

# Planning Committee (Major Applications) A

Monday 29 April 2024  
6.30 pm  
160 Tooley Street, London SE1 2QH

## Supplemental Agenda No.1

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Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 29 April 2024

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 29 April 2024	<b>Meeting Name:</b> Planning Committee (Major Applications) A
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Borough & Bankside	
<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 items 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 these corrections and points of clarifications in reaching their decision.

**ITEM 6.1: 23/AP/1854 for Full Planning Permission and 23/AP/1855 for Listed Building Consent - 1-7 Stamford Street Together With Land At 18 Blackfriars Road Bounded By Stamford Street, Paris Garden, And Christ Church Gardens, London, SE1 8NY**

## FACTORS FOR CONSIDERATION

### Late representations

3. Comments have been received from Southwark Cyclists raising concern about the number of cargo bike spaces in the development and asking for cycling improvements to Southwark Street/Stamford Street.
4. Discussions between the applicant and the Transport Policy team have resulted in an increase in the number of stands able to accommodate a cargo bike from six to 62 for residents and 20 for visitors.
5. A dedicated cycle lane along Stamford Street and Southwark Street would be difficult to deliver because of the relative narrowness of the carriageway and the heritage buildings along the road. A financial contribution of £1.65m has been agreed to for cycling, pedestrian and urban realm improvements. The improvements will help to move some pedestrians and cyclists from Stamford Street and Blackfriars Road to Hatfields, Meymott Street, Colombo Street and



Paris Gardens, with the aim of reducing the current and potential issue of pedestrian and cyclist congestion on Southwark Street/Stamford Street and Blackfriars Road

### Factual corrections/clarifications

#### Recommendation

6. The amendments provided in January, including the reduction in the height of the office building, reduction in bussle oversailing the listed 1 and 3-7 Stamford Street, were accompanied by an EIA addendum, for which the council consulted on.
7. The recommendation in the main committee report should also contain two additional matters for the committee:
  - That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and 6.
  - That following issue of the planning permission, the Director of Planning and Growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report.

#### Other corrections

Paragraph	Issue	Correction/clarification
122	The previous consented schemes retained the listed buildings.	The listed buildings were not part of the previous applications.
140	The reference to a hotel.	The application does not include a hotel.
143	The reference to two towers.	There are three tall buildings within the proposed development.
214 and 216	The reference to windows for NSL.	This should reference rooms.
280	Reduction of area of sunlight in the courtyard for 1 Blackfrairs.	One Blackfriars is reduced to 8% of the area receiving 2 hours of sunlight on 21 March, not 6%.
284	Reference to the number of affected neighbouring communal spaces.	On overshadowing impacts, 3 (not 4) of the areas would experience a major adverse impact.

### Affordable workspace

8. Further discussion of the financial amount proposed by the applicant for an off-site affordable workspace contribution has resulted in an increase in the offer from £10m to £11.8m.

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

9. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains as set out in the report, that planning permission should be granted, subject to conditions and the completion of a section 106 agreement and the relevant EIA Regulations requirements, and with regard to be had to the potential equality impacts.

### **REASON FOR URGENCY**

10. 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**

11. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Committee A Majors

## MAIN ITEMS OF BUSINESS

Item 6.1 - 23/AP/1854 & 23/AP/1855, 1 & 3-7 STAMFORD STREET TOGETHER WITH LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDEN, AND CHRIST CHURCH GARDENS, LONDON,



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Sam Dalton



## Item 6.1

### 1 & 3-7 STAMFORD STREET TOGETHER WITH LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDEN, AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY

Full Planning Application: Part demolition to the rear of 1 and 3 - 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 44 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works.

Listed Building Consent: Demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street; internal and external renovation and alterations throughout including replacement of windows, works to connect the listed buildings including a ground floor glazed infill between the buildings and all other associated and ancillary works.



*Figure 2: Existing Site Location Plan (Full Planning Permission)*



*Figure 3: Existing Site Location Plan (Listed Building Consent)*

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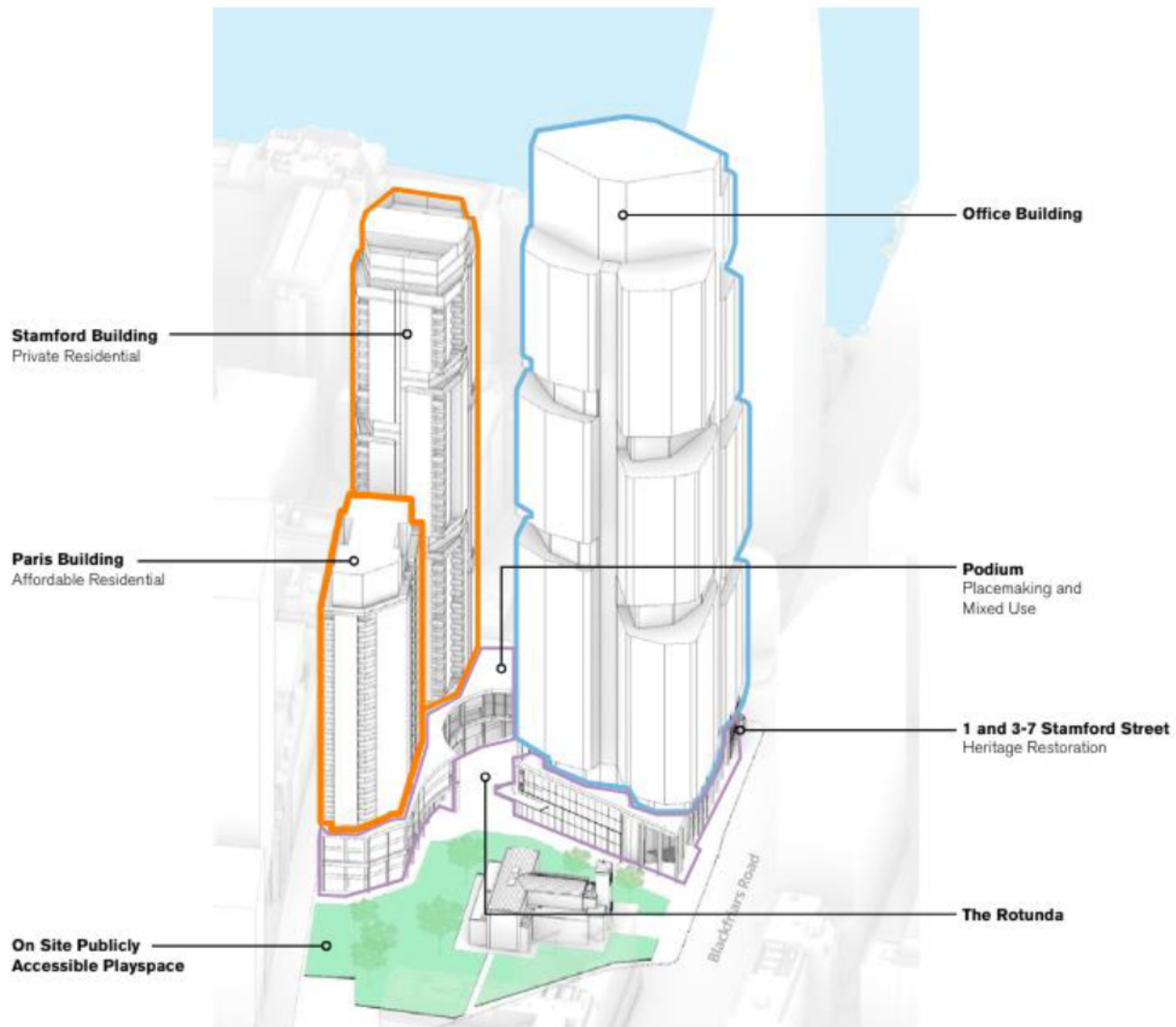
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Aerial view looking south



