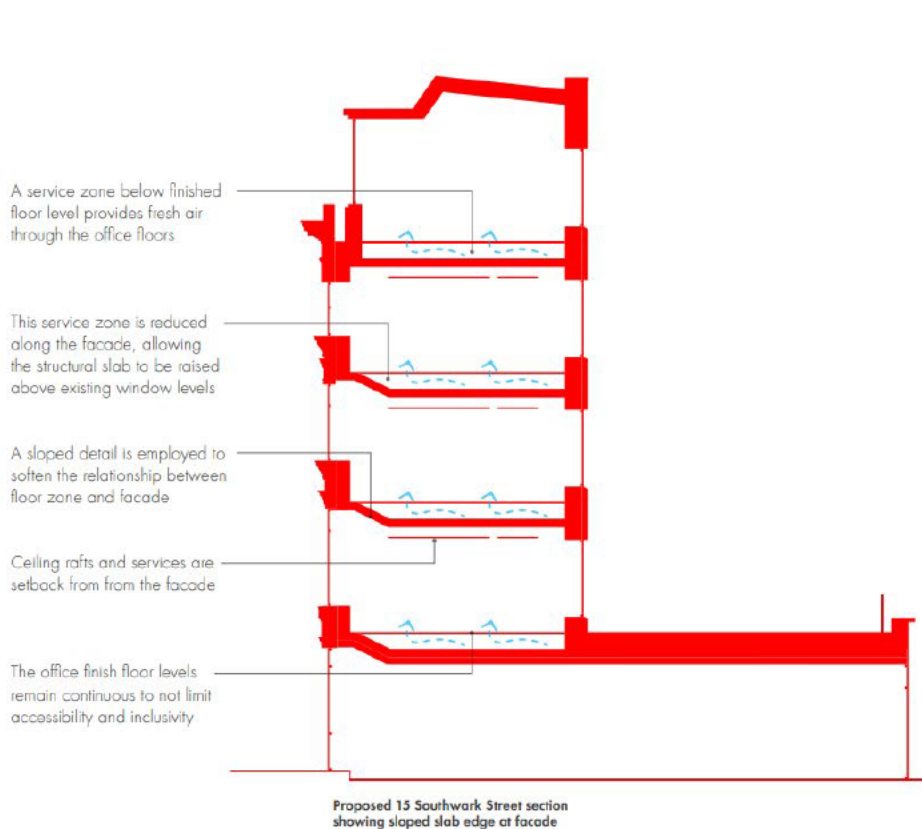
15 Southwark Street

Change of use of 15 Southwark Street from retail/residential to retail/office.
Residential to be provided in one building.



15 Southwark Street

Amendment during the course of the application to retain existing façade proportions.



