

Planning Committee (Major Applications) B

Wednesday 5 February 2025

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Date: 5 February 2025

Item No. 6.	Classification: Open	Date: 5 February 2025	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within

the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

- c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
- 6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
- 7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
- 8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
- 9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
- 10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

- 11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

- 12. A resolution to grant planning permission shall mean that the Director of Planning and Growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the Director of Planning and Growth shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
- 13. A resolution to grant planning permission subject to legal agreement shall mean that the Director of Planning and Growth is authorised to issue a planning

permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Director of Law and Governance, and which is satisfactory to the Director of Planning and Growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Director of Law and Governance. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

19. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Alex Godinet, Lawyer, Finance and Governance Gregory Weaver, Constitutional Officer		
Version	Final		
Dated	5 February 2025		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance		Yes	Yes
Director of Planning and Growth		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			5 February 2025

Item No: 6.1 & 6.2	Classification: Open	Date: 5 February 2025	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		North Walworth & Rotherhithe	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of consultation responses and further information received in respect of the following item on the main agenda. These were received after the preparation of the report 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 the item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Additional letters of support and objection have been received in respect of the following item on the main agenda.

ITEM 6.1: 24/AP/1880 - Surrey Quays Shopping Centre, Redriff Road, London, SE16 7LL

Late representations

4. Since the preparation of the committee report, 9 further comments of objection have been received from members of the public taking the total number of objections to 17. The issues raised reflect the matters already set out and addressed in the main report.
5. Since the preparation of the committee report, 4 further comments of support have been received from members of the public taking the total number of supporting comments to 10. The issues raised reflect the matters already set out in the main report.

Conclusion of the Director of Planning and Growth

6. Having taken into account the additional comments of objection and support, the recommendation remains as set out in the report, that

planning permission should be granted, subject to the recommended conditions.

FACTORS FOR CONSIDERATION

7. Additional information and consultation responses have been received in respect of the following item on the main agenda.

ITEM 6.2: 24/AP/2585 - 98-104 Rodney Road, London, SE17 1RA

Late representations

8. Since the preparation of the committee report, five further comments have been received from members of the public.
9. One local resident expressed that they support the scheme on economic grounds as it would contribute positively to ongoing local regeneration and improve the neighbourhood. The proposal would facilitate social interaction and support commerce. The charity, the hotel, the community space, and the retail space would be used by local people and boost local economy. Two other local residents supported the development, similarly expressing that it would benefit local people, boost local economy, bring investment to the area and create more jobs. It was added that commercial proposals like this are much needed to create employment and make the area safer.
10. One comment marked as neutral was also received, which in fact is another comment in support. In this comment, the local resident welcomes the proposed uses on site, especially emphasising the local need for a supermarket. They note that the development will provide safety and security for the local public and regenerate the run-down site. They also welcome budget hotel accommodation which will bring visitors who will spend locally and boost local businesses.
11. A comment in objection was received in which the local resident expressed a concern that a hotel of such density is not appropriate for a mainly residential area and it might increase risk of anti-social behaviour. They are not sure how restrictions towards group bookings of more than 10 people would make a difference as people in such groups are likely to do their booking individually.

Energy calculations

12. It was noted in paragraph 158 of the Committee report that the amended scheme is expected to have similar operational carbon savings as the consented development at 59.8% over Part L, and that the detailed calculations would be summarised in the addendum.

13. The applicant has provided updated calculations that demonstrate how carbon emission reduction would be achieved in the amended development. Be Lean (energy demand reduction) savings are expected to decrease from 17.3 to 10 tonnes CO2 per annum. Similar to the approved scheme, there would be no Be Clean (efficient energy supply) savings as the site is not within an area identified for an existing or planned decentralised heat network. Be Green (renewable energy) savings are expected to decrease from 129.9 to 121.3 tonnes CO2 per annum.
14. Although the cumulative savings for this amended scheme are lower than for the consented scheme (131.3 tonnes CO2 per annum instead of 147.2), the changes in this scheme (such as reduced basement area, adjusted services strategy, adjusted national calculation methodology) have resulted in a lower baseline than the approved scheme. This means that although the total cumulative savings are lower, the overall operational carbon footprint of the scheme would be lower than the previously approved scheme because the starting point for calculations is lower overall.
15. Considering the above, and using the revised baseline for the amended scheme, it is expected that this scheme would have operational carbon savings at 61% over Part L, which is 1.2% higher than in the approved scheme. This means that the remaining 39% of carbon emissions, which equals to 82.4 tonnes per year, is lower than in the consented scheme where 98.9 tonnes per year were estimated. This would require an amended carbon offset contribution of £234,815 (indexed), which is lower than the payment of £282,150 currently secured in the s106 agreement. This will be amended in the Deed of variation.

Conclusion of the Director of Planning and Growth

16. 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 the revised conditions, the timely completion of a deed of variation.

REASON FOR URGENCY

17. 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

18. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

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

Welcome to Southwark Planning Committee B Majors Applications

5 February 2025

MAIN ITEMS OF BUSINESS

Item 6.1 – 24/AP/1880

Surrey Quays Shopping Centre, Redriff
Road, SE16 7LL

Item 6.2 – 24/AP/2585

98-104 Rodney Road, London, SE17 1RA



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ketzia Harper



Councillor Michael Situ



Councillor Jon Hartley



Councillor Cleo Soanes

Item 6.1 - 24/AP/1880

Surrey Quays Shopping Centre, Redriff Road, SE16 7LL

Change of use of existing retail unit to a cultural venue for a period of five years including:

- Ground floor to include a food hall/leisure space and flexible events space, indoor farm, external terrace fronting the dock edge, back of house spaces, education and screening room
- First floor to include a covered external terrace fronting the boardwalk and separate room for other events or private hire, a new lift would be provided
- Roof to include associated plant
- Associated works comprise recladding of the facades with additional fenestration and access points, erection of external lighting and awnings, external alterations, landscaping and cycle parking on the southern dock edge.
- The proposed operating hours would be 06:00-01:00 Monday to Wednesday and 06:00-03:00 Thursday to Saturday and 08:00-23:00 Sunday.
- Total internal venue area is 4,901 sqm and total maximum capacity would be 2,000