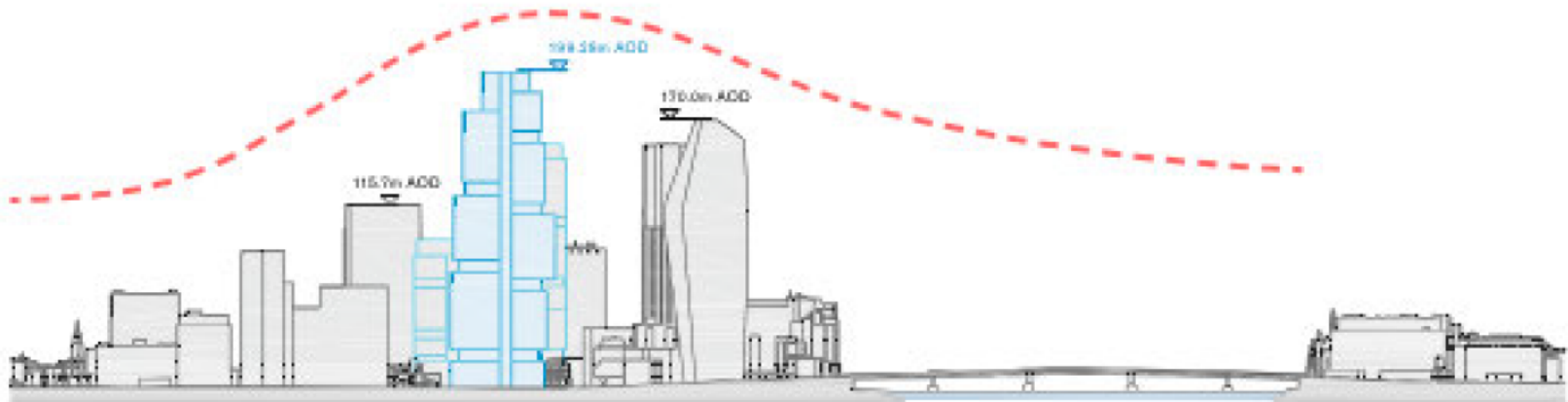


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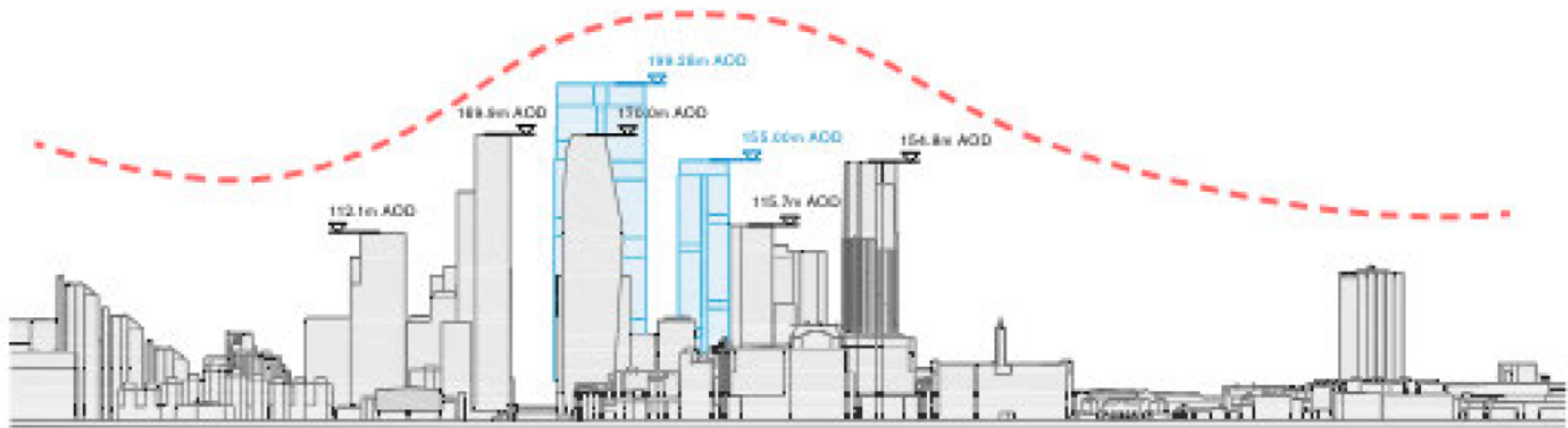