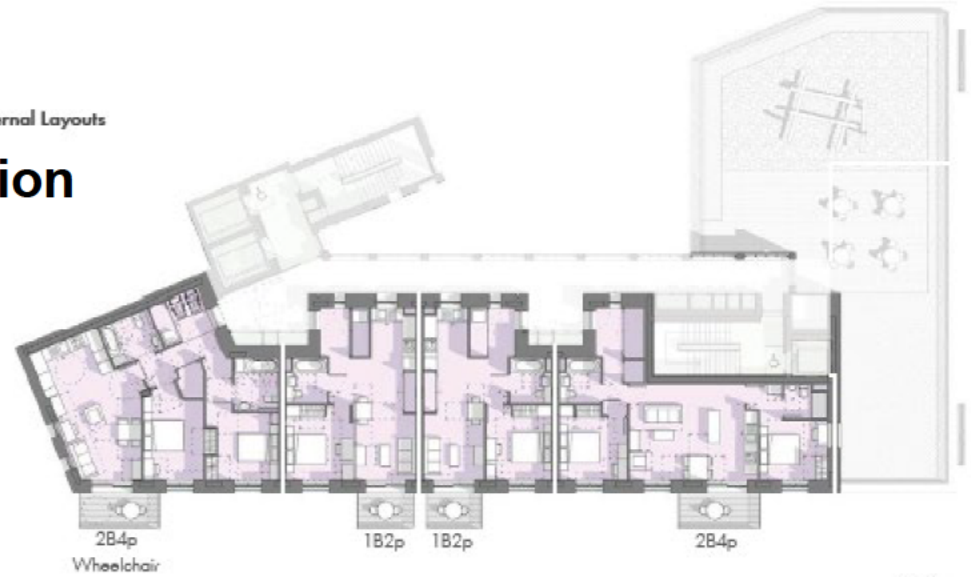
Affordable Housing

	Units	Hab rooms	AH %
Consented	36	113	47.8%
Proposed	34	113	49.5%

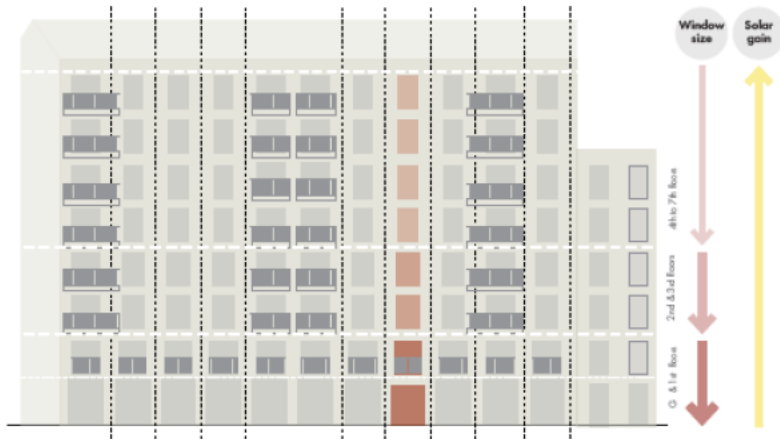
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Quality Residential Accommodation



Typical upper floor plan



South facade: window size



Typical lower floor plan

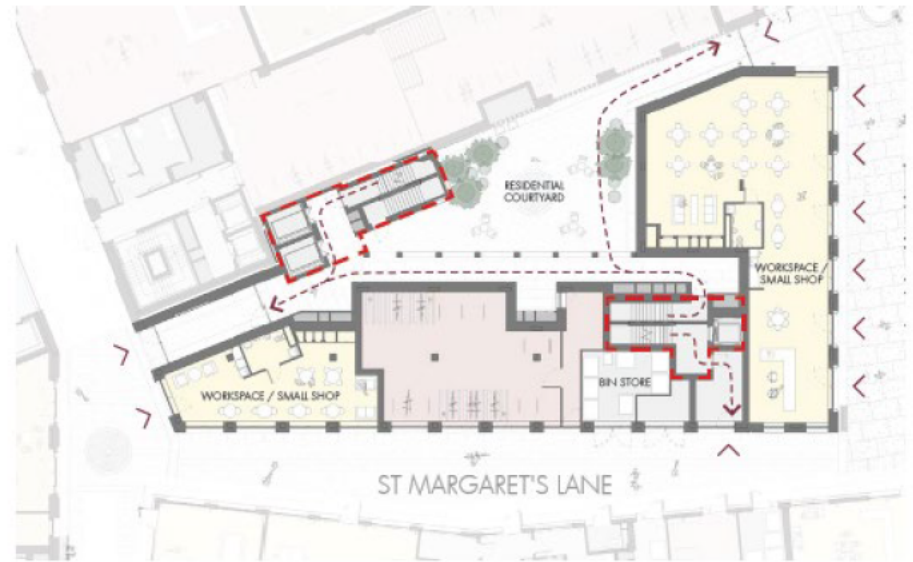
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Fire Safety Improvements

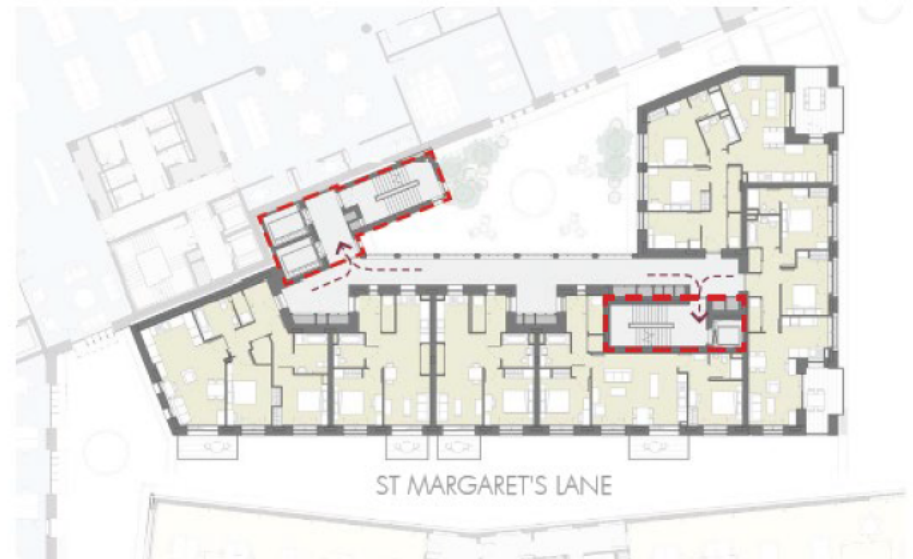
- A second stair core added to the Residential Building, providing a second means of escape as well as an evacuation lift
- Main stairs enclosed to reduce possibility of smoke impeding escape.