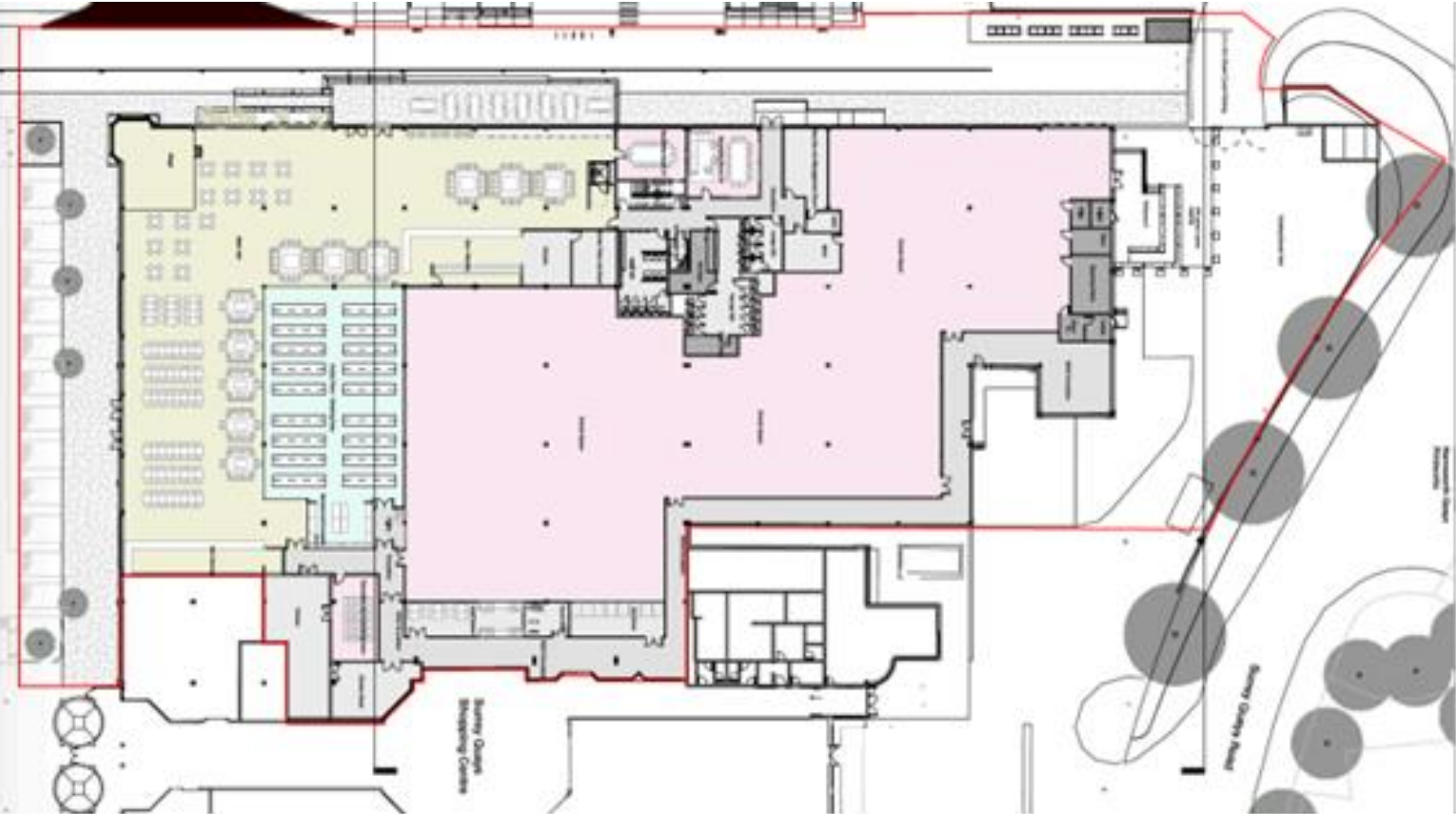
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Site Location and Context