Building breakdown



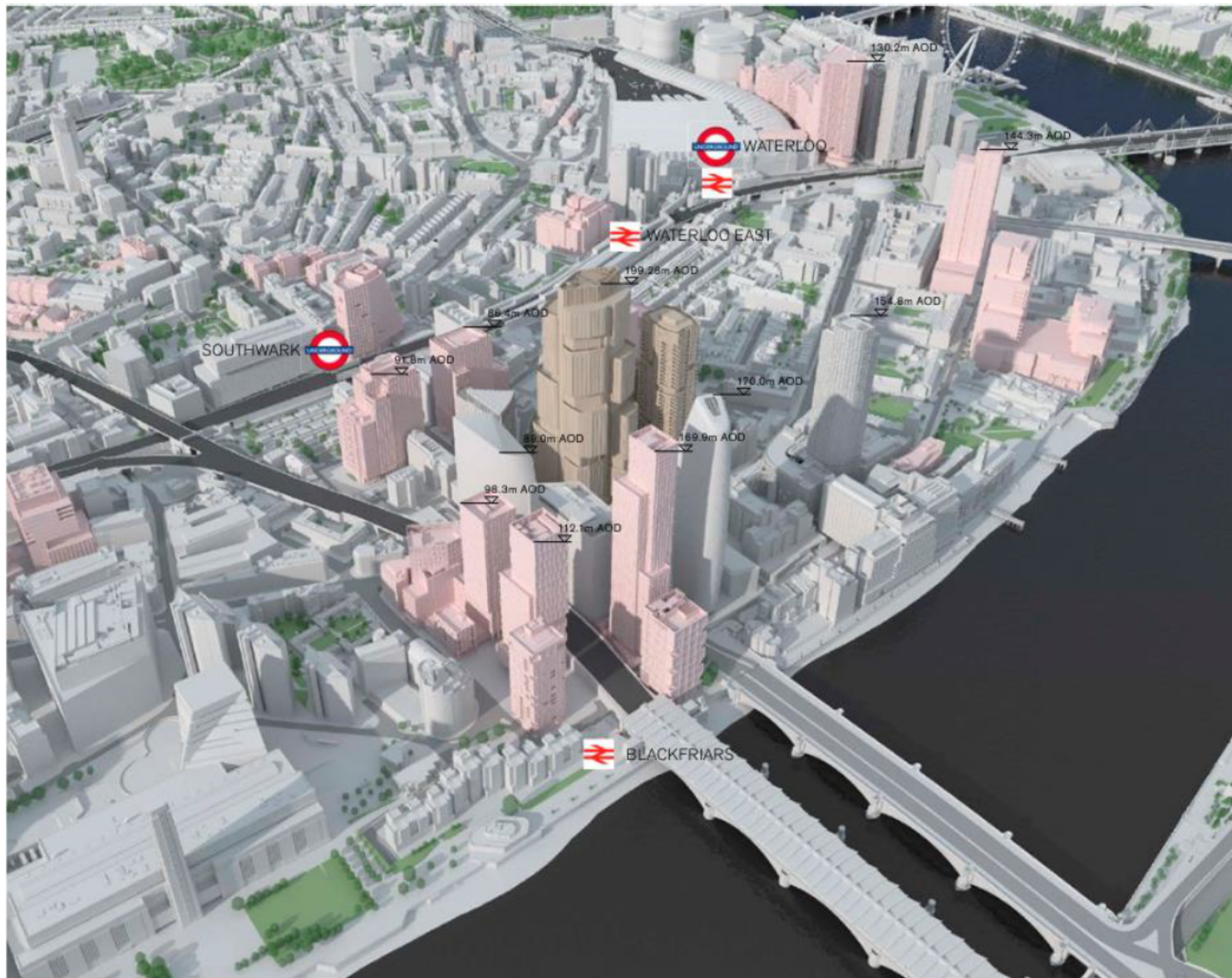


01 East Site Elevation



02 North Site Elevation

## Blackfriars cluster context



3D visual of proposal with approved and built towers



Context: proposal in future Blackfriars cluster





Ground floor layout





## PLAYSPACE

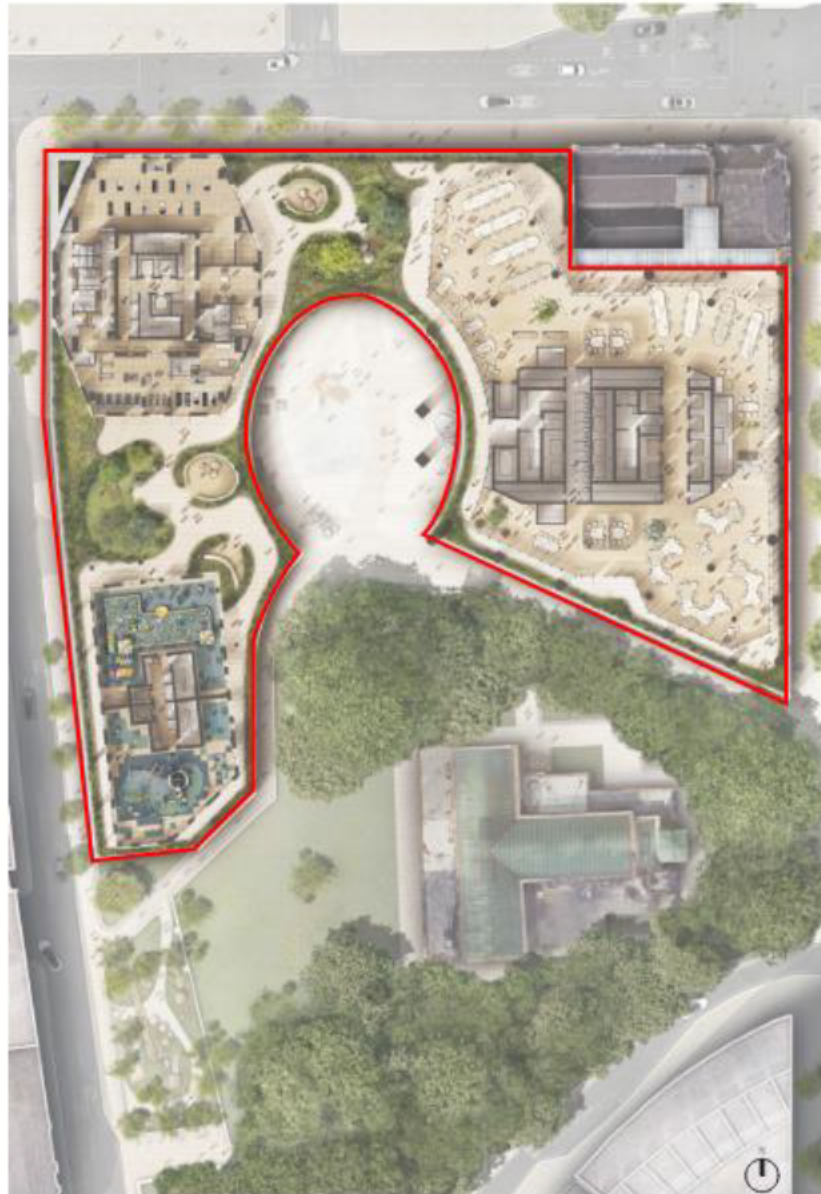
NEW CHILDREN'S  
PLAYSPACE FOR LOCALS  
& RESIDENTS

## HATTERS YARD

NEW MARKET HALL AT THE  
HEART OF BLACKFRIARS

## CULTURE

EVENT SPACE FOR THE  
LOCAL COMMUNITY



## THE ROTUNDA

GENEROUS PUBLIC REALM

RETAIL OFFERING

HIGH QUALITY DESIGNED

## AFFORDABLE OFFICE SPACE

THE EXCHANGE

THE INCUBATOR

THE KNOWLEDGE AND  
COMMUNITY HUB

## CYCLE HUB OF THE FUTURE

INSPIRING A GREENER  
JOURNEY THROUGH THE  
CITY

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## 433 HOMES

40% ON-SITE AFFORDABLE

65.2% SOCIAL RENT

34.8% INTERMEDIATE OWNERSHIP  
(BASED ON HABITABLE ROOMS)

## A VARIETY OF FLOORPLATES

8 UNITS  
PER FLOOR (AVERAGE)

4 UNITS PER CORRIDOR

## 96% DUAL & ENHANCED SINGLE ASPECT

SINGLE ASPECT SOUTH-FACING  
STUDIOS ARE ONLY LOCATED IN  
STAMFORD TOWER



## PRIVATE AMENITY

100 %  
FAMILY UNITS (2BED+)  
HAVE A BALCONY

86%  
EXTERNAL PRIVATE  
AMENITY PROVISION  
ACROSS THE SCHEME

77%  
EXTERNAL PRIVATE AMENITY  
IN STAMFORD

100%  
EXTERNAL PRIVATE AMENITY  
IN PARIS

## SHARED AMENITIES

PLAYGROUND,  
COMMUNITY  
OFFERING IN PODIUM  
LEVELS

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## VARIETY OF FLOORPLATES

MASSING SETBACKS CREATE A VARIETY OF FLOORPLATE SIZES FOR A DIVERSE RANGE OF TENANTS.

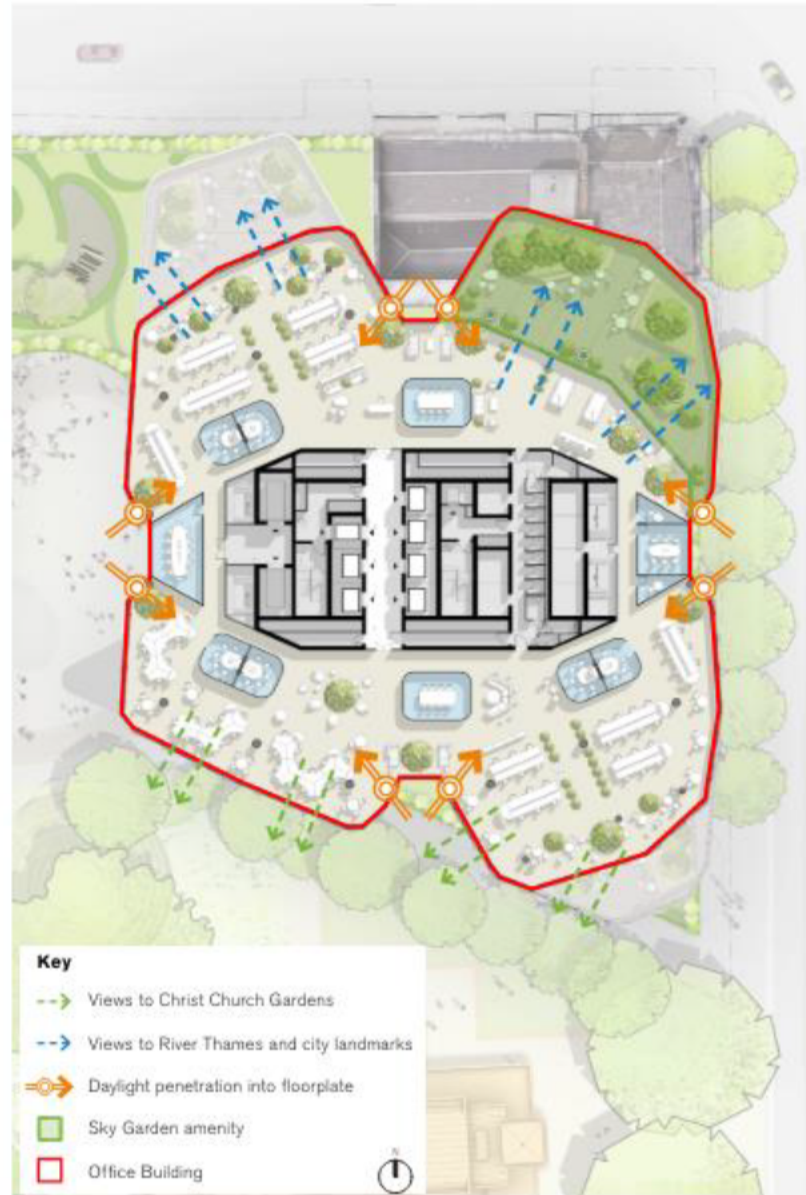
LOWER FLOORS HAVE THE ABILITY TO BE SUBDIVIDED.

## MAXIMISED VIEWS

ANGLED FACADES PROVIDE DIVERSE VIEWS TO RIVER THAMES, CITY LANDMARKS + CHRISTCHURCH GARDENS

## DAYLIGHT

VERTICAL SLOTS IN TOWER INCREASE DAYLIGHT PROVISION IN INTERNAL WORK SPACES



## SKY GARDENS

SKY GARDEN AMENITIES BREAK DOWN THE MASSING AND IMPROVE OCCUPANT WELLBEING

## SUSTAINABLE DESIGN

REDUCED SOLAR HEAT GAIN AND OPERATIONAL CARBON

## NEIGHBOURHOODS

4 'NEIGHBOURHOODS' ON EACH LEVEL ALLOW THE FLOORPLATES TO BE USED IN A DIVERSE WAY



# Public spaces



**Current Publicly Accessible Area : 710 sqm**



**Proposed Publicly Accessible Area : 3906.2 sqm**  
(Excluding Retail and Public House)

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The Rotunda



On-Site Publicly Accessible Playspace



Paris Garden Pathway



Blackfriars Pathway



Hatters Yard



Hatters Yard (original submission)





Public play space





The 'Rotunda'





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Street level view from Stamford Street



