

Planning Committee (Major Applications) B

Tuesday 10 December 2024
6.30 pm

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

Supplemental Agenda

List of Contents

Item No.	Title	Page No.
6.	Development Management	1 - 53

Contact

Gregory Weaver on 020 7525 3667 or email: greg.weaver@southwark.gov.uk
Webpage: www.southwark.gov.uk

Date: 11 December 2024

Item No: 6.1 & 6.2	Classification: Open	Date: 10 December 2024	Meeting Name: Planning Committee B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		London Bridge & West Bermondsey & Old Kent Road	
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 into 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:

ITEM 6.1: 23/AP/1317 - 257-283 Ilderton Road London Southwark SE15 1NS

Late representations

4. Since the preparation of the committee report, the following comments were received.

Cllr Richard Livingstone (Old Kent Road ward councillor)

- An objection was received on 5th December 2024 raising the following concerns:
 - Lack of onsite affordable housing provision:
- No onsite affordable housing contrary to both Policies P1 and P17 of the Southwark Plan and AAP4 of the emerging Old Kent Road Area Action Plan.

- Despite being 30 storeys tall, the proposed development fails to deliver any affordable housing onsite. Hence, by definition it cannot be "exemplary" design as a tall building
- Nearby recent redevelopment schemes including Bermondsey Heights, 313-349 Ilderton Road and the Devonshire Place demonstrate that a good mix of student and social housing that meets policy requirements could be achieved while delivering significant improvements to the public realm and integrating these communities.

Officer response:

- The issue has been considered in the 'Principle of the proposed development in terms of land use' of the published committee report. The applicant initially proposed a scheme consisting of a self storage only at the pre-application stage in 2022. During the course of the pre-application, upon the request from officers, the applicant revised the scheme for 196 conventional homes, a self-storage unit and workspace in order to meet the aspirations of mix-used development in site allocation OKR16. However, the applicant later concluded the initial mixed-use scheme containing residential apartments is no longer viable due to the changes in the economic climate and changes to Building Regulations in relation to fire safety and replaced the residential component with the currently proposed PBSA together with the self-storage unit and light industrial workspace.
- The applicant considers it is not viable to include on-site conventional housing alongside a feasible amount of student housing on this brownfield site.
- The lack of onsite affordable housing means the development is inherently less likely to contribute to a mixed and inclusive neighbourhood than it might be, nonetheless it would make a contribution to meeting the Mayoral and local-level housing delivery targets. The PIL would contribute to affordable housing delivery and the site would play its part in delivering the capacity identified in Southwark Plan allocation NSP70 of 2,200 new homes. The provision of PBSA housing alongside other commercial uses in an area where conventional residential uses are well represented is on balance in this instance considered to be acceptable.
- Given it is a phase 2 development, two thirds of the affordable housing payment in lieu will not be made until the student housing was first completed and then occupied. This can only occur following the signing of

a contract to build the Bakerloo Line Extension (BLE) which is likely to be in 2030.

- Providing an in-lieu payment instead of delivering on site risks that development being in an area with higher land costs which would deliver fewer affordable homes than onsite delivery would provide

Officer response:

- The issue has been considered in the 'Affordable housing and development viability' of the published report. The affordable housing payment-in-lieu (PIL) of £20.7 million is equivalent to 35% affordable housing by habitable room which the Council's expert assessor has deemed to be reasonable subject to early and late-stage reviews. It is noted that this is a Phase 2 scheme. The applicant is committed to both early and late stage reviews in the S106 Agreement. So if substantial implementation is not reached within 2 years from the date of planning permission, a new Financial Viability Assessment will be submitted for approval and the amount of the affordable housing payment-in-lieu will be index linked. The Council will have the sole discretion on how the PIL is spent to support conventional affordable housing in the borough.
- The applicant could begin construction on the site of the self-storage building in advance of the BLE contract being signed and this would trigger a 25% payment of the PIL.
- The proposed benefits to the local community are negligible. The community space and the 200 hours a year exhibition space are unlikely to be used. The nearest Southwark council estates, the Bonamy and Tustin, both already have good quality community halls. There is other good quality community space in the area and proposed in other developments. My concern therefore that once provided, this space will be rarely used and the developer will just return to the council a few years later to propose a change of use for under-utilised space

Officer response:

- The introduction of proposed café, exhibition spaces and cycle workshop was a response to the feedback from the Community Review Panel in January 2024 (See also Appendix 6).
- Poor consultation
- The council's own map for the planning portal shows no applications on the site of 257-283 Ilderton Road, and the pin for the site is actually within the bounds of the Bermondsey Heights development on the other side of

Sharratt Street. This clearly impacts on the community's ability to comment on the application.

- The developers have failed to listen to any of the concerns about the development put forward in their meeting with ward councillors.

Officer response:

- Regrettably the identified error occurred due to a wrong UPRN associated with the application site on Southwark Map. However, the statutory Southwark Planning Register, which people use to make comments, correctly outlined the application site.
- The statutory public consultation with members of the public was first undertaken in September 2023 and then in February 2024. 353 Letters were sent to local residents within 500m radius of the subject site. The application was advertised in the local press and site notices were displayed. The details of the consultation undertaken can be found in Appendix 4. Two comments have been received during the public consultation indicating people are able to access the application documents. The public consultation undertaken has met the statutory requirements by the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- The committee report does state at para 543 that the developer met with two of the ward councillors, in fact the meeting was with all three ward councillors. One of the councillors (Cllr Livingstone) left the meeting as they felt that the developer was not listening to their concerns.

Members of the public

5. Two objections were received on 9th December 2024 raising the following concerns:
 - Negative impacts on the existing infrastructure such as the overworked drainage system in the area

Officer response: This issue has been considered in the 'Environmental matters' section of the committee report. It is considered that proposal would not result in negative impacts on the existing infrastructure including the drainage system subject to the recommended conditions.

- Provide less than the required affordable housing

Officer response: This issue has been considered in the 'Affordable housing and development viability' section of the committee report. The Financial Viability Assessment has been reviewed by independent viability assessor and the Affordable Housing PIL (£20.7 million) is considered to be maximum viable amount subject to early and late stage reviews.

- It will accelerate the breakup of the existing community by forcing neighbours out as the properties would be unaffordable for them.

Officer response: The Site is currently occupied by a vacant warehouse and ancillary office space (Use Class B8).

- Insufficient clarity on the negative impact on the neighbouring local communities. For instance, additional student accommodation with less affordable housing is counterproductive for keeping the local communities together.

Officer response:

- The issue has been considered in the 'Principle of the proposed development in terms of land use' section of the published committee report. The lack of onsite affordable housing means the development is inherently less likely to contribute to a mixed and inclusive neighbourhood than it might be, nonetheless it would make a contribution to meeting the Mayoral and local-level housing delivery targets. The PIL would contribute to affordable housing delivery and the site would play its part in delivering the capacity identified in Southwark Plan allocation NSP70 of 2,200 new homes. The provision of PBSA housing alongside other commercial uses in an area where conventional residential uses are well represented is on balance in this instance considered to be acceptable.
- Inadequate consultation event and the project would also adversely affect minority groups and families further as is already happening.

Officer response:

- The applicant's led consultation has been considered in the 'Community involvement and engagement' section of the committee report.
- The statutory consultation undertaken by the Council is summarised 'Consultation responses from members of the

public and local groups' section of the committee report and Appendix 4.

- The impact on community has been considered in 'Community impact and equalities assessment' section of the committee report.

TfL

6. Comments from TfL was received on 4th December 2024. TfL are broadly satisfied with the proposed development but would like to further clarify the maximum height of the vehicles to serve the commercial elements, justifications on the operational parking provision, and the aisle width of the bike store of the proposed commercial building. TfL is also broadly welcome the secured S106 obligations but would like to seek further contribution to improvements to active travel environment and an increased contribution towards cycle hire docking stations from £18,789 to £110,000 to promote sustainable freight.

Officer response:

- These issues have been addressed in the 'Transport and highways' section. The minor technical clarifications can be dealt with under GLA stage II referral.
- Overall, the S106 contributions and s278 highways works secured would make substantial contribution to improvements to active travel environment including delivery of a new raised zebra crossing on Ilderton Road and new an e-scooter and e-bike on-street bay on Sharratt Street, financial contributions of **£100,000** towards bus stop improvements, **£534,600** (BCIS index linked from 2019) towards public transport improvements, **£30,000** towards Legible London Signage and **£18,789** towards cycle hire docking stations. With regard to sustainable freight in particular, the applicant has also committed to a cargo bike loan scheme for the occupiers of the light industrial. The overall package of S106 and S278 works have been considered in the viability testing and transport mitigation and improvements secured are considered proportional to the scale of the development when considering other benefits secured.

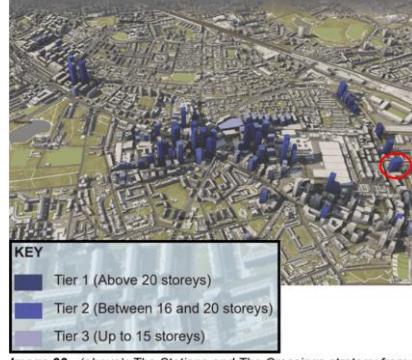
Corrections and clarifications to the report

7. With regard to the impact of the development on the setting of Grade II listed Gas Holder, whilst it is identified that the development will impede on this view of the Gas Holder from Bridgehouse meadows, when considering the consented emerging development in the area, the impacts will be less significant. The setting of gas holder is changing with the addition of new tall buildings appearing in its immediate context. The New Bermondsey

development consented in Lewisham, proposed to replace the lower scaled housing to create a dense new development, will directly impede this view, as such the proposed development in Southwark is not considered to be obtrusive after the New Bermondsey development is completed. Any impacts on the setting of the Grade II Listed Gasholder no. 13 is only temporary before the multi-phased New Bermondsey development is completed.