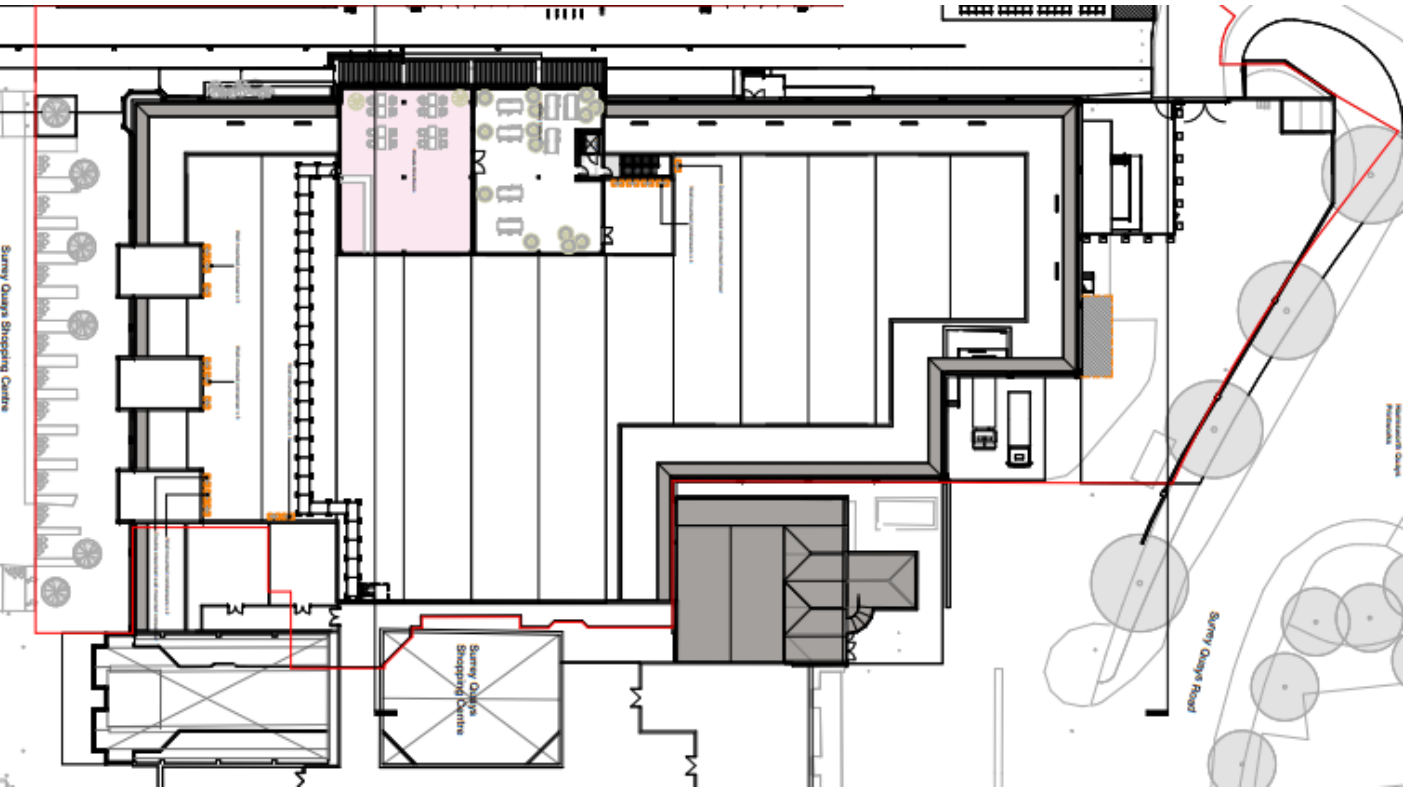


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Proposed Ground Floor



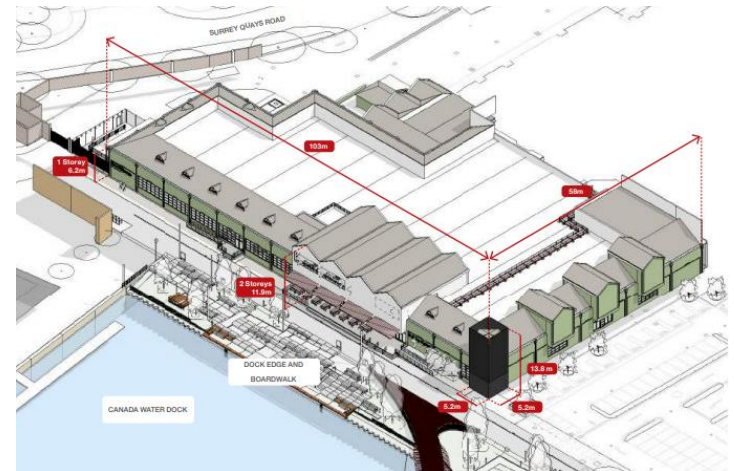
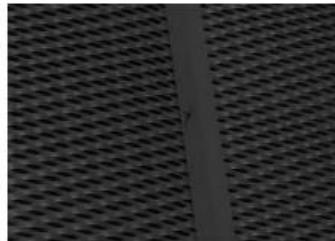
Proposed First Floor



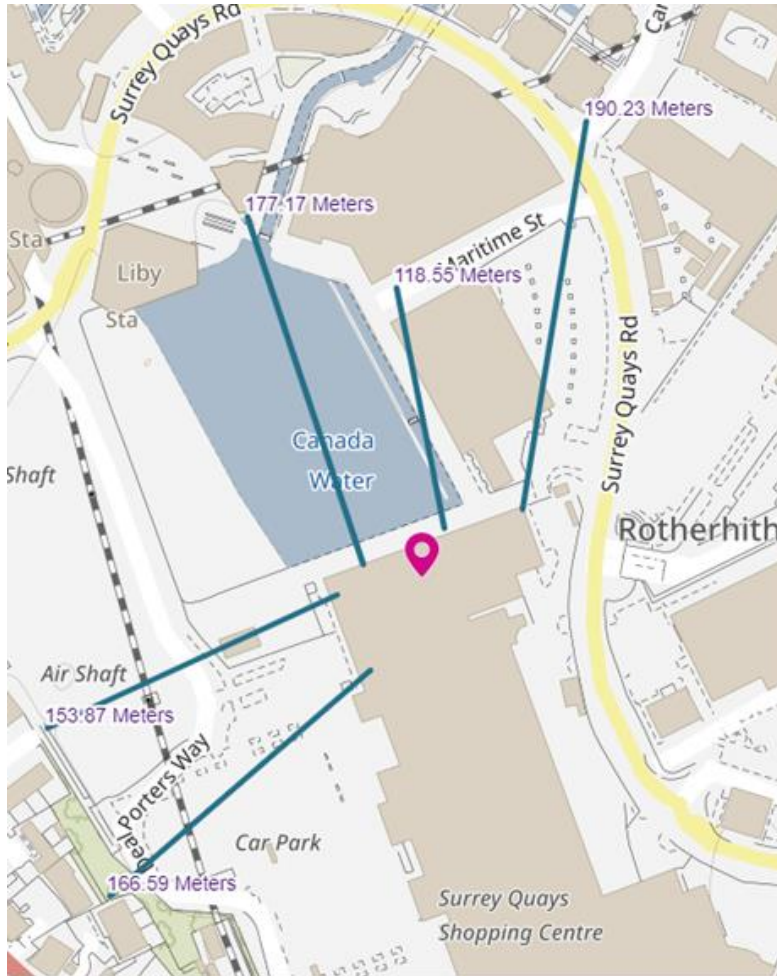
Space Types

- | | | |
|-------------|--------|-------------|
| BOH | Dining | Indoor Farm |
| Circulation | Events | Plant |

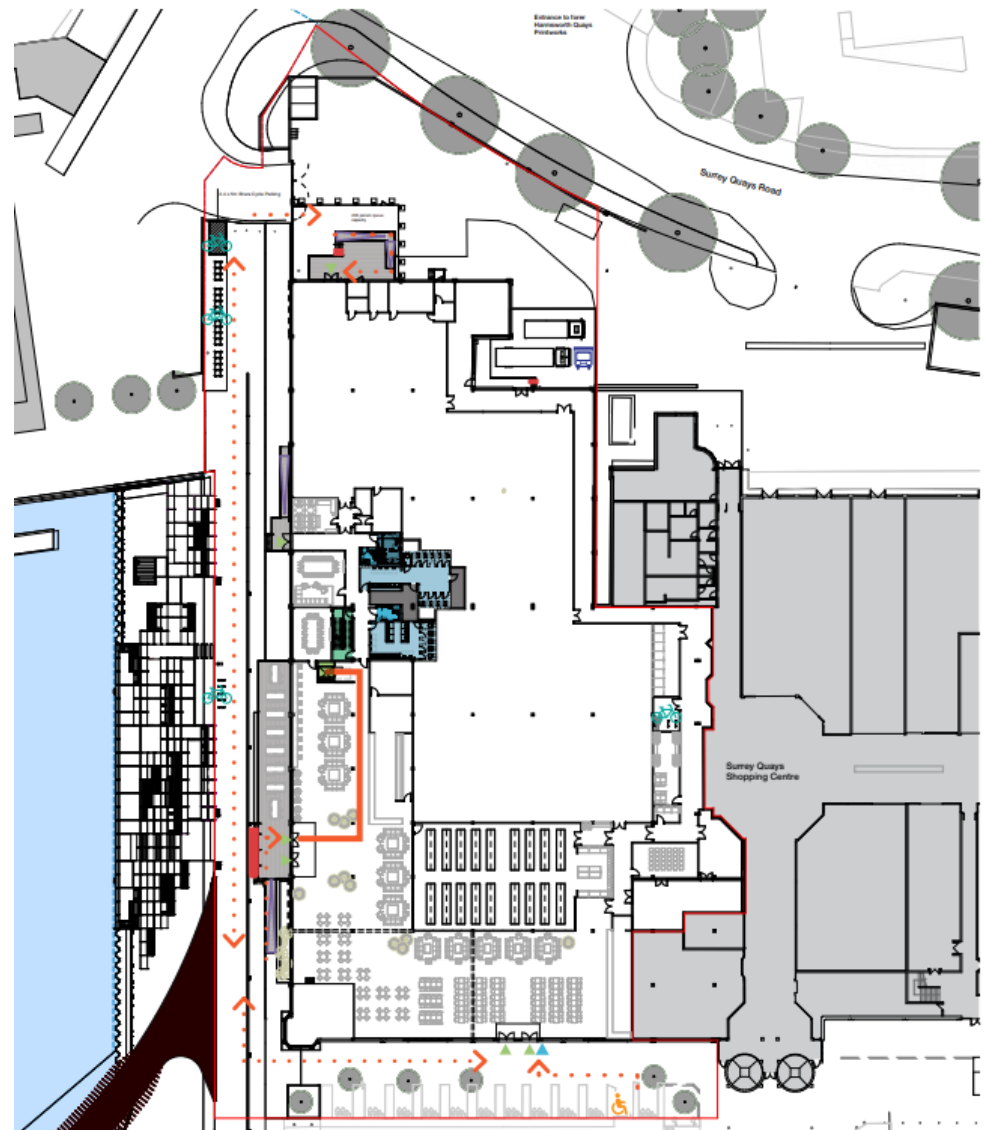
Façade Treatment



Impact on Amenity



Map to show distance from the site to nearest residential neighbours



Dedicated service yard, entry/exist on north and west facades, dedicated customer queue area for events (200 capacity)