# 1 and 3-7 Stamford Street: Existing condition



**Stamford Street Elevation**

- New fire escape door which also provides level access to the building



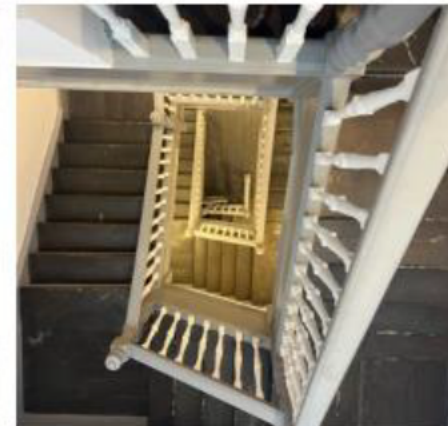
**South Facade Elevation**

- Neighbouring building demolished, exposing poor condition party wall
- Facade and chimney breasts currently covered up and quality unknown



**Typical Interiors**

- Empty Building
- Falling into disrepair with removed skirting, evidence of leaks and tired finishes



**Victorian Staircase**

- Existing stair with original handrails from L1 upwards
- Stair from GF to L1 not original



**Blackfriars Road Elevation**

- Modern dormer window inconsistency with rest of roofscape



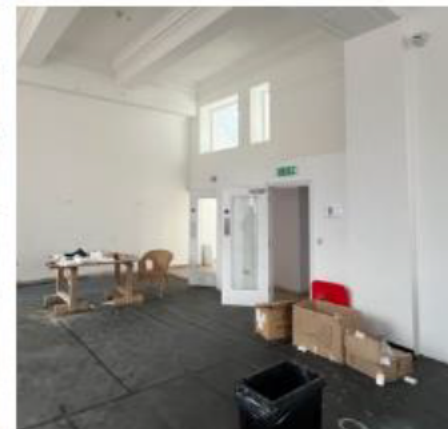
**East Facade - Modern Infill**

- A modern lift core has been built in the lightwell
- The rear elevation features modern infills,



**Typical Layouts**

- Poor quality internal secondary glazing and modern ceilings and mechanical, electrical and plumbing additions



**Modern Cores**

- Modern core detrimental on the building
- Existing ceiling still visible in the banking hall

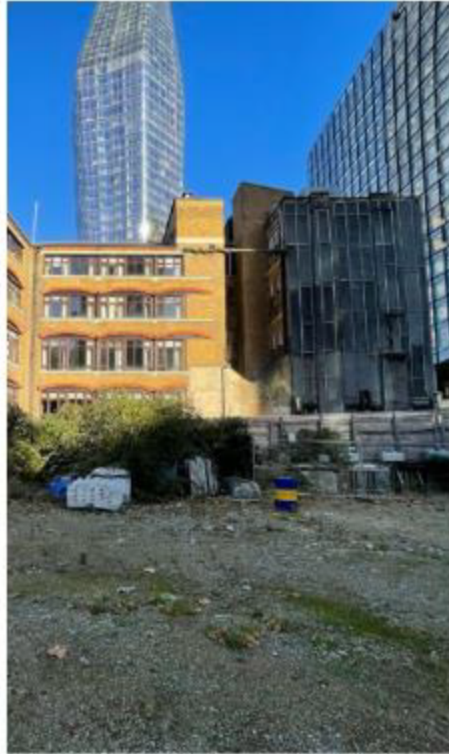
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# 1 and 3-7 Stamford Street: Existing condition



**Stamford Street Elevation**

- Stepped access and ramp at entrance
- Modern interventions such as signage and planters



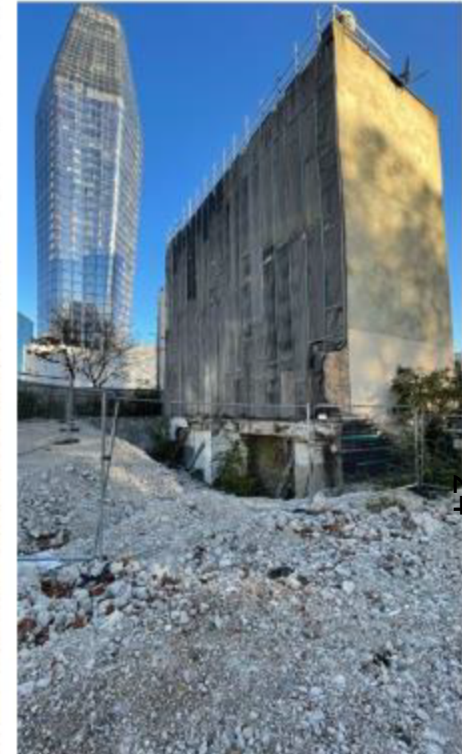
**South Elevation - Modern Infill**

- Modern infill of lift core currently covers part of last window bay
- New windows in the existing industrial openings
- Basement openings infilled with access doors



**South Facade - Rear Wing**

- Modern infill of lift core currently covers part of the last window bay
- Basement windows covered
- Area used for service and Back of House functions



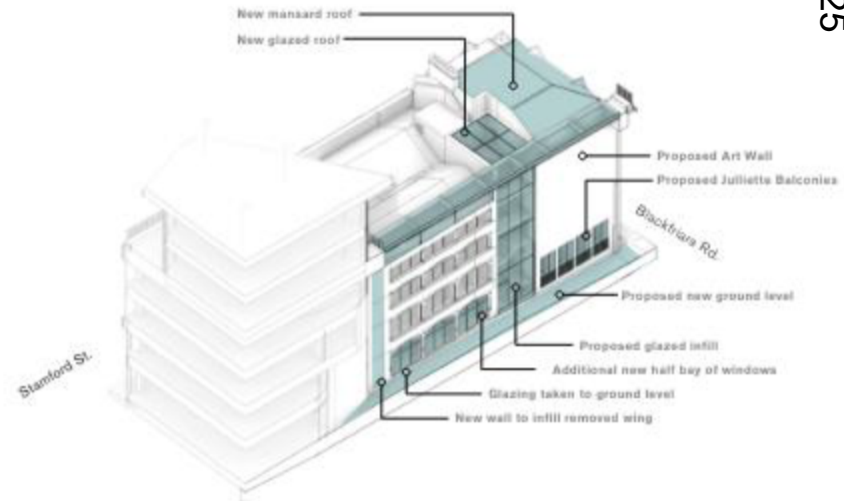
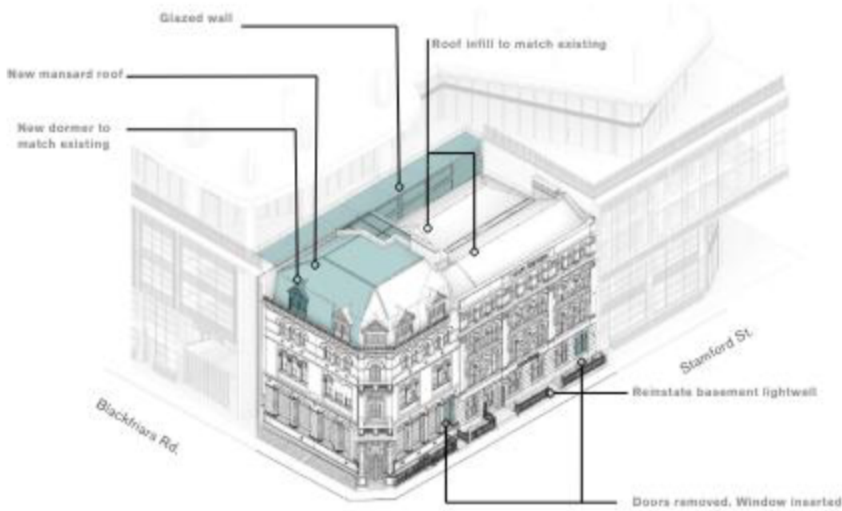
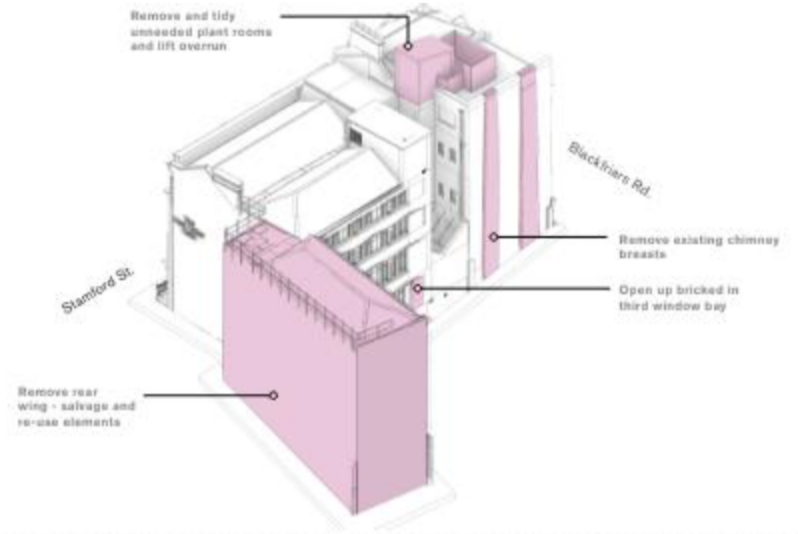
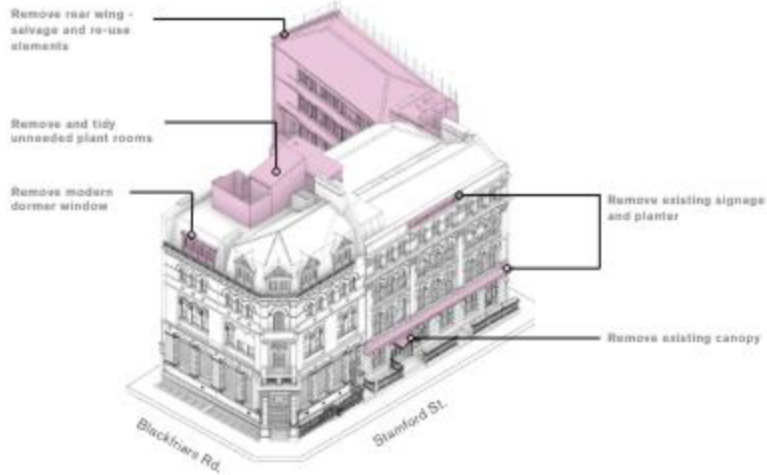
**External Facade - Rear Wing**