8. Since the publications of the report, some typos and a format error have been identified in the report. For the avoidance of doubt, the wording of the following paragraphs in the published report is to be updated with the revised wording:

Para	Original wording	Replacement wording
Para 88	<p>Several planning schemes for OKR16 have been granted planning permission or are to be granted subject to S106 agreement, which will deliver a further 389 conventional family homes, 890 co-living units, and 7,717 square metres commercial floorspace.</p>	<p>Several planning schemes for OKR16 have been granted planning permission or are to be granted subject to S106 agreement, which will deliver a further 438 conventional family homes, 890 co-living units, and 7,717 square metres commercial floorspace.</p>
Para 89	<p>In total 870 conventional homes, 890 co-living units and 250 student rooms (in 313 Ilderton Road) are coming forward in this site allocation in phase 1 against a total site allocation of 2,200 homes. For the purposes of calculating a conventional residential equivalent in the Old Kent Road housing phasing plan 3 student rooms or 3 co living rooms are the same as single conventional home. So in total 1,250 homes are coming forward in phase 1. Which equates to about half the allocation. Of the 870 conventional homes coming forward about 50% would be affordable. A scheme for 49 conventional homes at 78-94 Ormside Street and the remainder of this allocated site (including this application site) is expected to come forward in the early 2030s (BLE Phase 2). This scheme is also a phase 2 scheme.</p>	<p>In total 919 conventional homes, 890 co-living units and 250 student rooms (in 313 Ilderton Road) are coming forward in this site allocation in phase 1 against a total site allocation of 2,200 homes. For the purposes of calculating a conventional residential equivalent in the Old Kent Road housing phasing plan 3 student rooms or 3 co living rooms are the same as single conventional home. So in total 1,250 homes are coming forward in phase 1. Which equates to about half the allocation. Of the 919 conventional homes coming forward about 37.8% would be affordable. A scheme for 49 conventional homes at 78-94 Ormside Street and the remainder of this allocated site (including this application site) is expected to come forward in the early 2030s (BLE Phase 2). This scheme is also a phase 2 scheme.</p>

Para 130:	Policy P5 of the Southwark Plan requires PBSA proposals where all the bedspaces would be 'direct-lets', as is the case with the scheme proposed at Devonshire Place as set out below	Policy P5 of the Southwark Plan requires PBSA proposals where all the bedspaces would be 'direct-lets', as is the case with the scheme proposed at subject site as set out below
Image 23	<p>The red circle, which was supposed to indicate the correct location of the subject site, was not positioned correctly.</p>  <p><i>Image 23: (above): The Stations and The Crossings strategy from the draft Old Kent Road AAP, showing the distribution of tall buildings across the action area, including cluster at the new tube station where the site is located (circled in red), and these tall buildings' relationship to London and borough views.</i></p>	<p>The subject site is circled correctly in red in the following image.</p>  <p><i>Image 23: (above): The Stations and The Crossings strategy from the draft Old Kent Road AAP, showing the distribution of tall buildings across the action area, including cluster at the new tube station and along eastern side of Ilford Road where the site is located (circled in red), and these tall buildings' relationship to London and borough views.</i></p>
Para. 298	<p>The development would form part of a cluster of emerging large-scale buildings around the planned tube station, a number of which benefit from planning permission.</p>	<p>The proposed development would form part of the emerging tall buildings, situated at the borough boundary "crossing" with Lewisham in proximity to the future Surrey Canal Road Station, a number of which benefit from planning permission or are already under construction.</p>

Para 543	<u>Consultation undertaken by applicant: Summary table</u>		The zoom meeting was attended by all three ward councillors.
	<u>Date</u>	<u>Form of consultation</u>	

Meetings (Pre-application phase)	
August 2022	<ul style="list-style-type: none"> Meeting held with two of the three Old Kent Road ward councillors.

<u>Date</u>	<u>Form of consultation</u>
August 2022	<ul style="list-style-type: none"> Meeting held with three Old Kent Road ward councillors.

To clarify, Cllr Richard Livingstone left the meeting early due to his concerns about the way the applicants conducted themselves and he made these concerns clear to the applicants as he left.

ITEM 6.2: 24/AP/0918 – 110 The Queens Walk London Southwark SE1 2AA

Corrections and clarifications on the main report

Correction to paragraph 1 and paragraph 3

- Both of these paragraphs reference the scheme being referred to the Mayor of London and the Secretary of State. This is not a referable application so would not need to be referred to the Mayor of London. The referral to the secretary of State was because of the outstanding objection from the Environment Agency which has now been withdrawn so the application does not need to be referred to them. The recommendation in paragraph 1 is therefore to grant planning permission, subject to planning conditions and the applicant entering into an appropriate legal agreement

Correction to paragraph 10

- Correction to the UGF figures in the table shown in paragraph 10. This confirms a change of +0.43. This figure should be deleted as there is no existing reference.

Correction/ clarification to paragraph 190- 195

- These paragraphs reference the Environment Agency wishing to impose conditions and why their suggested condition number 2 was not recommended.

This section also references the Environment Agency raising an initial objection to the scheme. It is however noted that the committee report was published prior to receiving confirmation that the Environment Agency were seeking further guidance.

12. On 04 December 2024, The Environment Agency withdrew their objection. This is however pending the imposition of Condition 1 (Flood defence condition survey) and Condition 3 (Flood defence monitoring and maintenance and ecological enhancements) being imposed. These conditions were initially referenced in paragraph 192 and would need to be added to the recommendation (see below).

Correction to paragraph 287

13. This paragraph references residential accommodation which this scheme does not include. This should be replaced with “*delivering employment floor area.*”

Additional comments that were received

14. Further comments from the Potters Field Park Management Trust have been received and these raised the following:
 - The Trust believe that the development would have a significant impact on the park and have asked why officers did not ask for a financial contribution to improvements to the park.
 - The impact with regards cycle parking and the impact upon MOL and planting
 - Discrepancies concerning land ownership
 - The narrowing of the footpath and access routes
 - Concerns with the length of the building programme and references the CEMP condition.

Officer response:

15. s106 financial contribution to Potters Fields Park:
 There would be 145 more jobs as a result of the additional office floorspace proposed. There would also be additional activity on the applicant's land due to the food and beverage/retail use in the lower ground floor near The Scoop. Officers considered the request from the Trust but are of the view that the development would not have a significant impact on the demands for Potters Fields, particularly considering the additional seating St Martins are proposing to the west of the building, which would ease the pressure on the park. The test for planning obligations is that they need to be:
 - necessary to make the development acceptable in planning terms;

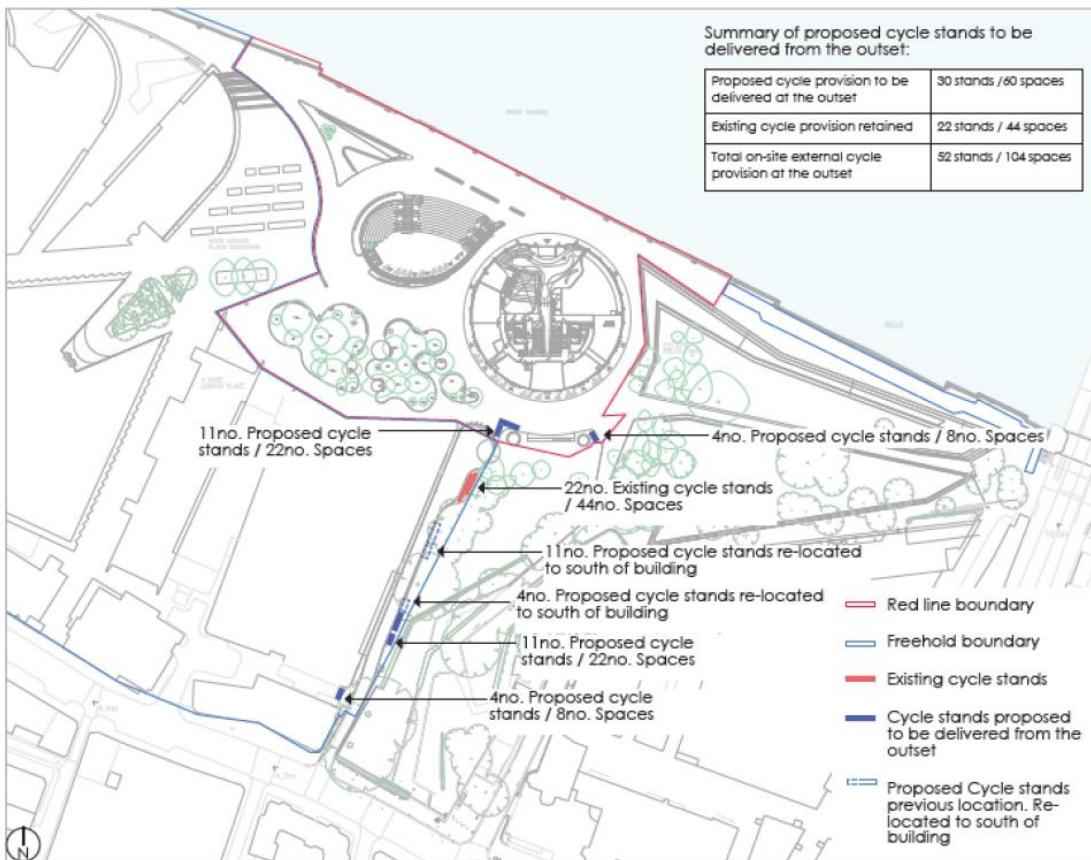
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

16. Officers' advice is that a financial obligation for improvements to the park are not necessary to make the development acceptable.

17. The applicant has consulted with the Trust throughout the course of the planning application and through these discussions agreed an alternative boundary treatment for the area where the shed/café currently is. They estimate that the cost of this would be about £225,000 of which £50,000-£75,000 would be the cost of the specific boundary treatment requested by the Trust.

18. Cycle parking:

The cycle parking would be down Weavers Lane and any impact would be addressed through the suggested landscaping conditions. The submitted information would need to consider items such as Bluebells. The conditions have also been amended as to ensure consultation with the management trust. An updated cycle parking plan has been received and this is shown below:



19. This has removed the '11' and '4' spaces down Weavers Lane and relocated them next to the seating, in the area where the existing garage is located. The alternate location of the cycle parking would preserve any planting/ nearby Bluebells.

20. Land ownership:
This issue in respect of land ownership demarcation is a matter between landowners rather than a planning matter.

21. Narrowing of footpath:
The applicant has confirmed there are no plans for external seating associated with the retail uses for outdoor dining, bars or events on the south and east of the site, close to the park. Officers recommend an additional condition to the planning committee for details of any external seating to be submitted, if proposed (paragraph 17)

22. Building programme/ CEMP
Consultation with the trust has been included in amended condition 3 referenced below.

23. Living Bankside
A letter of support has also been received from Living Bankside. This letter did reiterate items such as the lack of bins, the impact with regards toilets and construction works and working with the community but they are supportive of this application.

Additional Conditions

24. Flood defence condition survey and remedial works:
No development, except for demolition, enabling works and investigation work shall take place until a report detailing the findings of the flood defence condition survey, including intrusive investigation works, to establish the condition and residual life of all elements of the tidal River Thames flood defence structures, as proposed in the 'Intrusive Investigation into the River Wall' report (ref. TQW-WAT-XX-ZZ-RP-S-00100 Rev P02; by Waterman Structures Ltd; dated 18 September 2024) has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency.