View across the residential courtyard to the shared communal roof terrace



Proposed ground floor plan showing access routes



Proposed typical lower floor plan showing access routes

Affordable Workspace (to be updated with increased offer of 10% AW floorspace + community centre)



PROPOSED AFFORDABLE PROVISION

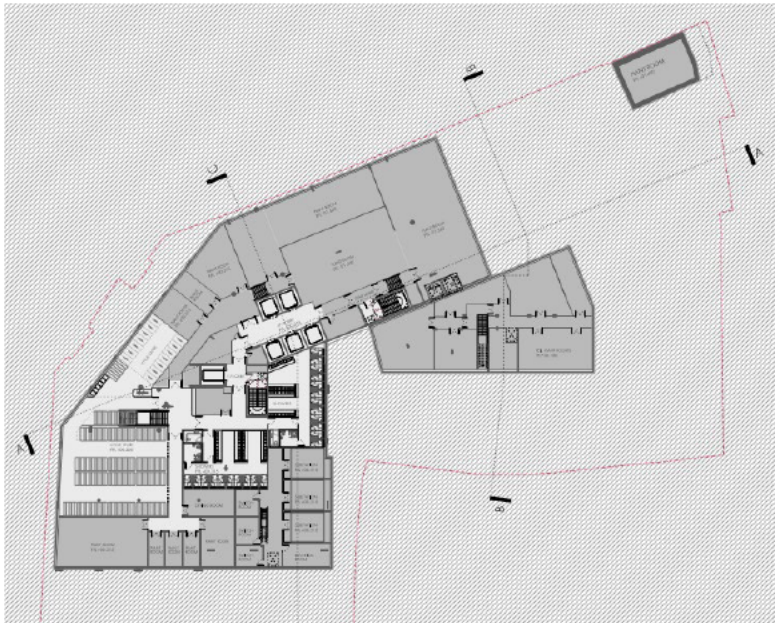
PROPOSED AFFORDABLE PROVISION	GIA
1. Affordable Workspace	127 sqm
2. Related Ancillary Space	93 sqm
3. Affordable Workspace	137 sqm
4. Affordable Workspace	127 sqm
5. Related Ancillary Space	93 sqm
6. Affordable Workspace	137 sqm
7. Affordable Workspace	271 sqm
8. Related Ancillary Space	33 sqm
9. Affordable Workspace/ Small Shop	50 sqm
10. Affordable Workspace/ Small Shop	76 sqm
11. Related Ancillary Space	148 sqm
12. Affordable Workspace/ Small Shop	66 sqm
13. Affordable Workspace/ Small Shop	74 sqm
14. Related Ancillary Space	48 sqm
15. Affordable Workspace/ Small Shop	48 sqm
16. Affordable Workspace/ Small Shop	66 sqm
17. Affordable Workspace/ Small Shop	82 sqm
18. Community Space	107 sqm
19. 10% of Shared Loading Bay & Back of House Space	48 sqm
20. 50% of Shared Basement Space (evenly split between Residential and Workspace uses)	211 sqm
21. Basement plant space dedicated to Workspace	173 sqm
TOTAL PROPOSED	2,215 sqm

St Margaret's Lane view (affordable workspace)