- Facade currently covered following demolition of neighbouring building

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# LBC Original proposal



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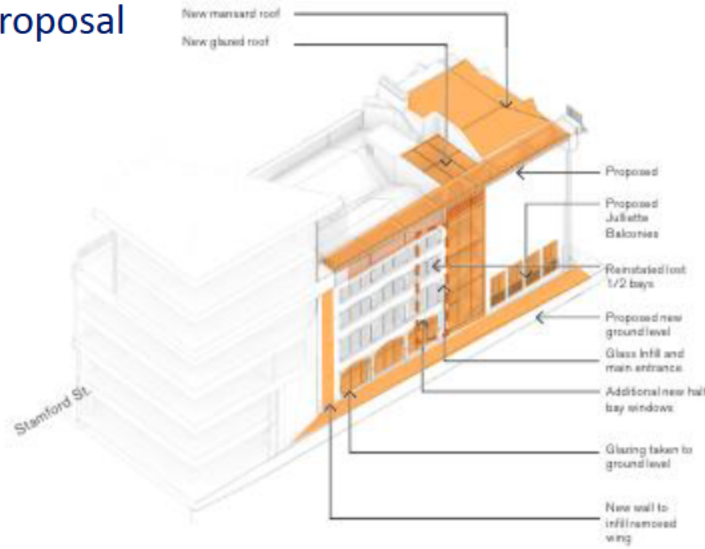
**Top:**  
Existing Axonometric - From North East

**Bottom:**  
Proposed Axonometric - From North East

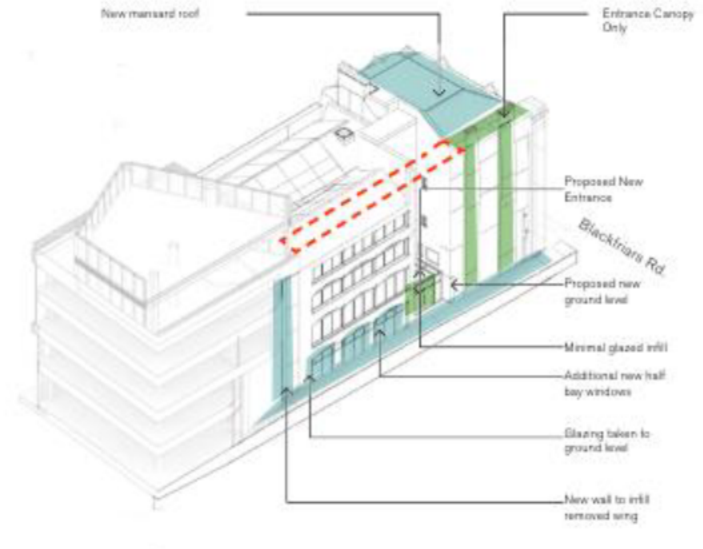
**Top:**  
Existing Axonometric - From South West