If any elements of the flood defence structures are shown to not have a remaining lifetime commensurate with the development then an improvement works plan to bring all elements up to that lifetime – including details and drawings and a scheme of ecological enhancements, such as, but not limited to, examples within the multi-partner Estuary Edges guidance, or following industry best practice if that guidance no longer exists – shall be submitted within 8 months to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The approved improvement plan shall then be implemented in full prior to occupation of the development, or other such period agreed with the Local Planning Authority in consultation with the Environment Agency.

Reason: To prevent an increased risk of flooding and to ensure that the development is appropriately protected from flooding, in line with the National Planning Policy Framework (NPPF) (Paragraph 165) and the London Borough of Southwark's Local Plan (2022) Policy P68 – Reducing flood risk and P25 River Thames.

25. Flood defence monitoring, maintenance plan.

Before any work other than demolition, enabling works and investigation work commences affecting the flood defences, a long-term monitoring and maintenance plan for the tidal River Thames flood defence structures, applying for as long as the development remains, shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency.

The long-term monitoring and maintenance plan shall include:

- details of how and when the flood defence structures will continue to be inspected and tested including intrusive testing;
- success criteria for the condition of each element of the flood defence structures, and any associated environmental enhancements;
- periodic monitoring and reporting of the structural condition of the flood defences, with set inspection milestone dates over the lifetime of the development.

The approved monitoring and maintenance plan shall then be implemented in full thereafter.

If the flood defence structures are not shown to be meeting their success criteria at an inspection milestone date, then an improvement works plan – including a scheme of ecological enhancements such as, but not limited to, examples within the multi-partner Estuary Edges guidance, or following industry best practice if that guidance no longer exists – shall be submitted within 8 months to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The approved improvement plan shall then be implemented in full within 12 months of approval, unless otherwise agreed with the Local Planning Authority in consultation with the Environment Agency.

Reason: To protect the structural integrity of the flood defence, to ensure the development is safe from flood risk for its lifetime and to ensure that there is no increase in flood risk on site or elsewhere as a result of the development. This is supported by Paragraph 159, Paragraphs 180 and 186 of the National Planning Policy Framework (NPPF), the Greater London Authority's (GLA) London Plan (2021) (Policy SI 12) and the London Borough of Southwark's Local Plan (2022) Policy P68 – Reducing flood risk and P25 River Thames.

26. Seating condition:

No outdoor seating and associated paraphernalia (such as tables etc) shall be erected/ placed upon on the footpath adjacent (all) the proposed ground floor commercial units unless submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the use of the footpaths remain unobstructed in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

Amendments to conditions

27. Removal of condition 23:

Deleted. This is a duplicate of condition 34.

28. Amendment to the reasoning on conditions: 3 (CEMP), Condition 7

(Arboricultural Method Statement), Condition 23. To include the wording:

“in consultation with Potters Field Park Management Trust.”

Additional informative

29. Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Conclusion of the Director of Planning and Growth

21 Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of s106 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 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
Site history file: 2168-761 Application file: 23/AP/1317 Southwark Local Development Framework and Development Plan Documents	Resources Department 160 Tooley Street London SE1 2QH	<ul style="list-style-type: none"> Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer email: Pan.Chong@southwark.gov.uk Council website: www.southwark.gov.uk

Welcome to Southwark Planning Committee B Majors Applications

10 December 2024

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/1317

257-283 Ilderton Road, London, Southwark,
SE15 1NS

Item 6.2 – 24/AP/0918

110 The Queens Walk, London, Southwark,
SE1 2AA



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ketzia Harper



Councillor Michael Situ



Councillor Jon Hartley



Councillor Cleo Soanes



Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1 – 23/AP/1317

257-283 Ilderton Road, London,
Southwark, SE15 1NS

Full planning permission for:

Demolition of the existing building and mixed use redevelopment of the site comprising **Purpose-Built Student Housing** including associated amenity and **ancillary café** and **cycle workshop** (Use Class Sui Generis), a new **self-storage facility** (Use Class B8), **light Industrial workspace / incubator units** (Use Class E(g)(iii)) and other associated infrastructure.



Site location



Site in the context of the OKR AAP

Site location

SITE AREA

0.34 hectare

BOUNDED BY

N: Sharratt Street

S: Canterbury Industrial estate

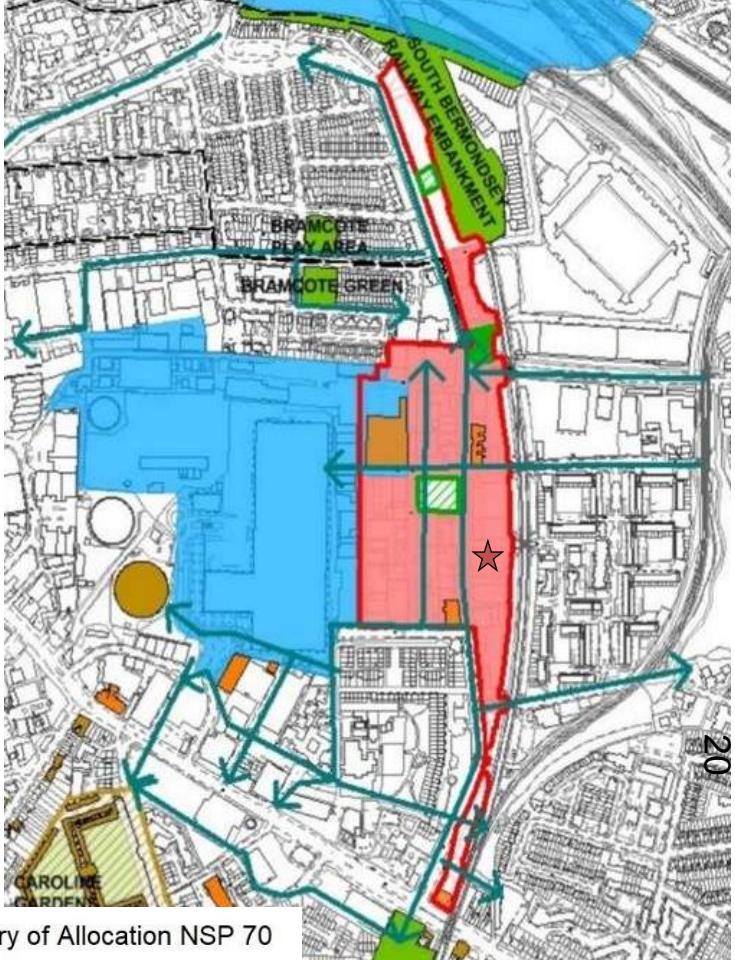
W: Ilderton Road

E: Railway embankment



Key Policy designations

- The site is within:
 - Site Allocation NSP70 (Hatcham Road, Penarth Street and Ilderton Road);
 - Flood Zone 3 (in an area benefitting from flood defences);
- The site does not include any listed structures and is not in a conservation area.
- The site is immediately to the east of the site is the South Bermondsey Railway Embankments Site of Importance for Nature Conservation (SINC) in Lewisham
- Current PTAL rating of the site is 2 and rating is predicted to rise to PTAL 4



- Boundary of Allocation NSP 70
- ▨ Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for Active Frontages
-
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space

Site allocation OKR16 from the draft AAP

OKR16 expects redevelopment to:

- deliver **new homes**; and
- **replace existing on-site employment floorspace** (to be consistent with the building and land use types shown in Figure SA4.3, see right); and
- Provide **industrial uses**; and
- Provide **mixed use** industrial and new homes typologies in the area designated as a Locally Significant Industrial Site



- Horizontal Mix: Depots and medium-large storage and distribution units in mixed use developments
- Horizontal / Vertical Mix: Small industrial units
- Vertical Mix : Small office and studio
- Publicly-accessible open space

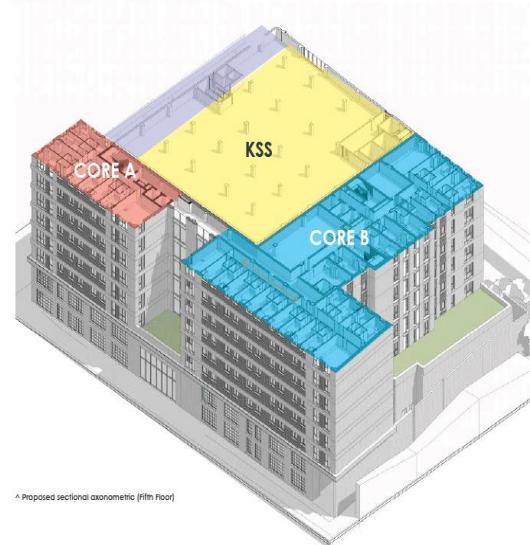
Overview of the proposal

USES	GIA (sqm)
592 bedspace PBSA	20,643.6
1 publicly-accessible cafe (within the PBSA)	109.7
1 publicly-accessible cycle workshop (within the PBSA)	95.4
Light industrial / Fab Labs (affordable workspace)	1,030
Self storage	6,947

DESIGN

PBSA Height (i.e. max height)	30 storeys (94.65 metres AOD)
Height of commercial building	5 - 6 storeys (32 metres AOD)
Types of PBSA units	480 (81.1%): En-suite bedroom within a cluster flat 82 (13.8%): Regular studios 30 (5%): Accessible studios