Item 6.2 – 24/AP/2585

98-104 Rodney Road, London, SE17 1RA

Variation of conditions 1 (Approved plans) and 26 (Number of Bedrooms) of permission ref. 20/AP/2953 dated 14/06/2024 for 'Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel rooms (Class C1), cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping'. The proposed amendments include: changes to the internal layout to revise the hotel bedrooms, substituting a portion of en-suite double bedrooms with shared pod-style rooms with shared bathrooms; incorporation of a second escape stair, evacuation lift and firefighting lift; introduction of communal space at 8th floor for guest use; revised basement layout; revised façade materiality; removal of the lower level basement; revised cycle and refuse storage and substation at ground level and associated elevational changes and changes to servicing arrangements; revised first floor layout of community use and hotel rooms with a reduction of community use area; revised roof plant layout

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Site location

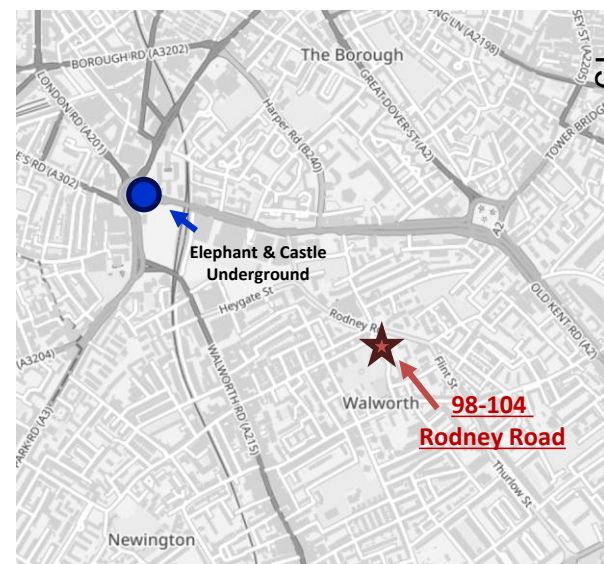


Central Activities Zone

Elephant and Castle
Opportunity Area

Designated town centre

12 min walk from Elephant &
Castle transport hub



Existing site

- Four single-storey commercial units
- Only two still working: a corner shop and a takeaway



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Approved scheme



- 9-storey building with brick façade
- 126-bedroom hotel
- Retail unit and café on Ground floor
- Community space on First floor (to be occupied by a mental health charity)

Proposed changes



Example of a pod-style room in one of CoDE hotels

Change of the prospective hotel operator to CoDE Hotels



Substitution of 126 en-suite bedrooms to become 36 en-suite bedrooms and 496 single “pods” with shared bathrooms

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Concept of pod hotels

Having originated in Japan, the concept of pod hotels has been spreading to other countries, including the UK, providing people with a more affordable means of accommodation.