**Bottom:**  
Proposed Axonometric - From South West

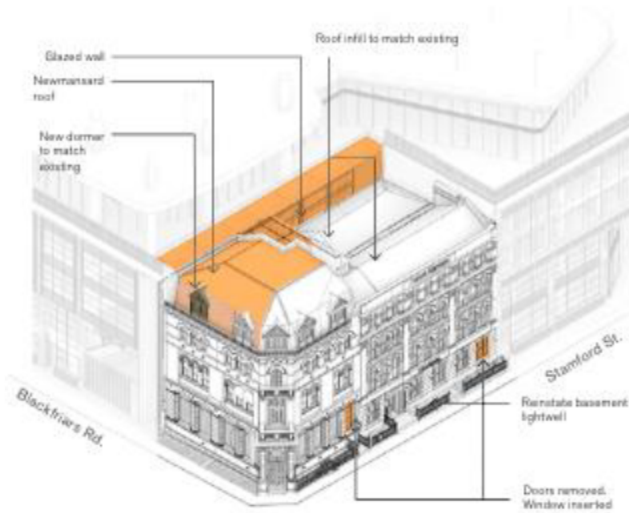




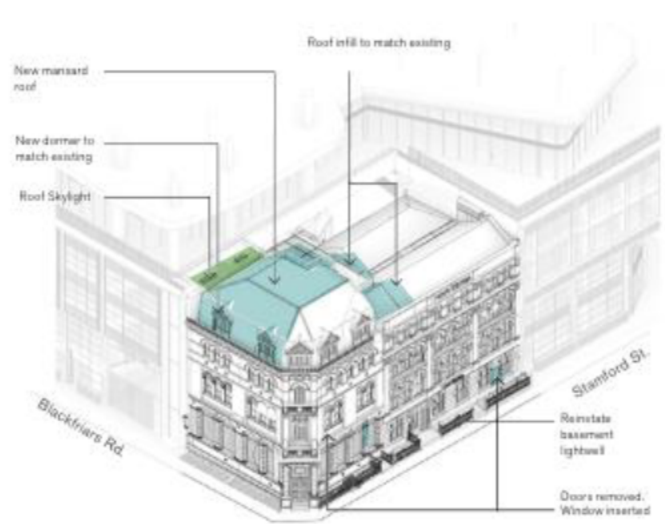
SW Axonometric - Original Submission



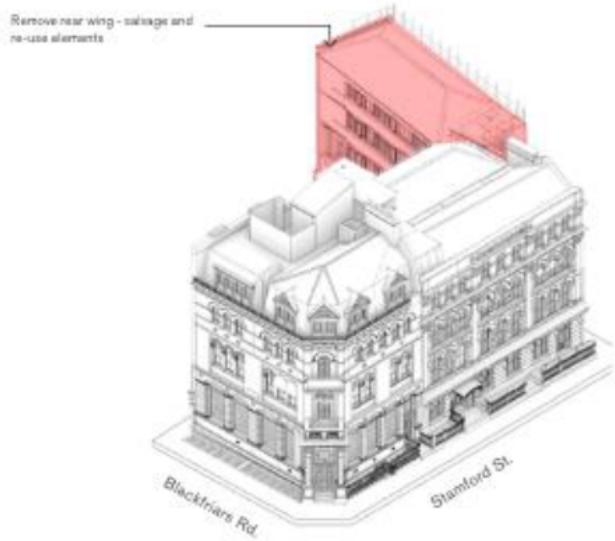
SW Axonometric - Addendum Submission



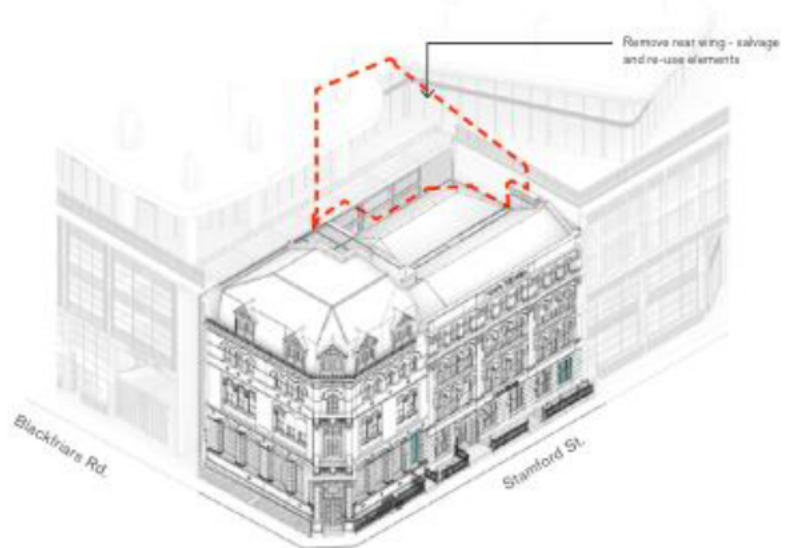
NE Axonometric - Original Submission



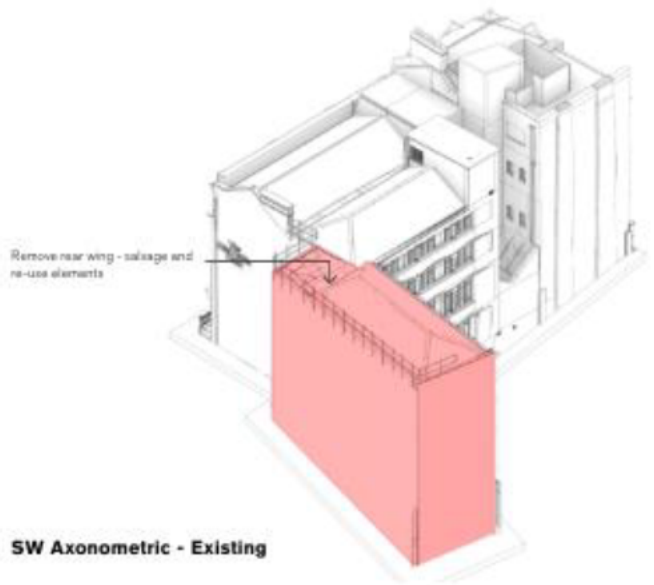
NE Axonometric - Addendum Submission



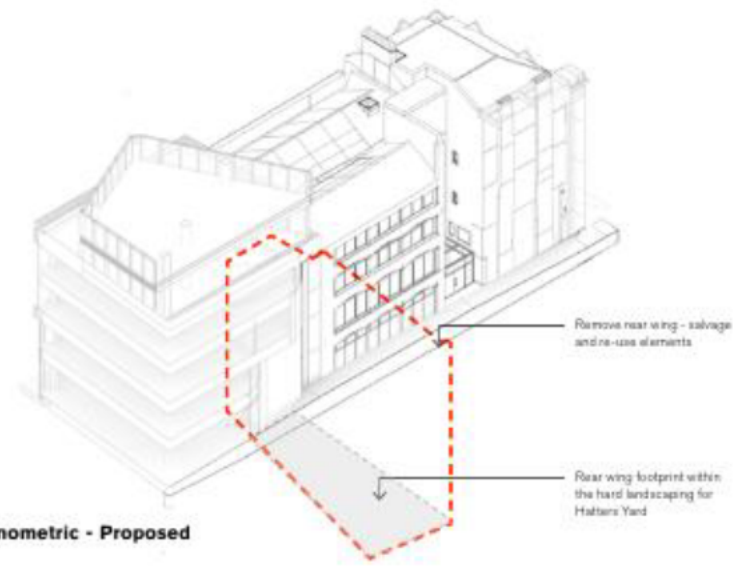
**NE Axonometric - Existing**



**NE Axonometric - Proposed**



**SW Axonometric - Existing**

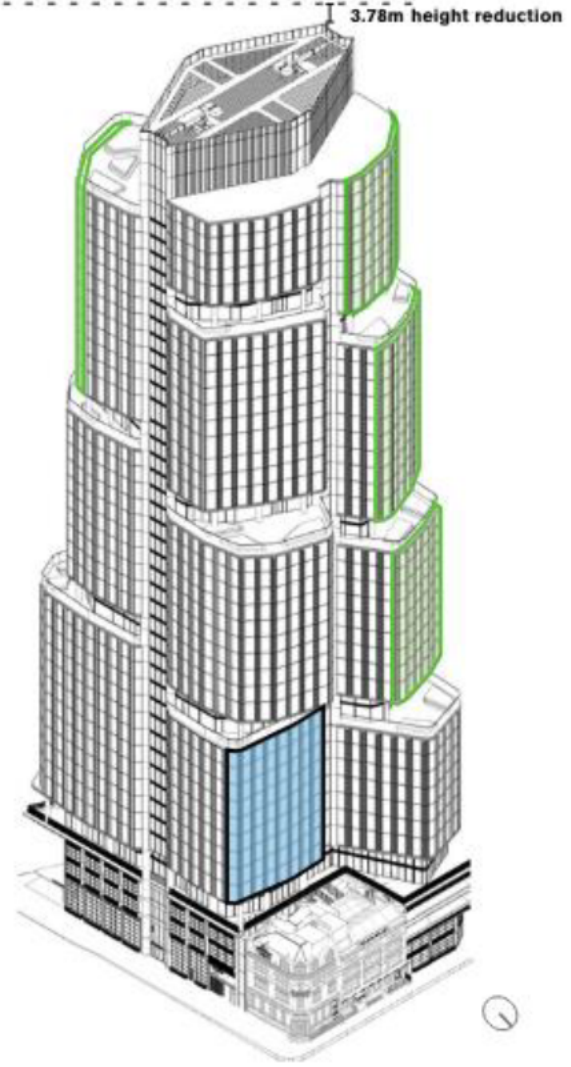
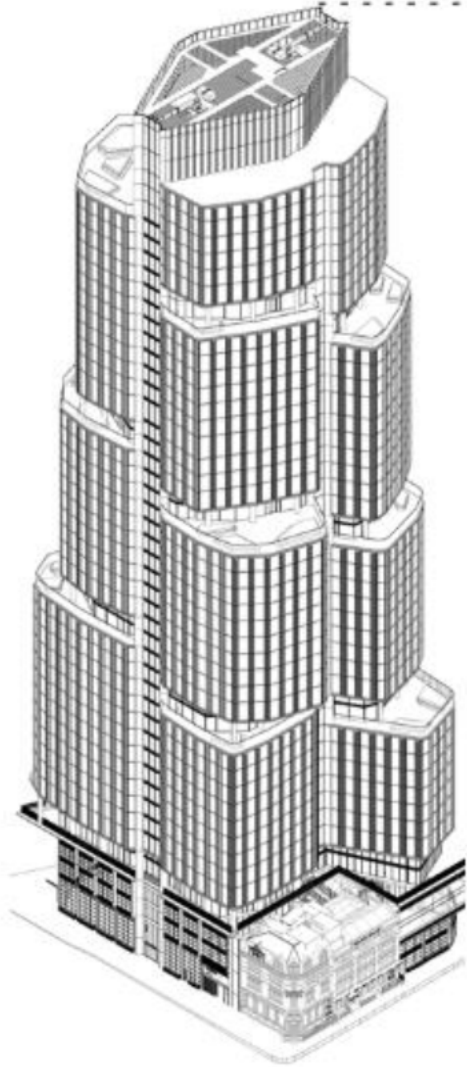


**SW Axonometric - Proposed**

**Original Submission**

**Addendum Submission**

Highlighting changes to the Office Building massing



## Wider Setting and Townscape Views: Office Building Reduced Height

LVMF Townscape View 26, 'Blue Bridge View'

### Original Submission

199.28m AOD Parapet height, LVMF Townscape View 26



### Addendum Submission

195.50m AOD Parapet height, LVMF Townscape View 26



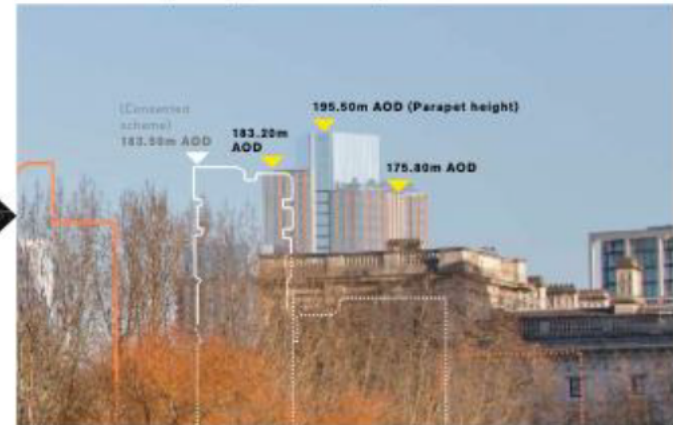
### Original Submission Zoom-in

199.28m AOD Parapet height, LVMF Townscape View 26 zoom-in



### Addendum Submission Zoom-in

195.50m AOD Parapet height, LVMF Townscape View 26 zoom-in



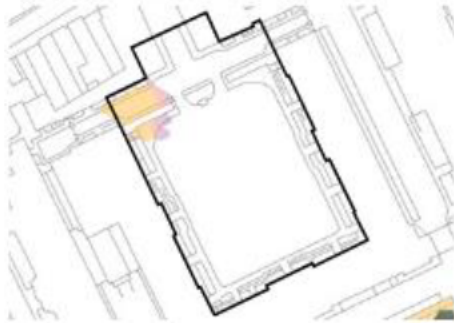


## Wider Setting and Townscape Views: Office Building Reduced Height

Somerset House Inner Courtyard View

### Addendum Submission

Zone of Visual Influence



#### Legend: zone of Visual Influence

■ Addendum Submission (195.50m AOD)