Typical Floor Plate Division

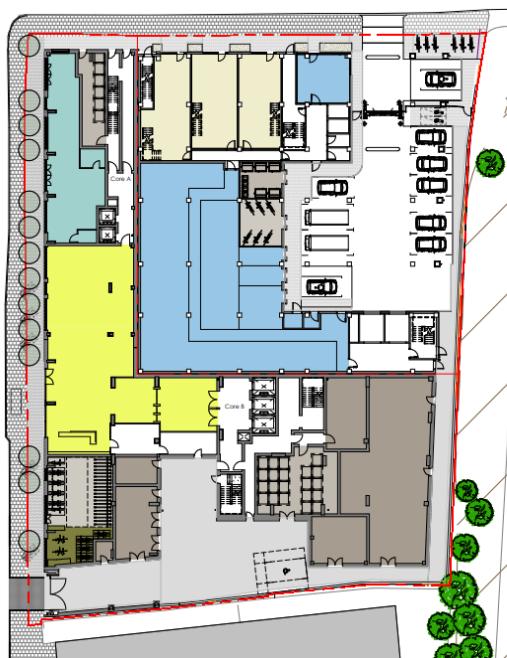


Karbon Self Store

Affordable workspace

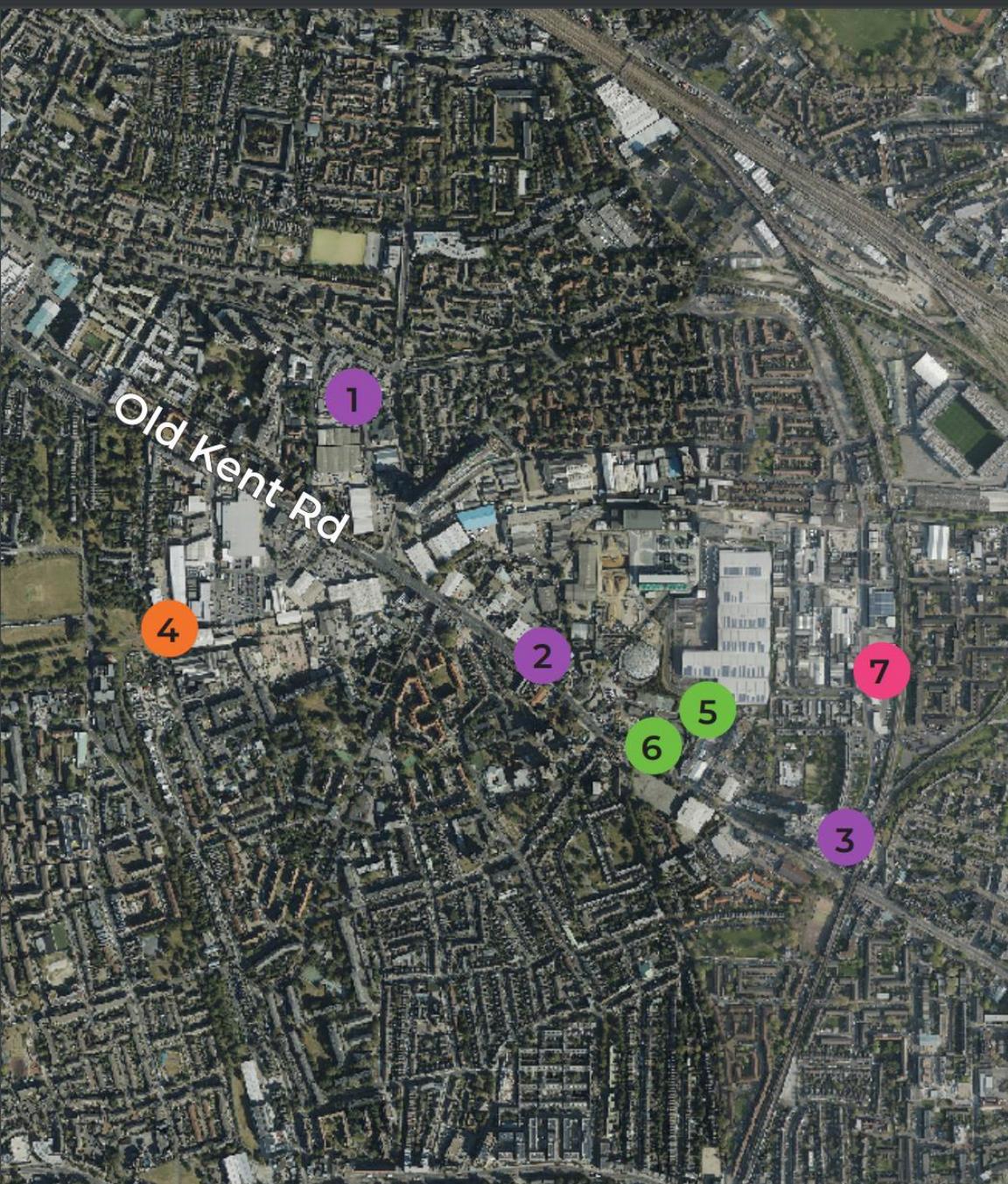
Core A

Core B



Accommodation Type





OLD KENT ROAD: PBSA 2020-2024

BUILT (TOTAL 756)

- 1 272 St James Road - **249 rooms**
- 2 671-679 Old Kent Road - **267 rooms**
- 3 313-349 Ilderton Road - **249 rooms**

UNDER CONSTRUCTION

- 4 43 Glengall Rd & 1 Bianca Rd - **675 rooms**

CONSENTED (TOTAL 1,629)

- 5 19-35 Sylvan Grove - **688 rooms**
- 6 747-759 Old Kent Rd - **941 rooms**

LIVE APPLICATION

- 7 257-283 Ilderton Road - **592 rooms**

TOTAL STUDENT ROOMS: 3,652

AFFORDABLE HOUSING IN STUDENT SCHEMES

AFFORDABLE HOMES

Built: 54
Under construction: 0
Consented: 223
Live application: 0
Total: 277

IN LIEU PAYMENTS

Built: £5.2m
Under construction: £1m
Consented: £20.2m
Live application: £20.3m
Total: 46.7m

Completed PBSA in the Old Kent Road Opportunity Area

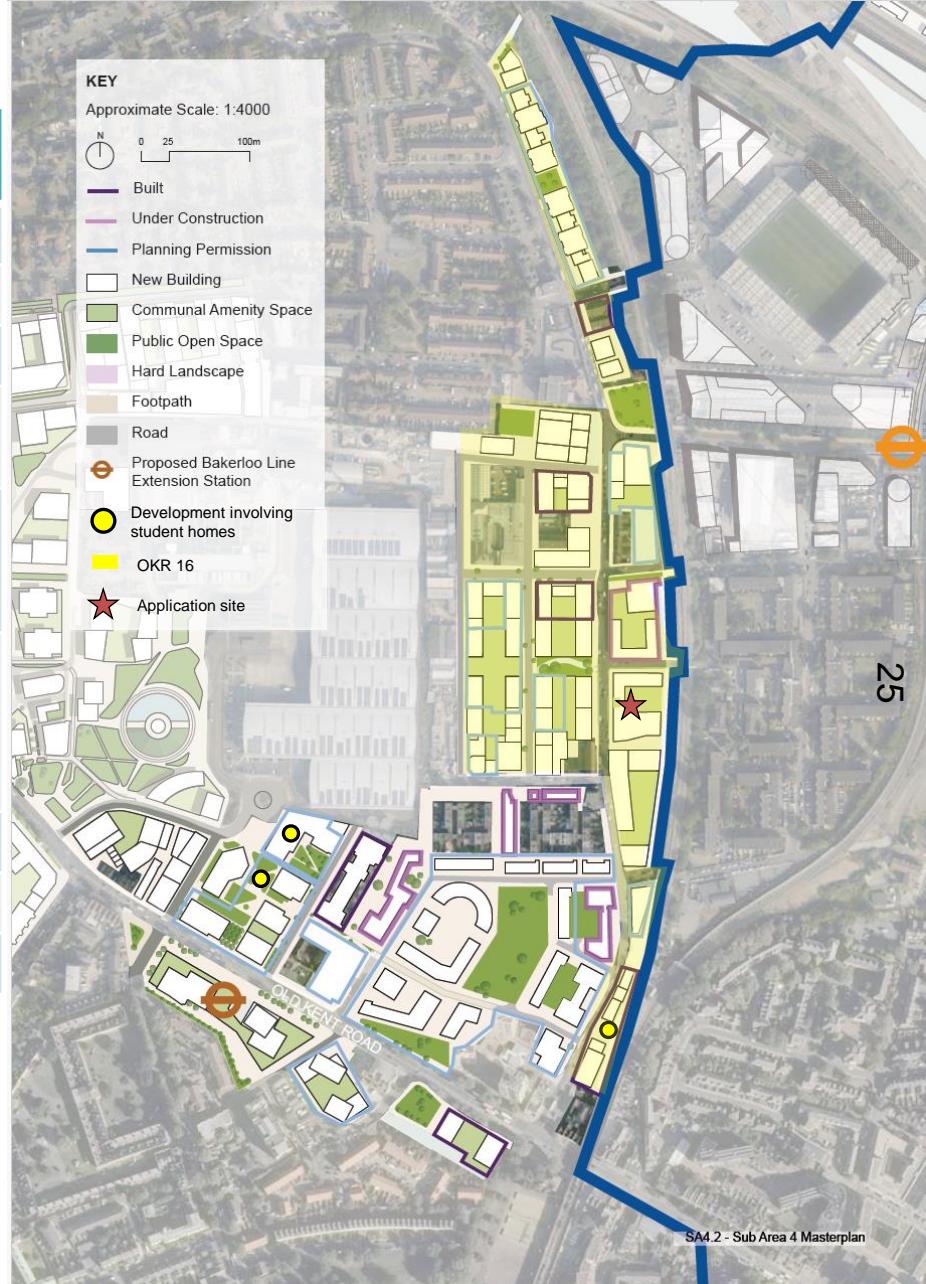


Distances between completed PBSA in the OKR OA and the subject application site

Development in the pipeline within OKR16

	Conventional homes	Student beds	Co-living units	Non-residential (sqm)
OKR16				
<u>Phase 1</u>				
Built	245	250	N/A	5,566
Under construction	254	N/A	N/A	2,538
Approved or resolution to grant	438	0	886	8,406
Sub-total	937	250 (84 conventional residential equivalent)	886 (295 conventional residential equivalent)	16,510
<u>Phase 2</u>				
Approved	49	N/A	N/A	1,242
Total	986	250	886	16,510

- 1,316 homes (conventional residential equivalent) in the pipeline will come forward in **Phase 1** against a total site allocation of 2,200 homes
- Of the total conventional homes in the pipeline within OKR16, approximately 37.8% will be affordable.



PBSA

- 592 students beds would contribute the equivalent of 237 (rounded) homes towards meeting the Council's housing targets (2,355 homes per annum)
- £20.7 million affordable housing payment in lieu (35% of the habitable rooms) subject to early and late stage reviews
- Overall proportion of the conventional homes in OKR 16 and Subarea 4 would still be broadly maintained considering both existing and emerging context
- Publicly accessible café (109.7 sqm), cycle workshop (95.4 sqm) and free exhibition space (50 sqm) for 200 hours per year will be provided on the ground floor to foster community integration

Commercial:

- Uplift of 6,862 sqm of commercial floorspace from the existing
- Affordable workspace provision (1,030 sqm) would exceed the 10% minimum requirements.