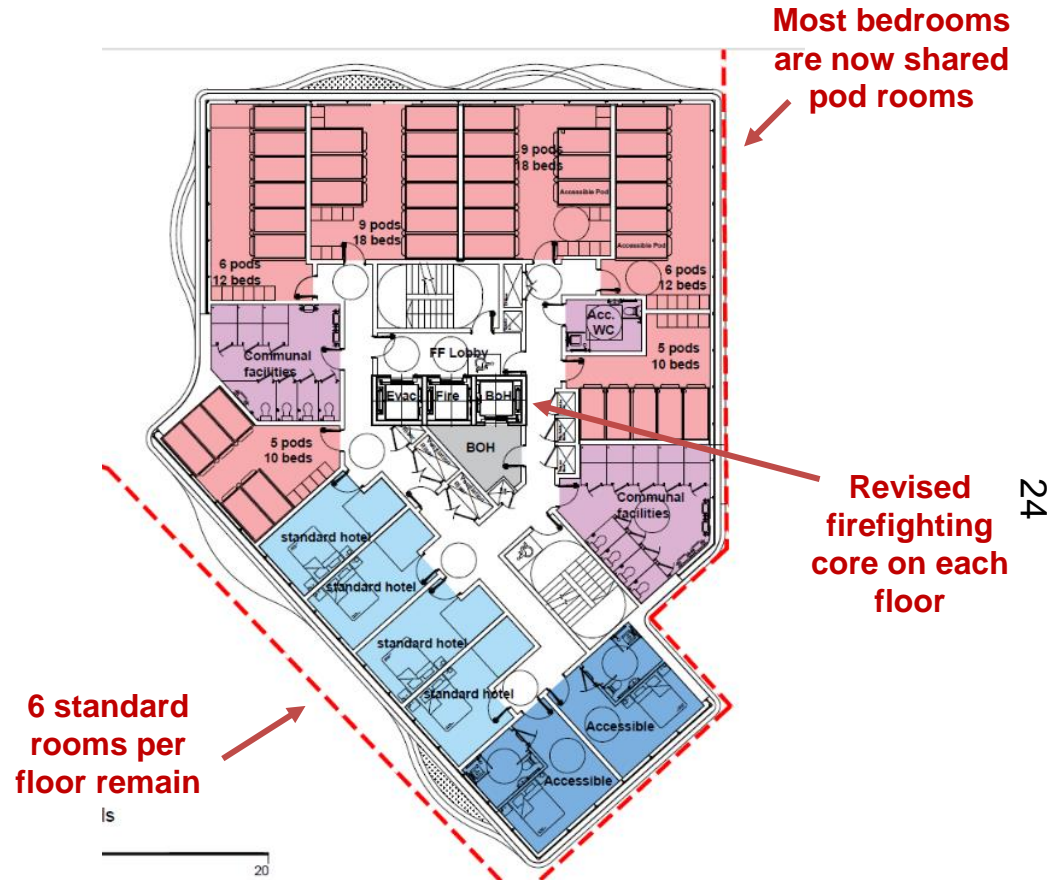


Proposed changes – typical floorplan

2020 Consented Scheme



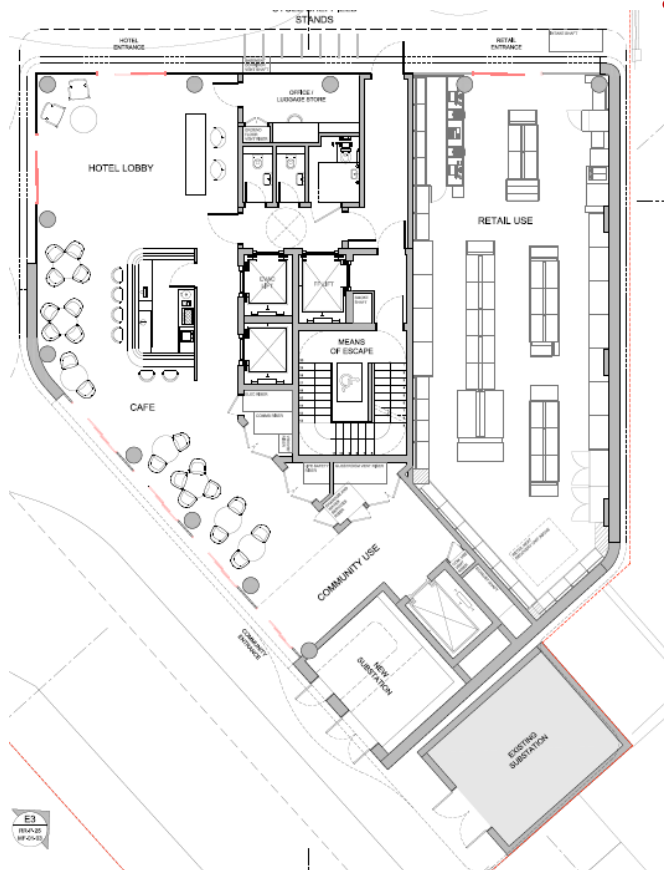
2024 Proposed Scheme



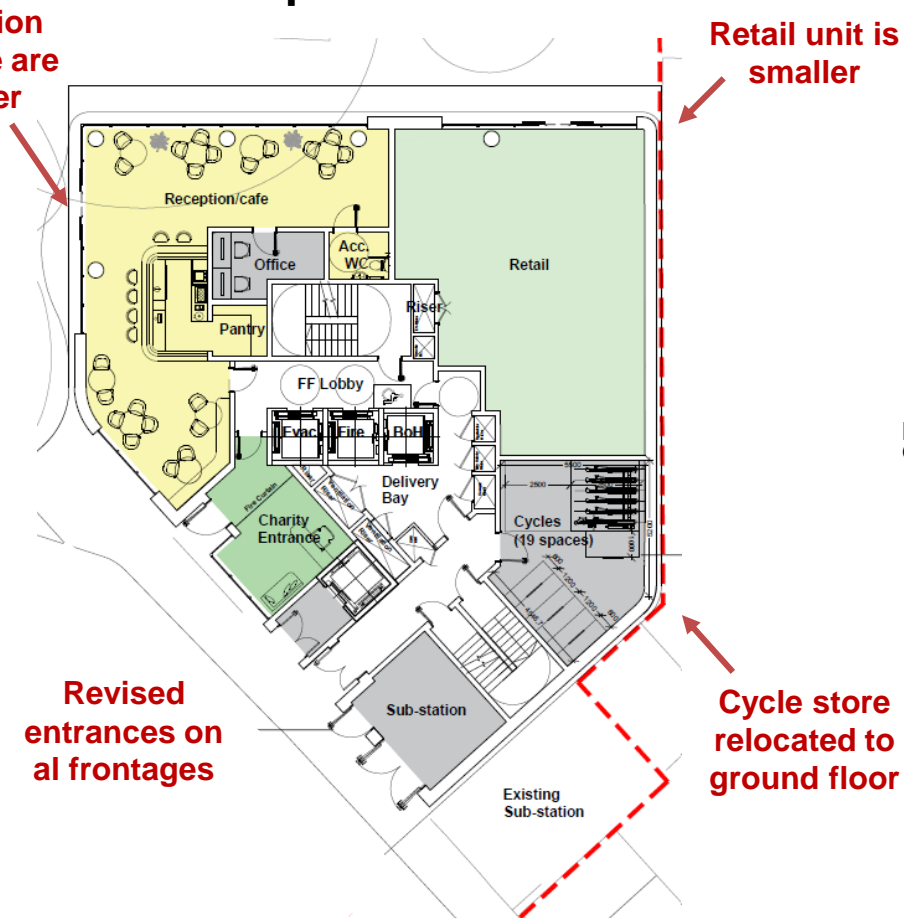
A typical floorplan comparison with the 2020 scheme.