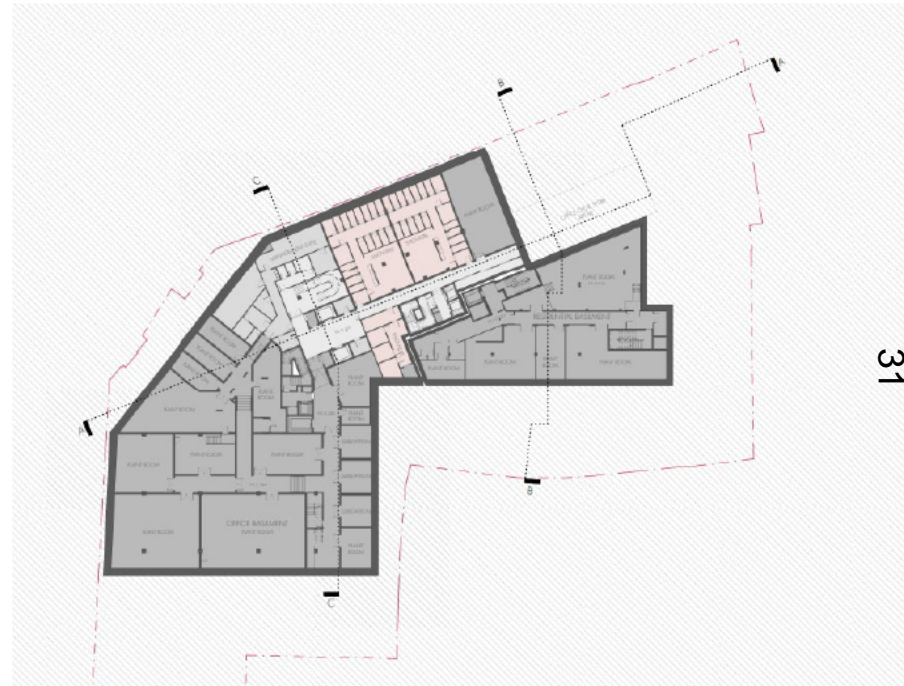


Reconfiguration of Basement

Consented



Proposed



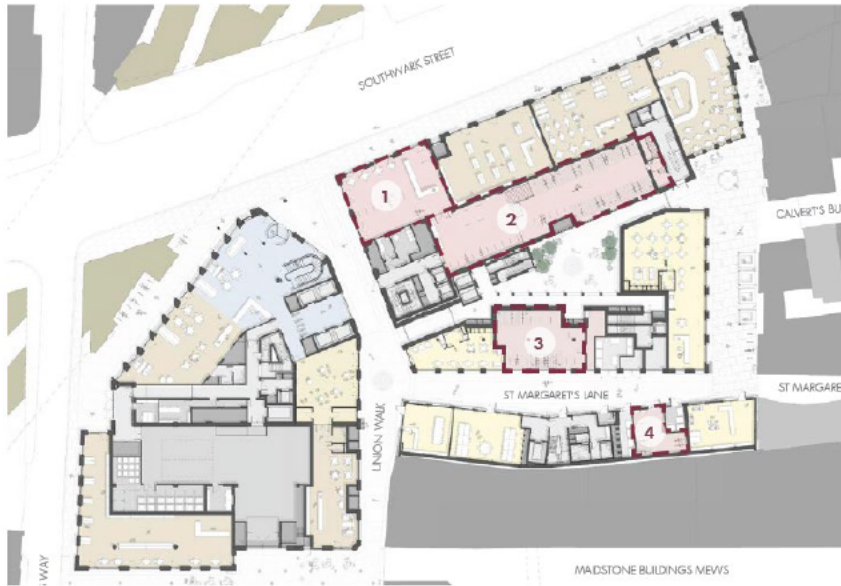
Basement

Plant, back of house facilities, showers and lockers are accommodated at basement level. In the previous scheme, the cycle store was also located in the basement - this has now been relocated to ground floor, to improve user experience and minimise the extent of the basement.

Cycle Hub



Cycle store mezzanine section



- 1 Cycle Hub
- 2 Office Building cycle store
- 3 Residential Building cycle store
- 4 Workspaco Building cycle store



Item 6.2

19/AP1974

**Bradfield Club, 5-13 Commercial Way,
London SE15 6DQ**

Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.

Amendment of affordable housing from 42% to 35%



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Aerial Image of Site



Change in Viability

Input	Applicant (present)	BPS (for the council) 2022	BPS present
Private sales	£18.5m	15.7m	18.5m
Social rent	£156psf	£137psf	£156psf
Replacement club facilities	£1.6m	£2.78m	£3.51m
Build costs	£17.8m	£14.3m	£17.8m
External works	£1.2m	£1m	£1.2m
Viability position	£-3.95m	+£500k	-£670k

35

Change in Viability

Two social rent to shared ownership

Two shared ownership to private

Total now proposed:

12 Social rent

5 Shared Ownership

31 Private

By hab room:

26% social rent

10% shared ownership