Old Kent Road Housing Phasing Plan

- The proposed development is a phase 2 scheme subject to a Grampian obligation (i.e. the housing element could not be implemented until the BLE contract is confirmed which is predicted to be in 2030)

Height, scale, massing and tall building



KEY

- Tier 1 (Above 20 storeys)
- Tier 2 (Between 16 and 20 storeys)
- Tier 3 (Up to 15 storeys)

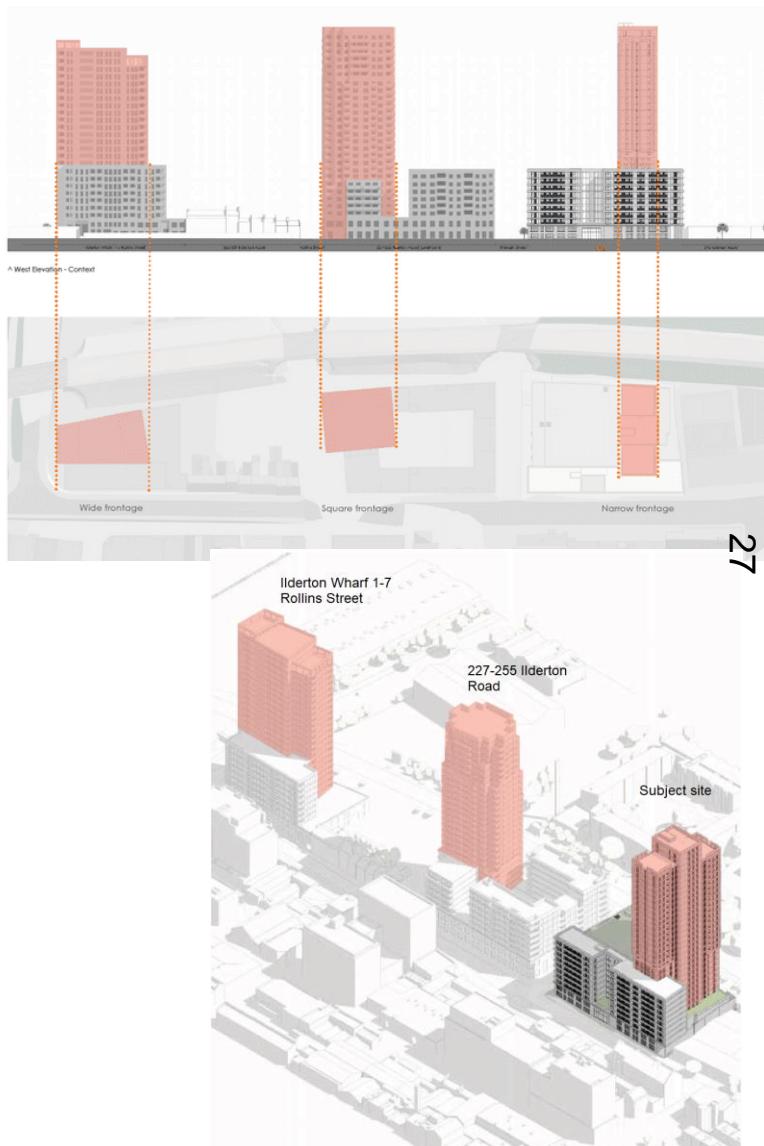
Ilderton Wharf 1-7 Rollins Street

Planning permission granted
(Ref: 21/AP/4757)

227-255 Ilderton Road

Under construction

Subject site



Public Realm

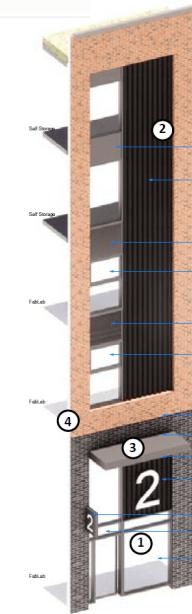
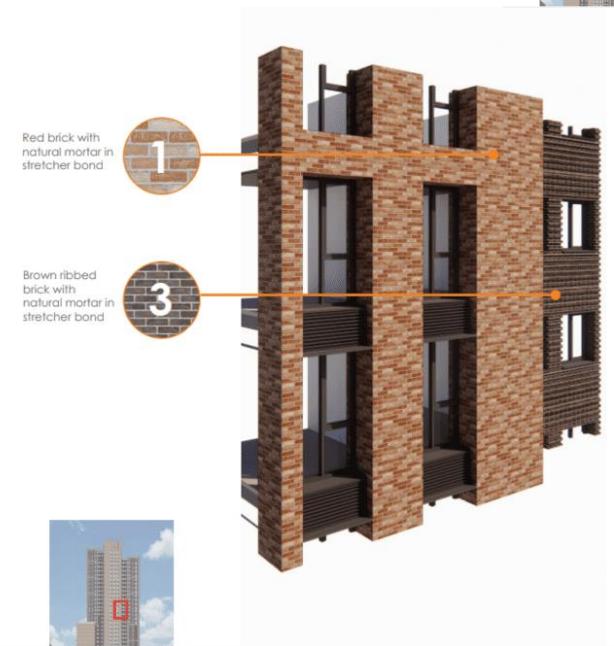
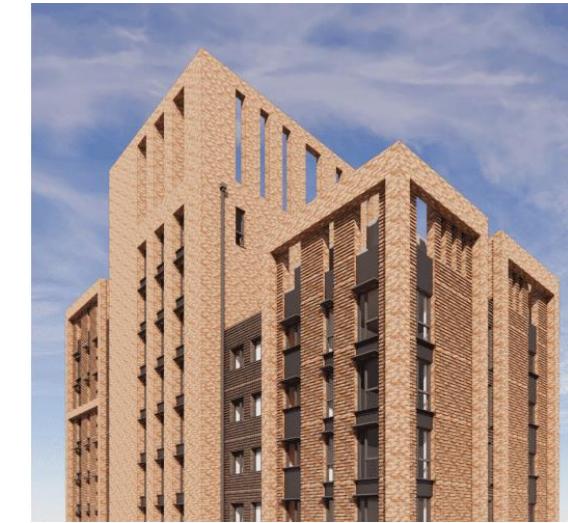
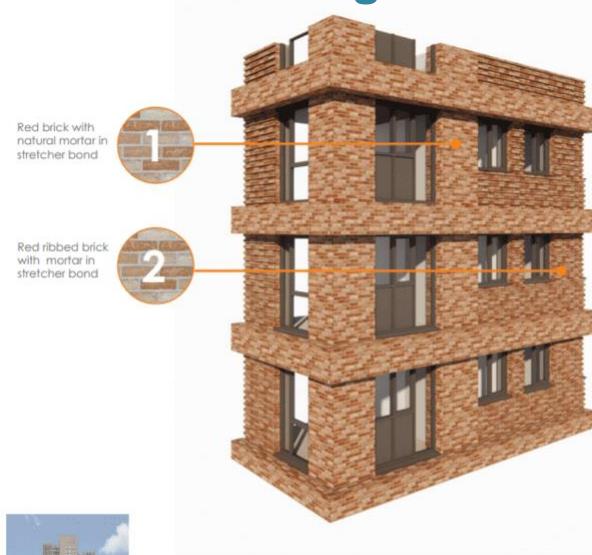


View looking on the western side of Ilderton Road



Visualisation looking south from the junction of Ilderton Road and Sharratt Street

Architectural design



29

Quality of student accommodation



Accommodation Type

- AMENITY
- CAFE
- BINS
- COMMERCIAL - FAB LABS
- COMMERCIAL - SELF STORAGE
- CYCLE WORKSHOP
- CYCLES
- PLANT

(from top-left to bottom-right):
Layout of Levels 00, 01, 07, 08-09
and 10 of PBSA building showing
how the internal communal facilities
would be arranged and the Sky Bar
Terrace on Level 10.

Quality of student accommodation

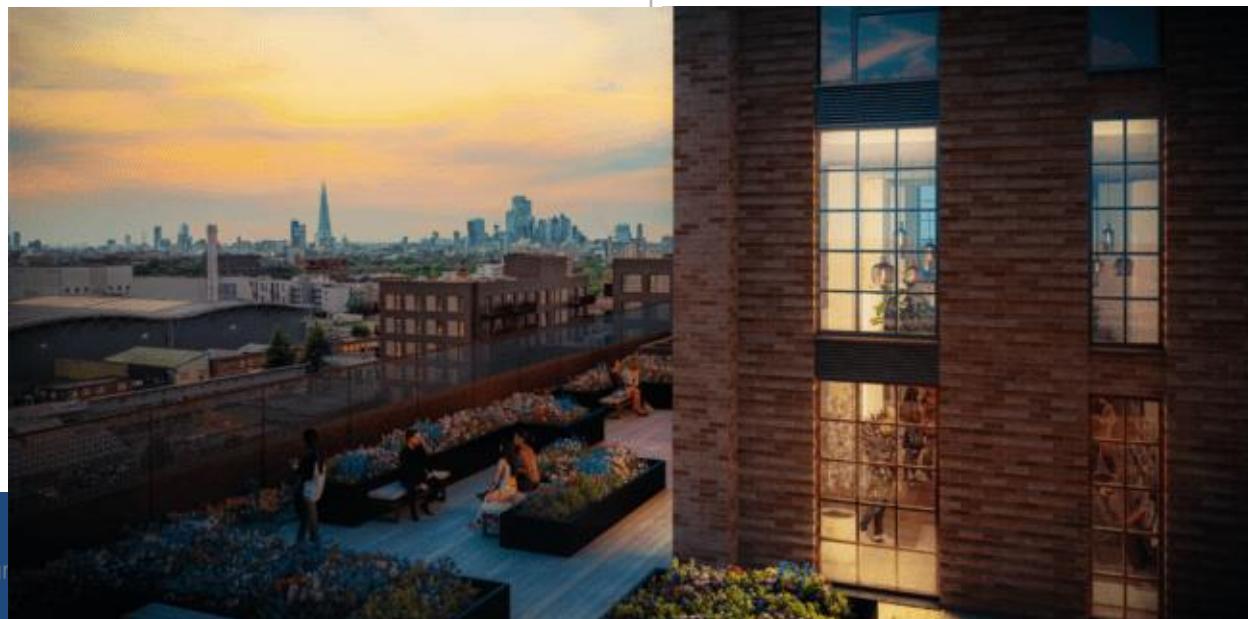
Internal communal facilities within the PBSA: Summary table

Floor	Facility	Size (sq. m)
00	Café	109.6
00	Lounge	185.8
01	Student Study Room	168.2
07	Yoga Studio	36.7
08	Cinema room	90
09	Gym	89.4
10	Student Sky Lounge	85.3
Total:		765
Average per PBSA bedspace:		1.29

Not included in calculation

Back-of-house space including laundry facilities, toilets, storage, parcel store, reception/office etc.