Proposed changes - Ground floor layout

2020 Consented Scheme



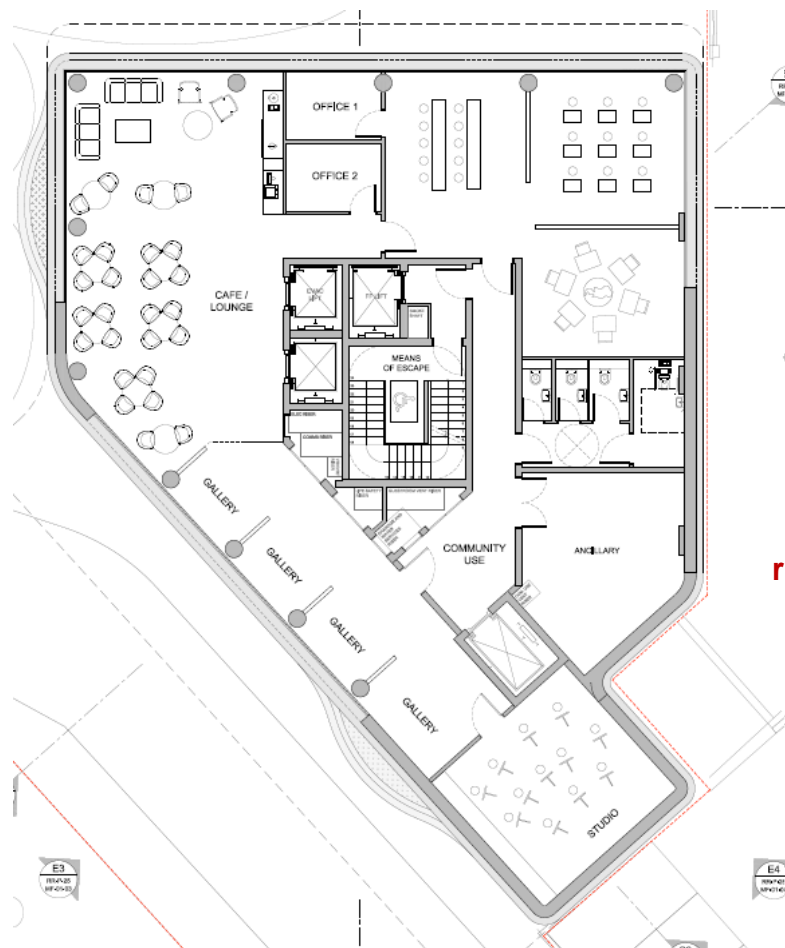
2024 Proposed Scheme



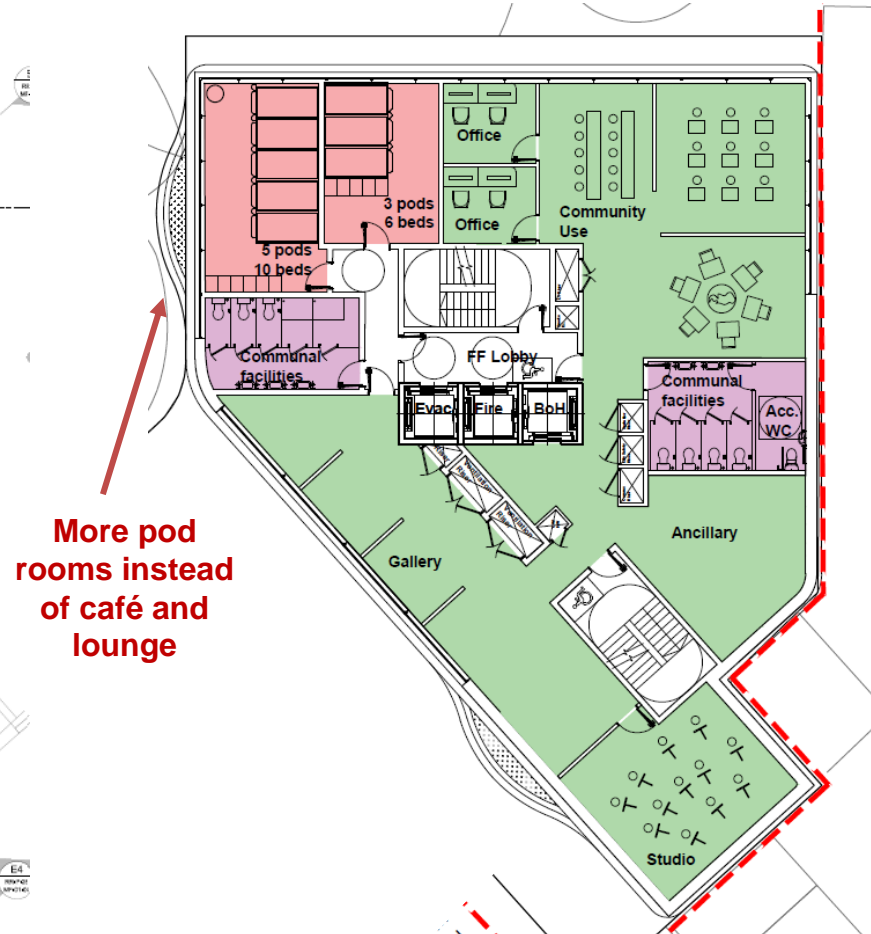
A Ground floor layout comparison with the 2020 scheme.

Proposed changes - First floor layout

2020 Consented Scheme



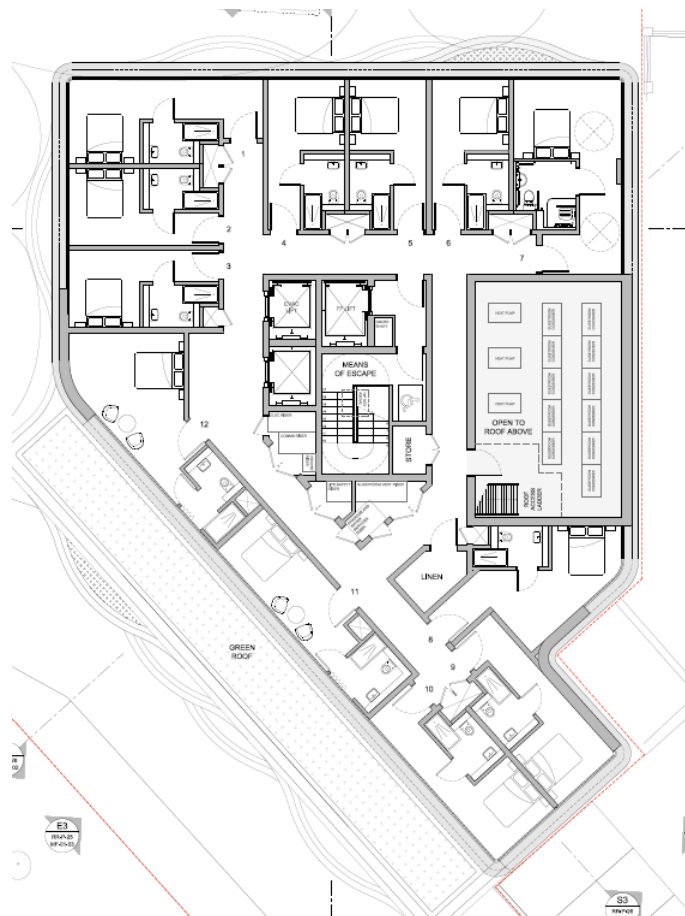
2024 Proposed Scheme



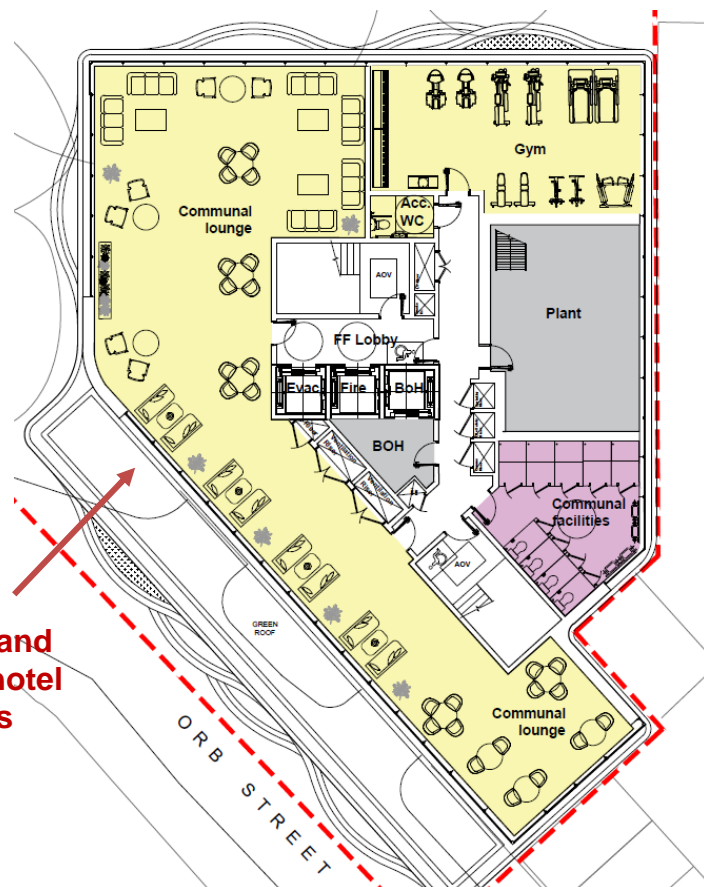
A First floor layout comparison with the 2020 scheme.