■ Existing

■ Consented (183.50m AOD)

— Extent of Somerset House Inner Courtyard

### Original Submission

199.28m AOD Parapet height, view from northwest corner of inner courtyard



### Addendum Submission

195.50m AOD Parapet height, view from northwest corner of inner courtyard



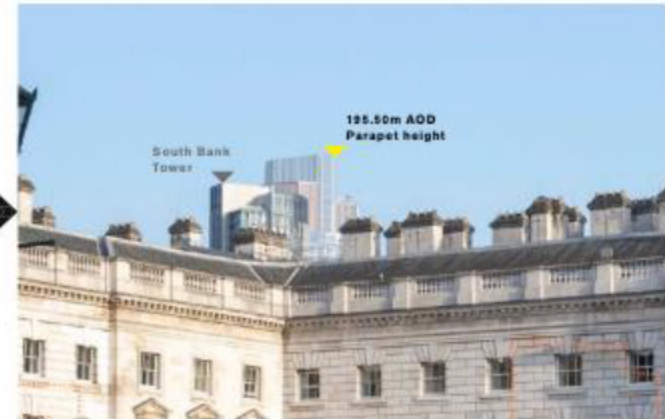
### Original Submission Zoom-in

199.28m AOD, view from northwest corner of inner courtyard zoom-in



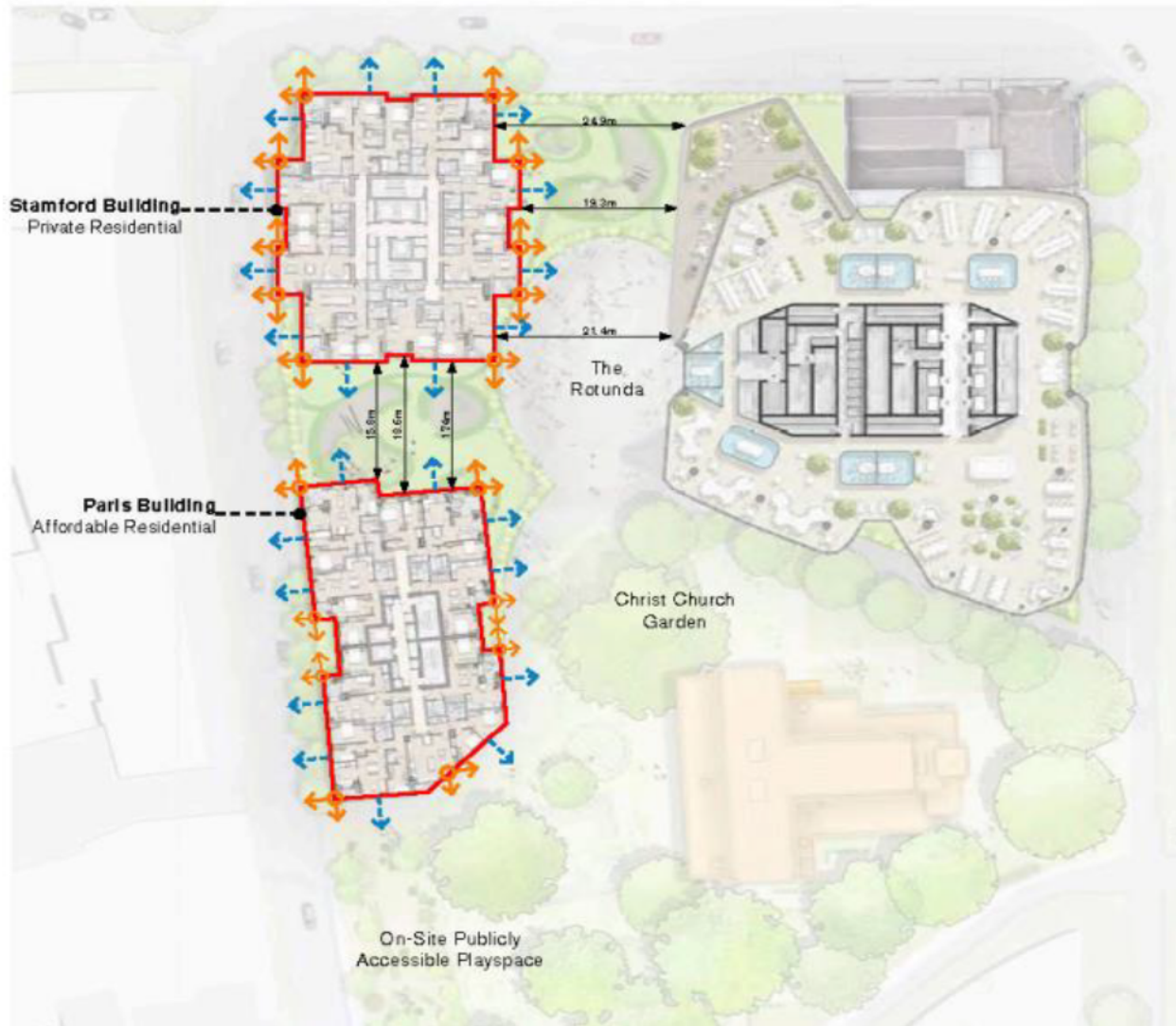
### Addendum Submission Zoom-in

195.50m AOD, view from northwest corner of inner courtyard zoom-in

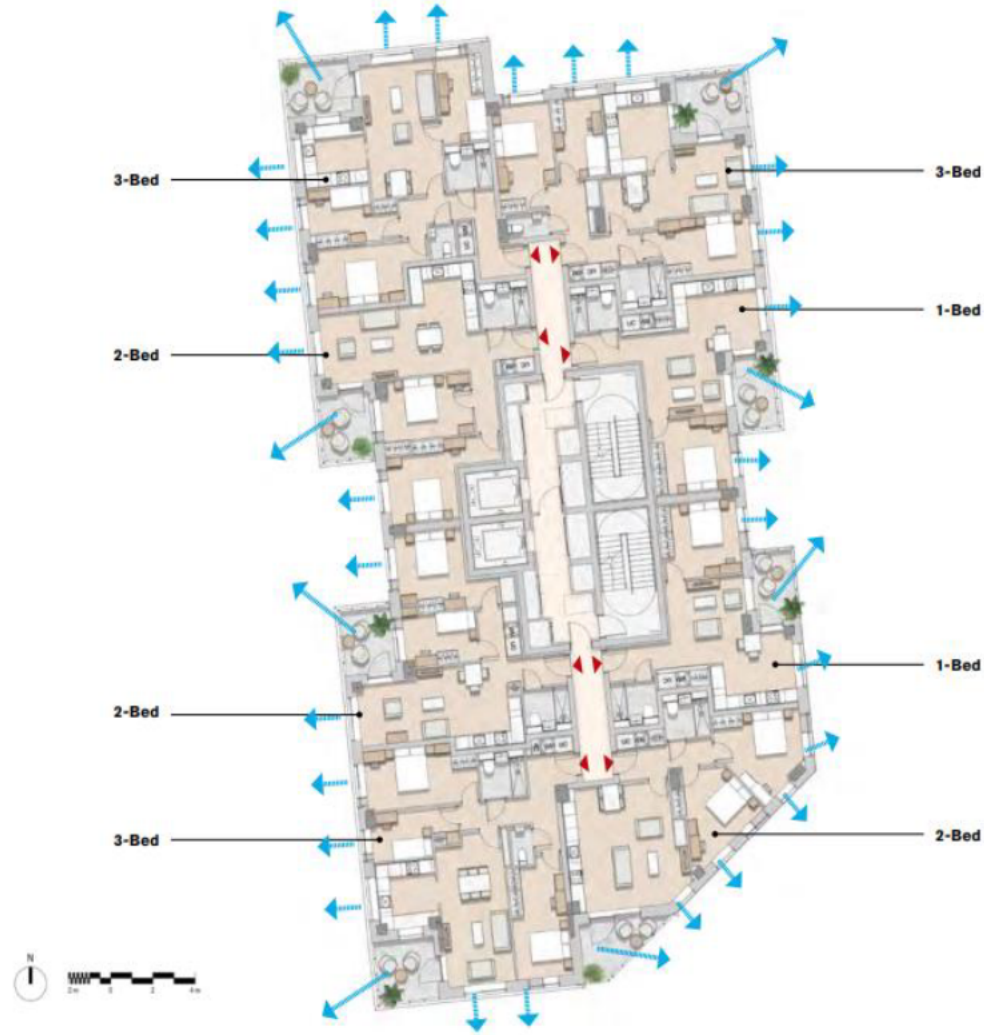


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## Residential quality- Separating distances