31



Green infrastructure, ecology and biodiversity and sustainability

- 14 new trees along Ilderton Road
- Urban Greening Factor: 0.4
- Biodiversity unit: 0.53 (350.07% net gain)
- Connection to District Heat Network for the PBSA
- BREEAM Excellent targeted



Example of flag paving to pavement (as per the Southwark Streetscape Manual)



Example of pre-cast concrete paving - mottled effect, to highlight and delineate key entrances



Example of permeable pre-cast concrete paving - mottled effect, laid herringbone for the service access area



Example of kerb



Example of timber seat & planter on the roof



Example of building mounted lighting



Illustrative Roof Plan

Addendum Report

- **Late representations**

- Objection from Cllr Richard Livingstone (Old Kent Road ward councillor)
- Two objections from members of the public

<u>Consultation: Summary table of responses from members of the public and local groups</u>		
Total number of respondents: 4		
The split of views between the 4 respondents was:		
In objection: 2	Neutral: 0	In support: 2

- Comments from TfL

- **Corrections and clarifications**

- Impact of the development on the setting of Grade II listed Gas Holder
- Minor typos and format error

- Contribution towards the borough's housing targets by provision of student homes and £20.7 million affordable housing payment in lieu. However, there is no onsite affordable conventional housing which would be the Council's priority. This also limits the contribution to the creation of mixed and inclusive community in this neighbourhood.
- 7,977 sqm of commercial floorspace; publicity accessible café, cycle workshop and free exhibition space for 200 hours) on ground floor to foster community integration.
- 1,030 sqm high quality affordable workspace beyond the minimum 10% policy requirement (232 sqm above)
- Enhanced/activated frontages with enhancement to public realm
- Transport mitigation and improvements through S278 works (e.g. raised table and pedestrian crossing on Ilderton Road) and financial contributions (e.g. bus service enhancements, bus stop enhancements)
- Financial contribution to local public realm improvements
- Improvement to green infrastructure (UGF of 0.4 and BNG of 350.07%)
- Improvement to urban drainage
- Sustainable commercial and student homes (BREEAM 'Excellent' targeted and 39% carbon savings beyond Part L)
- New jobs created (63 jobs, 63 short courses and 16 apprenticeships for unemployed Southwark residents during the construction phase, and potential for 25 FTE end use jobs;

Recommendation

On balance:

- That full planning permission be granted for 23/AP/1317, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement; and
- That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
- That the Planning Committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and
- That, in the event of requirements of paragraph 1 above not having been met by 10 June 2025 the Director of Planning and Growth be authorised to refuse planning permission for 23/AP/1317, if appropriate, for the reasons set out in paragraph 538 of this report.

Item 6.2 – 24/AP/0918

110 The Queens Walk, London, Southwark, SE1 2AA

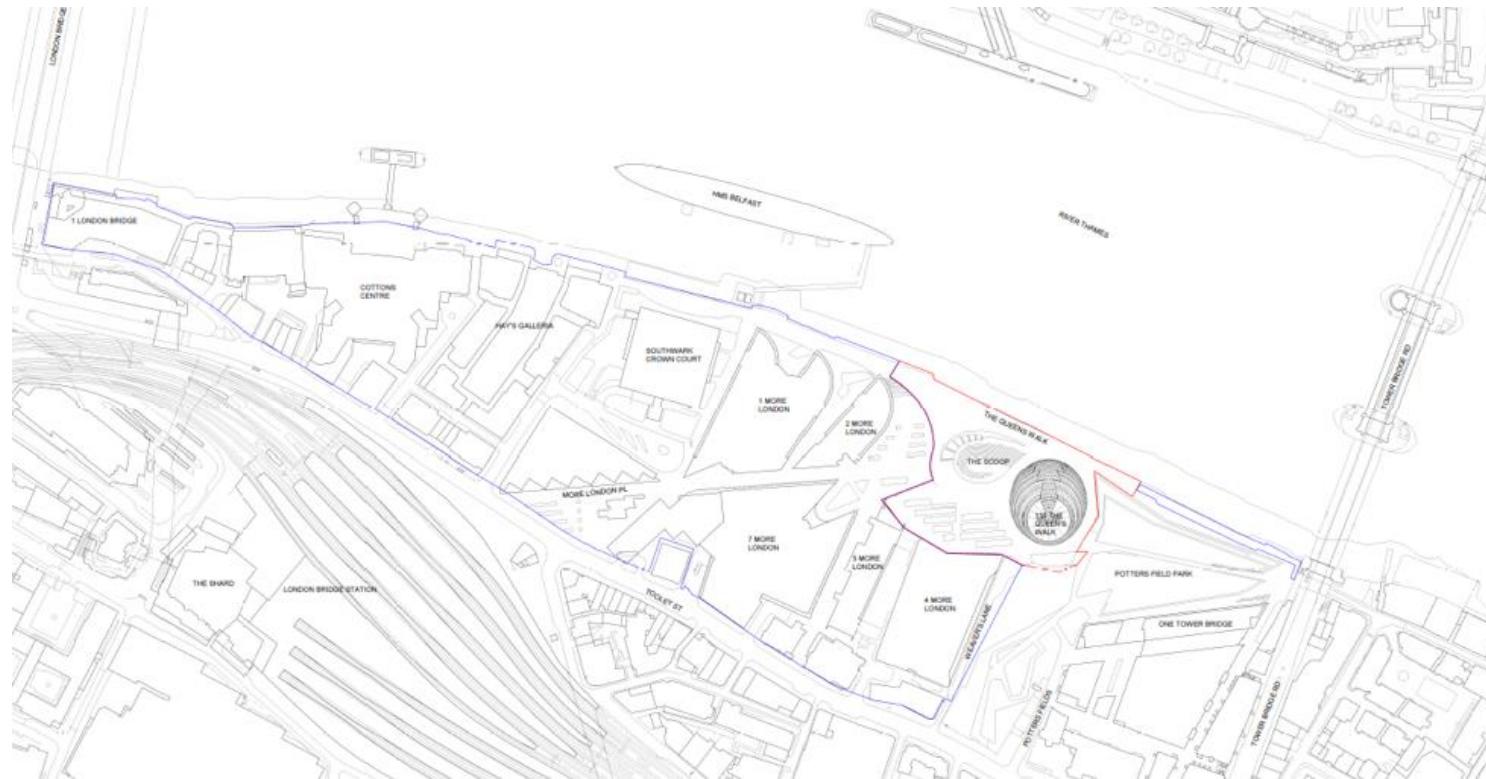
'Alteration (including demolition) and extension of the existing office building for use as Offices (Class E(g)(i); Flexible Commercial (Class E) to include additional floorspace through extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening and associated works.

Associated works including deconstruction / removal of an existing garage / kiosk structure and provision of new hard and soft landscaping within the public realm including improvements to the Scoop, and other works incidental to the development.

(The site is within the setting of the Grade 1 listed Tower Bridge, the Tower of London World Heritage site, and the Tooley Street and Tower Bridge Conservation Areas')

Site description:

The site approximately 1.089 hectares in size and the building is currently an empty office building. The Scoop (to the West) as well as the existing garage structure (to the South) also form part of the site.



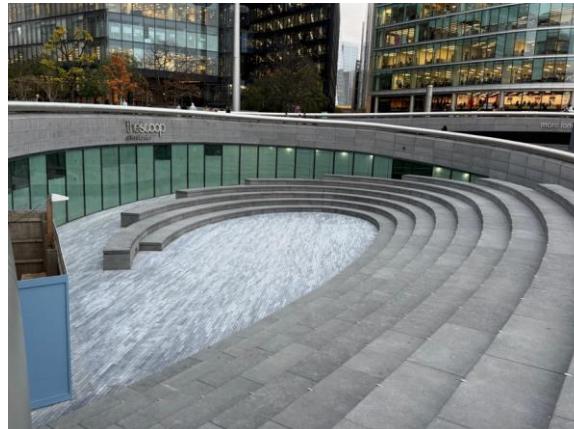


Photos of the existing site

- Front elevation and showing the diagrid and The Scoop (top)
- View from Potter's Field Park (right)

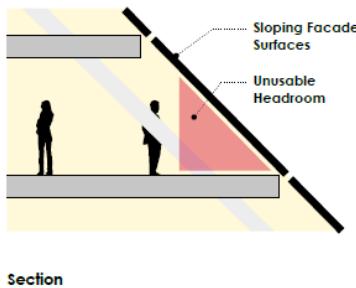
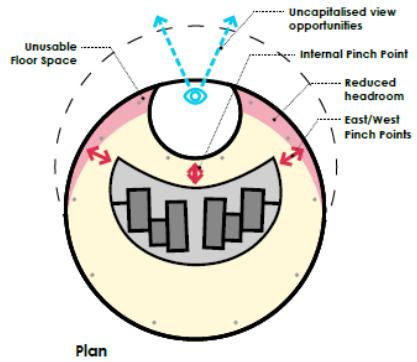


38



- View along Queens Walk (top left)
- Of the Christmas Market (top right)
- View of the garage that is to be removed (bottom left)
- View of The Scoop (bottom right)

Images showing some of the challenges with the existing building:



40

Proposed development:

This application seeks full planning permission to partially demolish and alter the existing office building in terms of footprint, design and usage.