Proposed changes - Eighth floor layout

2020 Consented Scheme



2024 Proposed Scheme

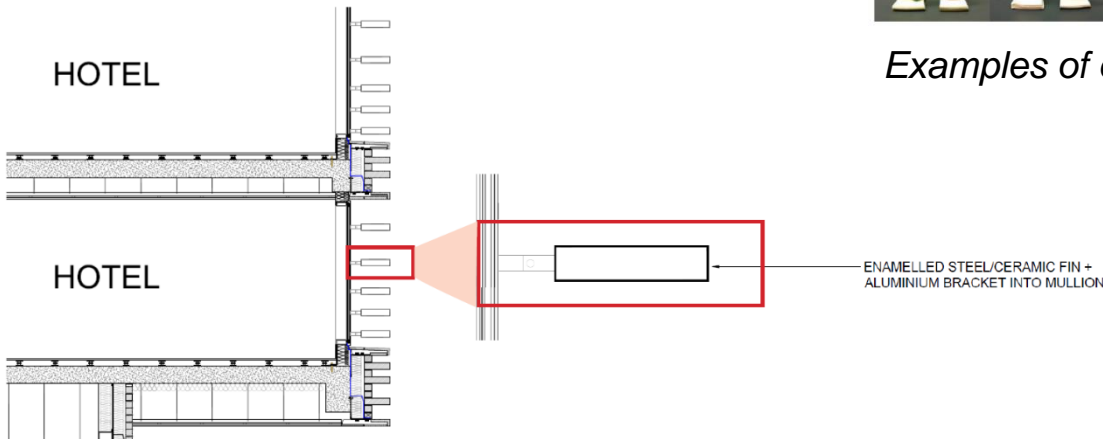


Lounge and gym for hotel guests

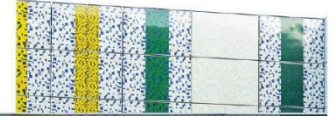
An Eighth floor layout comparison with the 2020 scheme.

Proposed changes – façade materiality

Introduction of enamelled ceramic
as an additional external material
finish for the façade fins



Proposed hotel façade section with enamelled fin zoomed in



Examples of enamelled ceramics as a material finish

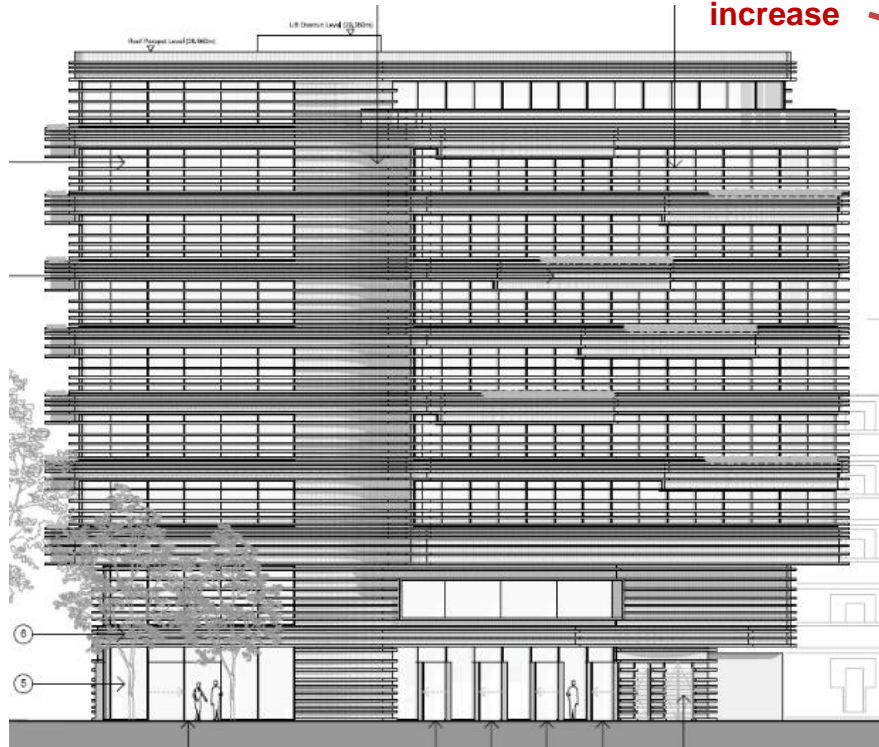
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Other changes

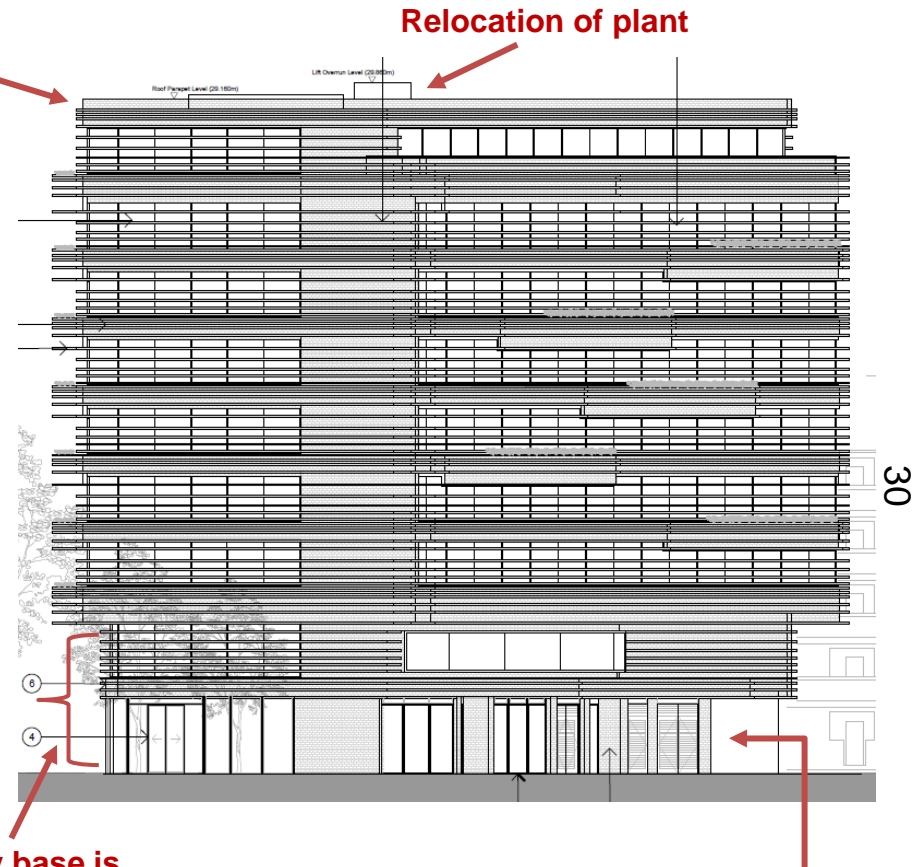
- Removal of the second basement level
- General core reconfiguration on all floors to accommodate fire safety requirements
- Changes of the remaining basement layout
- Changes to the roof layout to add new plant
- Slight increase in building's height by 50cm – from consented 28.66m to 29.16m

Proposed changes - Elevations

2020 Consented Scheme



2024 Proposed Scheme



A Stead Street elevation comparison with the 2020 scheme.