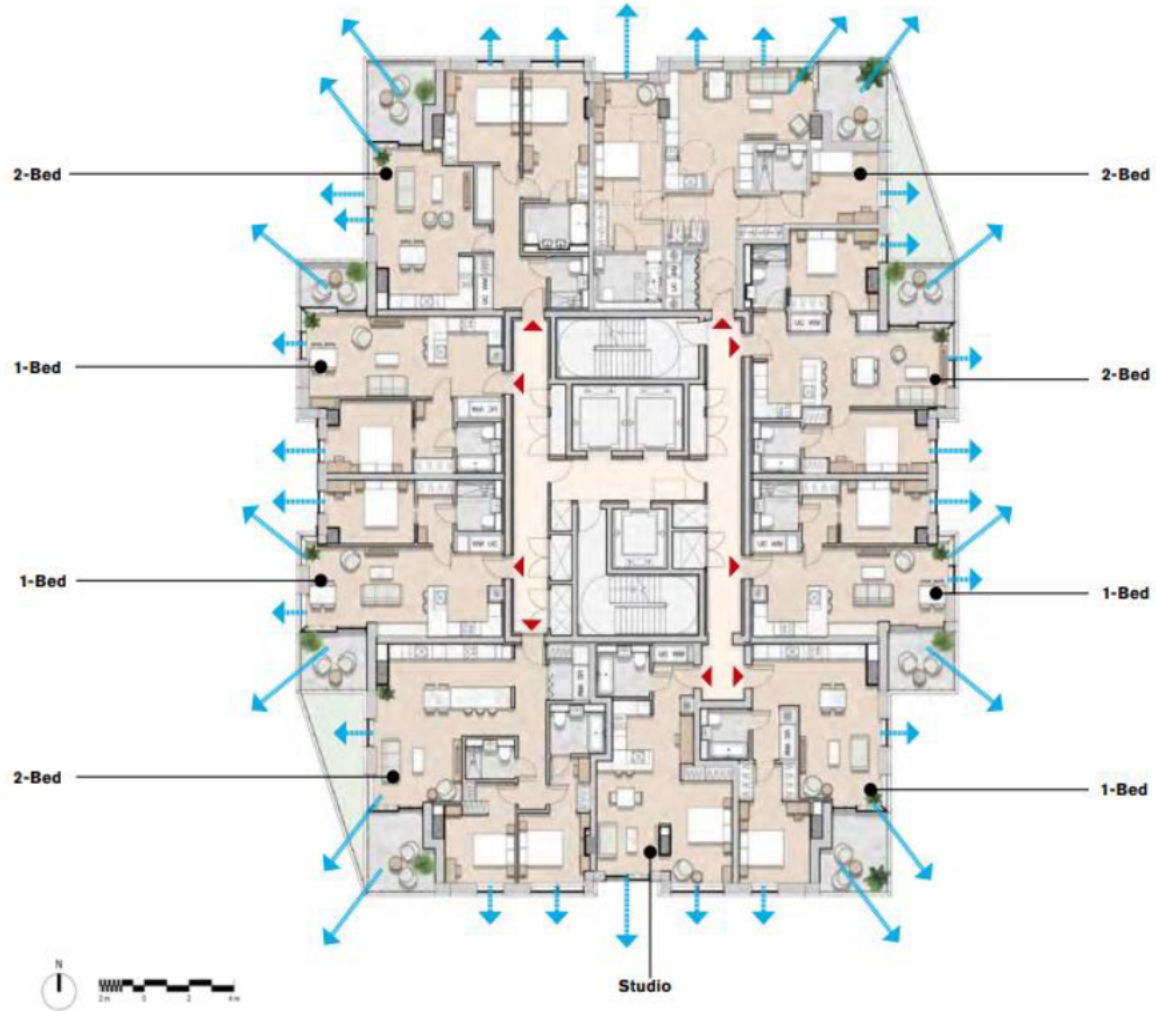


# Residential quality- Paris Building





# Residential quality- Stamford Building





# Residential quality- Publically accessible play space



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# Daylight and sunlight: Pre-demolition





# Daylight and sunlight: Extant scheme







## Daylight and sunlight: Vertical Sky Component

Address	VSC					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	175	128	28	19	0	47
231-232 Blackfriars Road	26	10	0	0	16	16
One Blackfriars	656	339	86	22	209	317
1-6 Hopton South Gardens	39	39	0	0	0	0
7-9 Hopton South Gardens	18	18	0	0	0	0
10-11 Hopton South Gardens	18	18	0	0	0	0
15-20 Hopton South Gardens	41	41	0	0	0	0
12-14 Hopton South Gardens	21	21	0	0	0	0
1-87 River Court	259	137	57	26	39	122
49 Columbo Street	30	11	0	1	18	19
47 Columbo Street	16	9	7	0	0	7
Christ Church	86	30	1	7	48	56
Kings Reach Tower	497	491	6	0	0	6
Rennie Court	203	114	56	1	32	89
Bankside Yards - LH2	272	153	46	17	56	119
<b>Total</b>	<b>2,357</b>	<b>1,559</b>	<b>287</b>	<b>93</b>	<b>418</b>	<b>798</b>

## Daylight and sunlight: No Sky Line

Address	NSL					
	Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	122	110	0	4	8	12
231-232 Blackfriars Road	10	9	1	0	0	1
One Blackfriars	303	278	17	5	3	25
1-6 Hopton South Gardens	20	20	0	0	0	0
7-9 Hopton South Gardens	9	9	0	0	0	0
10-11 Hopton South Gardens	7	7	0	0	0	0
15-20 Hopton South Gardens	21	21	0	0	0	0
12-14 Hopton South Gardens	9	9	0	0	0	0
1-87 River Court	187	168	10	1	8	19
49 Columbo Street	11	10	1	0	0	1
47 Columbo Street	7	6	1	0	0	1
Christ Church	6	3	2	0	1	3
Kings Reach Tower	106	106	0	0	0	0
Rennie Court	140	136	3	1	0	4
Bankside Yards - LH2	101	101	0	0	0	0
<b>Total</b>	<b>1,059</b>	<b>993</b>	<b>35</b>	<b>11</b>	<b>20</b>	<b>66</b>



## Residential summary

Homes	Private Homes	Private HR	Aff. SR Homes	Aff. SR HR	Aff. Int Homes	Aff. Int HR	Homes Total (% of total)	HR Total
Studio	19	30	0	0	0	0	19 (4.4%)	30 (2%)
1-bed	96	192	29	61	11	23	136 (31.4%)	276 (19.3%)
2-bed	98	306	43	159	33	120	174 (40.1%)	585 (40.6%)
3-bed	56	290	32	160	12	60	100 (23.1%)	510 (35.3%)
4-bed	4	40	0	0	0	0	4 (1%)	40 (2.8%)
<b>Total and % of total</b>	<b>273 (63%)</b>	<b>858 (59.5%)</b>	<b>104 (24%)</b>	<b>380 (26.4%)</b>	<b>56 (12.9%)</b>	<b>203 (14.1%)</b>	<b>433 (100%)</b>	<b>1,441 (100%)</b>

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## Non-residential summary

Use Class	Existing sqm	Proposed sqm	Change +/-
E (a, b, d) and F1 (a, b, d) retail/ restaurant	0	5,045	+5,045
E (a and b)	0	1,830	+1,830
Use Class E(g)(i) and Use Class F1(a)	0	+926	+926
E (g)(i) office	684.7	110,617	+109,932.3
F1 (e)	0	+858	+858
C1 Hotel	1,205.1	0	-1,205.1
C3 Dwelling houses	0	52,229	+52,229
Sui Generis Public House	4056	770	+364.4
BOH	0	4,264	+4,264
<b>TOTAL</b>	<b>2,295.4</b>	<b>176,539</b>	<b>+174,243.6</b>
Affordable workspace	0	2,421	+2,421
Play space	0	1,210 (external) 330 (internal)	+1,540
Jobs	N/A (Low)	c. 6,160	c. +6,130

Southwark CIL (estimated)	£42m
MCIL (estimated)	£29m
Section 106 contributions	c. £15m

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