The scheme would provide the following increases in GIA:

	Increase in GIA (sqm)
Office	452.1
Retail/ commercial	3,318
Total	3,770.50

41

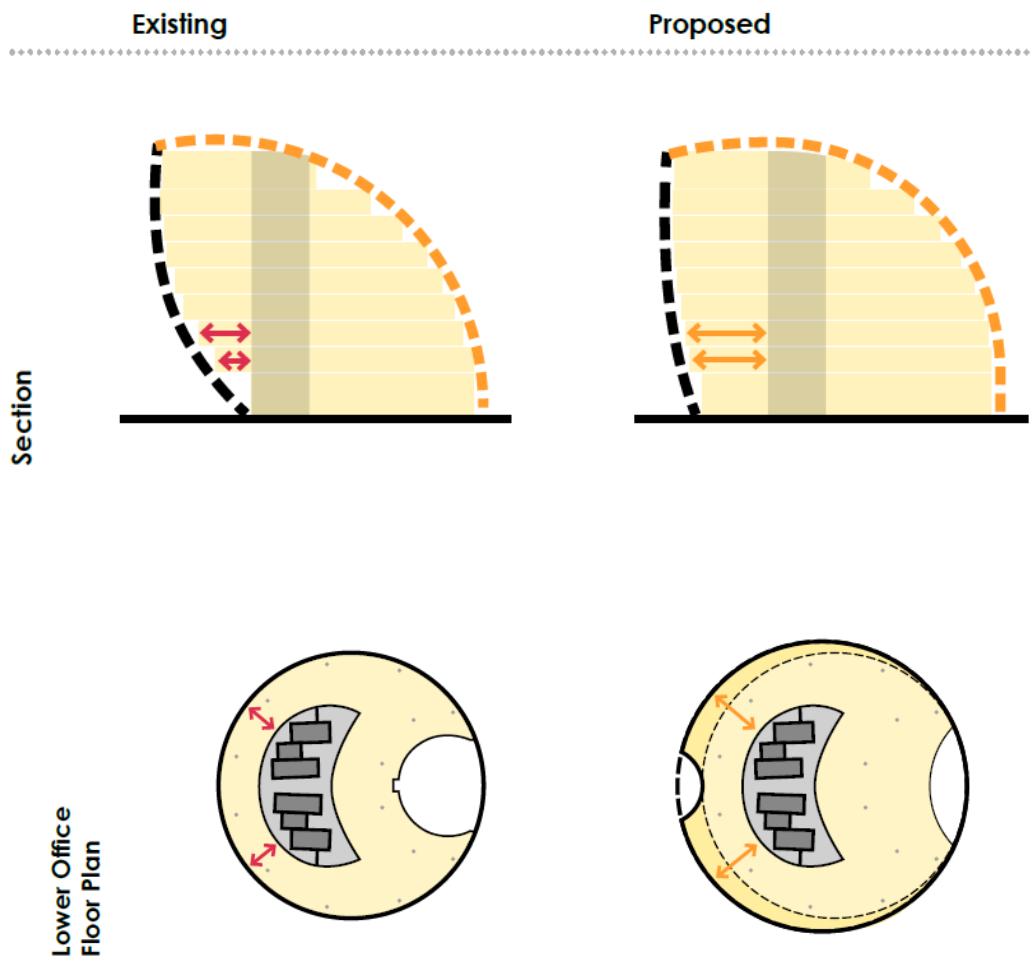
The scheme would also be an increase of 145 jobs:

	Existing	Proposed	Difference
Jobs	828	973	+145

Consultation Responses

Neighbours letters date of posting (updated version)	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
17.04.2024	18.04.2024	25.04.2024	4	0	2	2

Images showing proposed changes



43

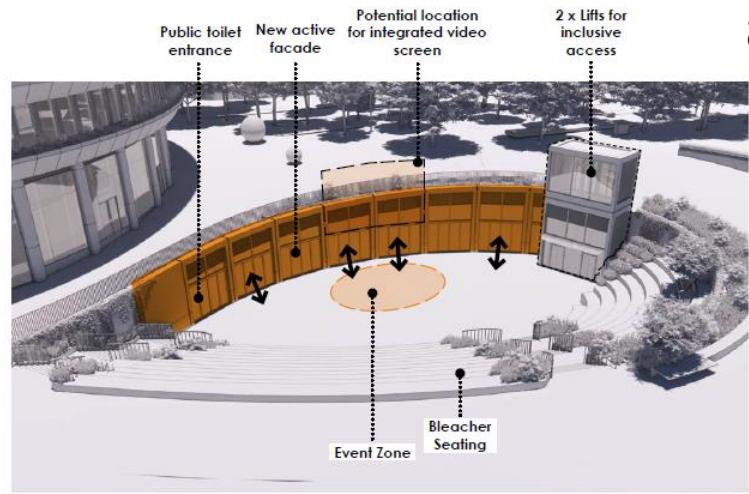
Proposed development:



44



Above image showing the proposed changes to The Scoop as well as the detailing on the building (top right)



Existing and proposed – view from Tower Bridge

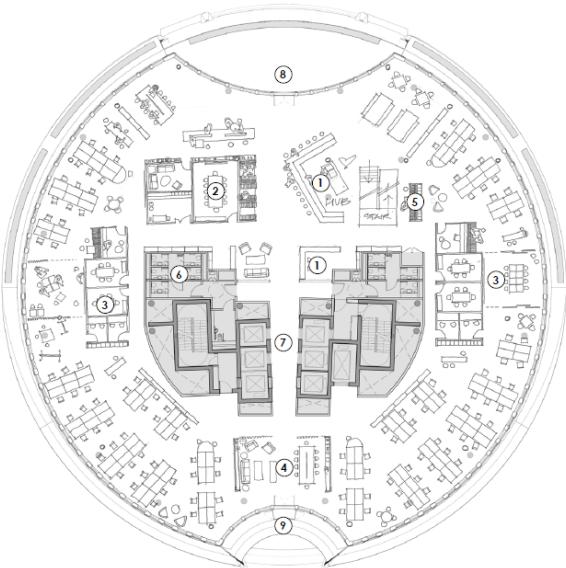


46



**View from the Rill
(left) and from
Potter's Field Park**





'Open Plan' Layout



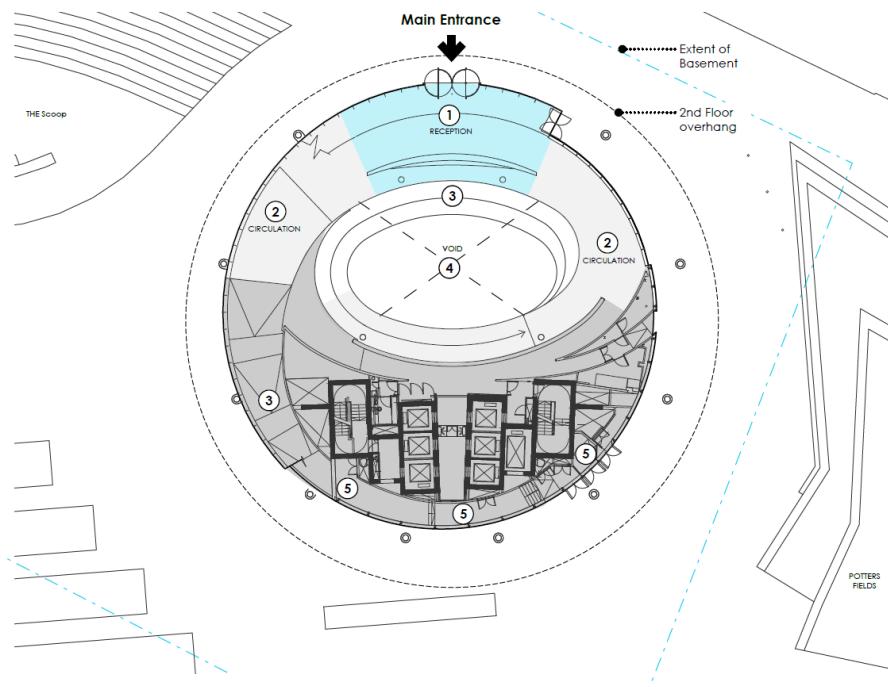
'Cellular' Layout



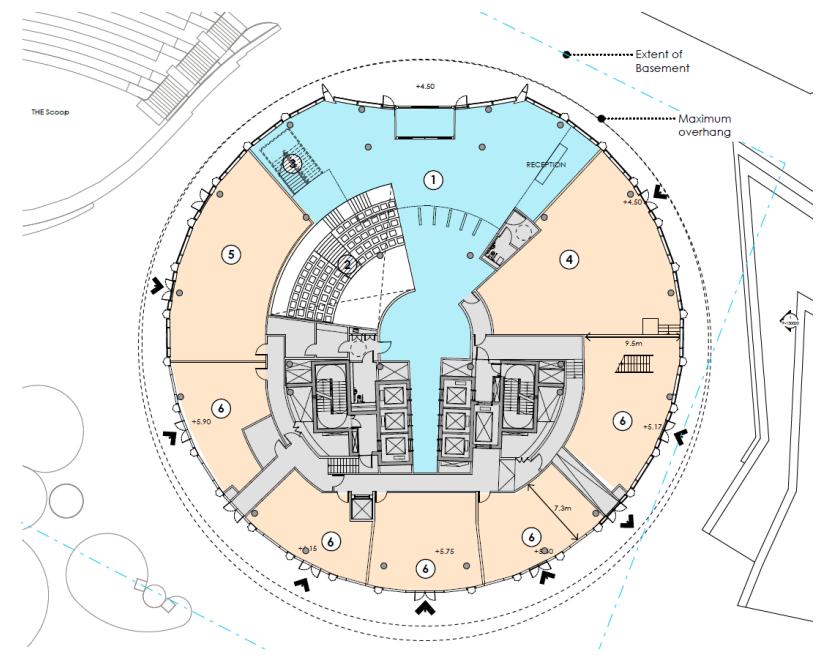
'Innovation' Layout

Possible layouts for the proposed office space:

Existing (left) and proposed (right) ground floor plans.