Public consultation

Applicant

- In-person public exhibition conducted on 20th August, prior to submission of the application
- Website launched on the same day
- Leaflets delivered to 1,244 addresses around the site

The Council

- Press notice and 4 site notices
- *Public consultation in October 2024*: letters sent to 804 neighbours
- *Re-consultation in January 2025*: updated plans sent for those 46 who commented originally
- **54 comments** from 49 people received:
 - **25** in support, **1** neutral, **28** in objection
- Objection from The Walworth Society
- Main objections raised:
 - Noise disturbance and anti-social behaviour
 - Insufficient benefits for local residents
 - Strain on local infrastructure and transport
 - Dislike of the budget nature of the hotel

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Changes in consented hotel, café and retail floorspace

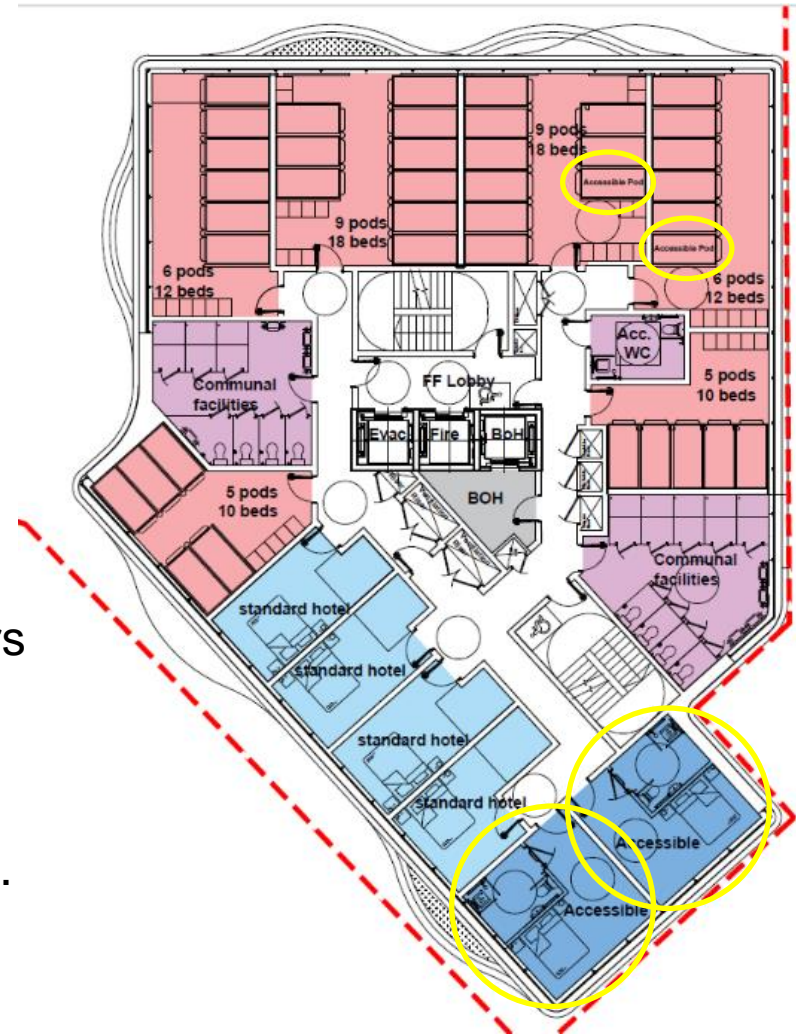
- **No change of use:** pod-style hotel is still classified as Use Class C1 (Hotels)
- Reduction in cafe, retail and community floorspace is acceptable – it's still an **uplift** compared to the existing uses on site
- Similar to the consented scheme, the neighbourhood will **benefit** from proposed retail and community area
- Proposal will create **similar amount of jobs** (32)

Use Class	Consented floor space (GIA) sqm	Proposed floor space (GIA) sqm	Change between consented and proposed
Hotel (Class C1)	4,252 (126 double bedrooms)	4,433 (36 double bedrooms and 496 pods)	+181
Café (Class E(b))	183	114	-69
Retail (Class E(a))	133	100	-33
Community (Class F)	311	277	-34

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Accessibility

- **12 wheelchair-accessible bedrooms** (24 bedspaces), suitable for all wheelchair users
 - **12 accessible side pods** – more affordable option, but not suitable for someone who does not have enough mobility to get into the pod
- 
- **New s106 obligation:** wheelchair users who require or would prefer a standard bedroom instead of a pod would be provided with a “free upgrade” from a pod to an accessible en-suite bedroom.



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2 accessible bedrooms and 2 accessible pods on a typical floorplan

Impact on neighbour amenity

- No additional daylight, sunlight and overshadowing impacts
- Concerns over **noise disturbance and anti-social behaviour** due to increased hotel capacity:
 - Predicted increase in number of people coming and leaving in daytime and evening hours
 - In other CoDE hotels 83% of customer check-ins occur before 8pm
 - Therefore, this increase is **not expected to give rise to significant noise and disturbance**
 - Acceptable for a site located in Central Activities Zone, designated town centre, and on a main road
 - Mitigation measures include Hotel Management plan secured in s106 agreements and condition limiting group bookings
- New s106 obligation: **repaving of Nursery Row Park** footways to mitigate against increased footfall

Impact on transport and highways

Highest trip generation scenario:

- AM Peak (8-9am): comparable or even lower than in the consented scheme
- PM Peak (5-6pm): number of trips doubles, but expected to decrease afterwards
- Number of trips in a car and servicing trips not increased

Time period	Total person trips (consented)			Total person trips (proposed)			Net change		
	Arrive	Depart	Two-way	Arrive	Depart	Two-way	Arrive	Depart	Two-way
AM Peak	31	32	63	12	30	42	-19	-2	-21
PM Peak	28	47	75	57	95	152	+29	+48	+77

Conclusion: no adverse impact on local highway network as the site is very well connected and TfL services have capacity to accommodate more passengers. No additional mitigation necessary.

Conclusion

- The proposed amendments would **intensify the approved hotel use** of the site from 252 to 568 bedspaces.
- The building would be of **similar scale and architecture** as the approved scheme.
- The quality of proposed pod-style rooms, as shared rooms with communal bathrooms, is considered to be acceptable. The **equalities implications** for disabled guests are **adequately addressed**.
- The proposal would continue to deliver **community, café and retail floorspace**, providing benefits to the local residents.
- The amended proposal **would not cause significant additional harm** to neighbour amenity, local transport networks and highways.
- To mitigate against the impact of increased footfall on adjacent Nursery Row Park, an additional contribution would be sought to **repave the park's footways**.
- The **carbon emissions** reduction is **expected to be similar** to the consented scheme.

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