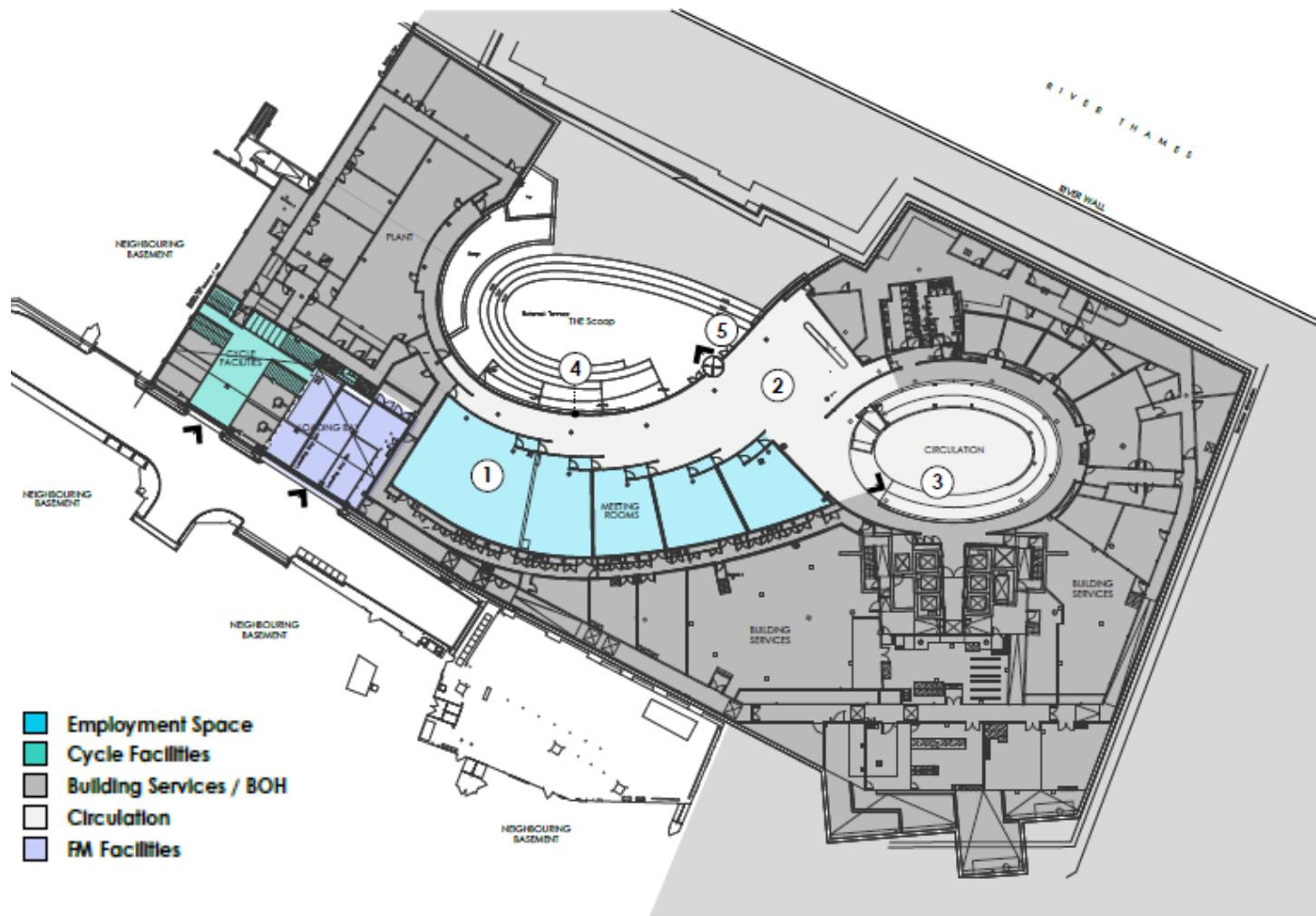


Office
 Plant / BOH
 Circulation



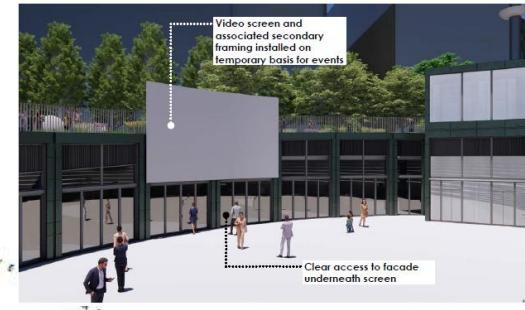
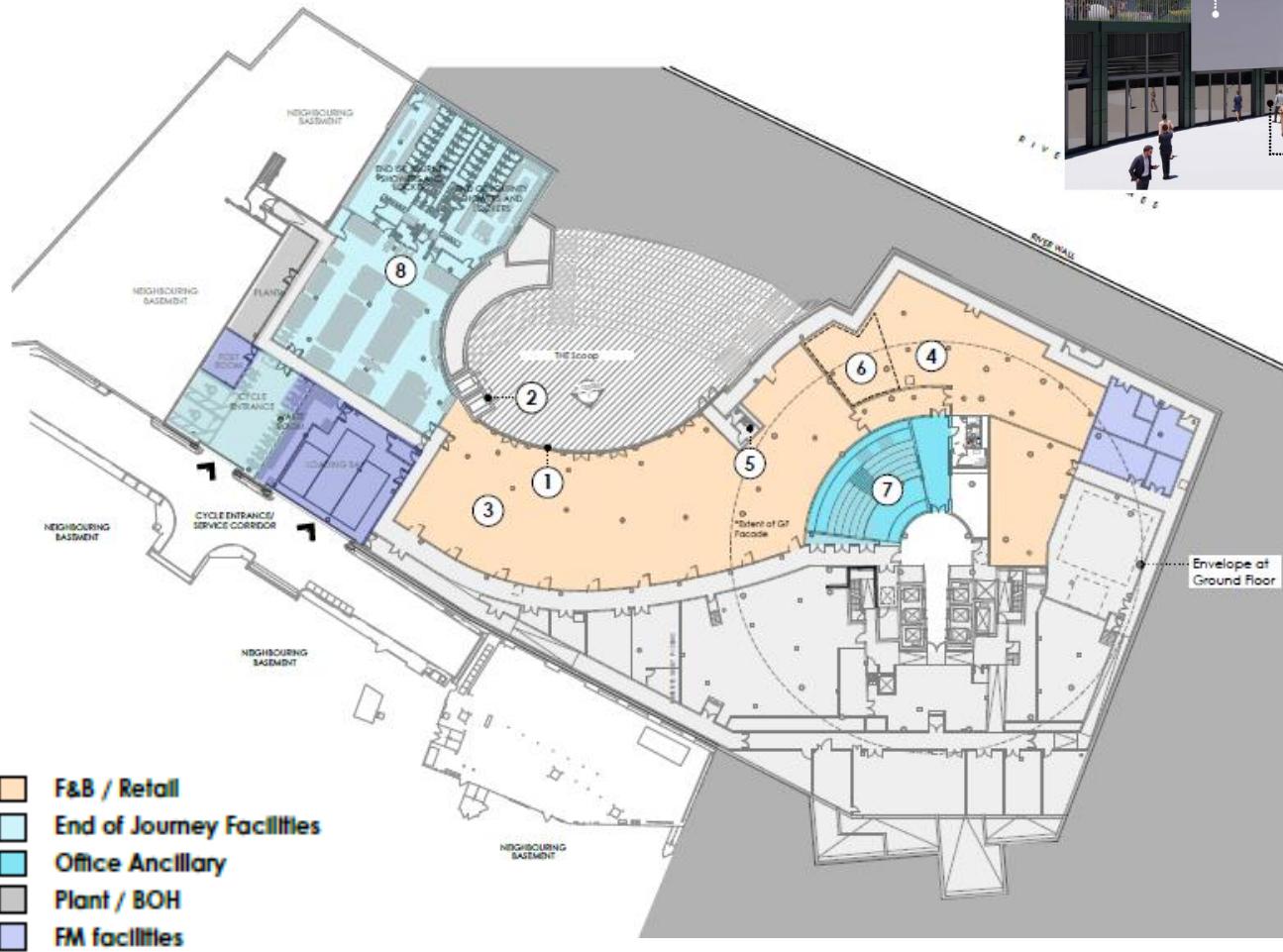
Office
 Plant / BOH
 F&B / Retail

Existing layout of the lower ground floor:

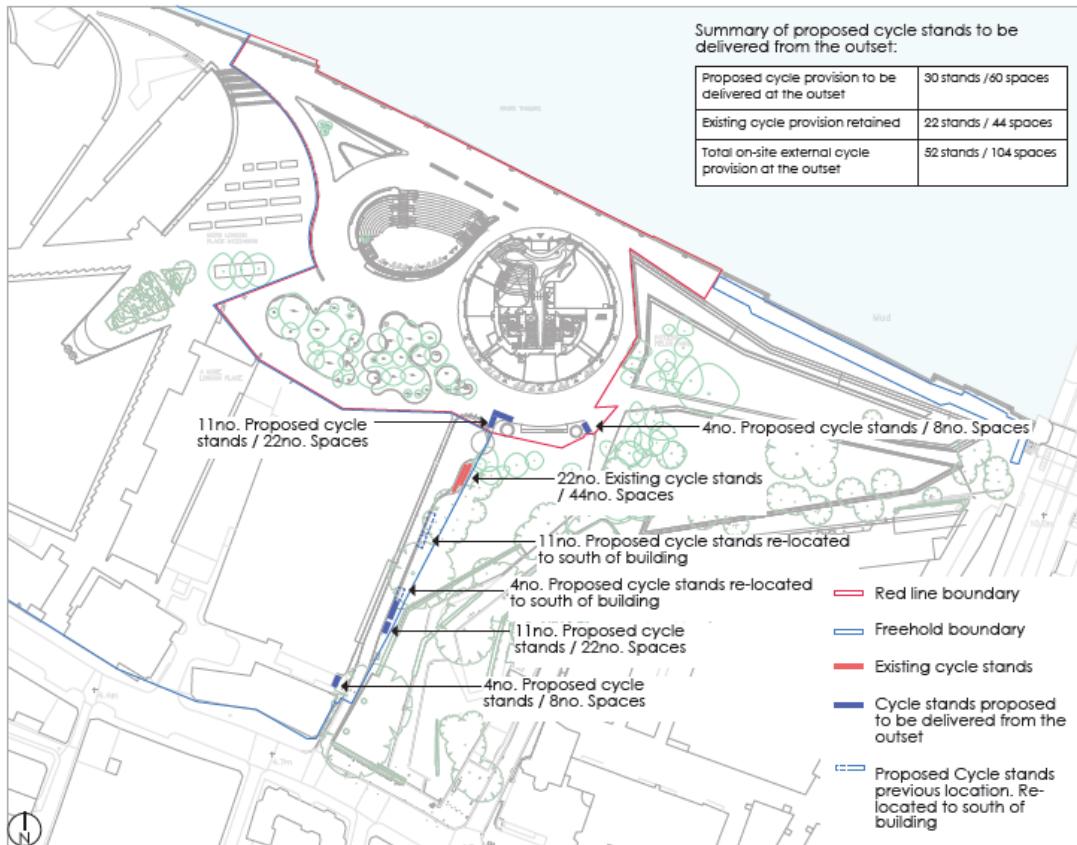


50

Proposed layout of the lower ground floor:



Removal of the garage and the impact upon Borough Open Land (BOL) and Metropolitan Open Land (MOL)

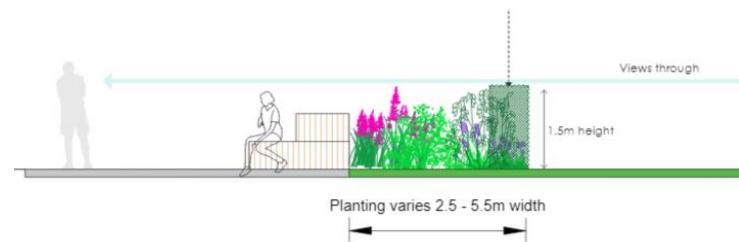


Proposed cycle parking



52

Above: Existing garage



Soft landscaping between site and Potters Field Park

Conclusions:

- Would update an existing locally listed building in terms of design and layout.
- Re-use would save significant embodied carbon
- Minor impact upon the view of Tower Bridge from the Rill.
- Would create 145 jobs and would bring an empty building back into use.
- An increase in cycle parking and the alternate siting would not impact upon the landscaping such as the Bluebells.
- Would renovate and improve the usability of The Scoop which would be used all year round because of the changes.
- There would be step free access to The Scoop
- There would be 104% increase in planting on the site.