

Planning Committee (Major Applications) A

Tuesday 11 February 2025
6.30 pm

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

Supplemental Agenda No. 2

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Webpage: www.southwark.gov.uk

Date: 11 February 2025

Item No: 7 & 8.1	Classification: Open	Date: 11 February 2025	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Corrections, late observations and further information	
Ward(s) or groups affected:		Dulwich Village & Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, 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 in respect of each 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 7: Confirmation of Article 4 Direction for the withdrawal of Part 16 permitted development rights (Communications Development) at the junction of Croxted Road and Norwood Road, London SE24 9DA

Late representations

4. Since the preparation of the committee report, one comment of support from a member of the public has been received. The issues raised reflect the matters already set out and addressed in the main report.
5. It is also noted that the proposal has the support of the ward councillors.

Conclusion of the Director of Planning and Growth

6. Having taken into account the additional comments of support, the recommendation remains as set out in the report, that the Article 4 Direction should be confirmed.

FACTORS FOR CONSIDERATION

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

**ITEM 8.1: 24/AP/2246 - 22-24 Southwark Bridge Road,
London, SE1 9HB**

Corrections and clarifications to the report

Design (Tall Building policy)

8. The following text assessing the proposal against the Council's tall building policy should be read in conjunction with the design section of the main report:
9. The proposal is higher than 30m and as such it is considered a tall building as defined by Policy P17 of the Southwark Plan (2022). The policy applies to buildings that are "significantly higher than surrounding buildings or their emerging context" or greater than 30m in height.
10. In the case of 22-24 Southwark Bridge Road the proposed development is designed to be no taller than the recently completed Rose Court development immediately to the north and steps down to the south to reflect the change in scale. In this respect the proposal is not considered to be significantly higher than its surrounding buildings. Notwithstanding this Policy P17 requires, among other things, building of exemplary design, an improved public realm, consideration of the London skyline, and ensuring the development responds appropriately to its context at street level.
11. The design for 22-24 Southwark Bridge Road has been developed over a detailed pre-application period and included a DRP that has resulted in and exemplary scheme overall. The proposal completes the 4 sides of the block around the publicly accessible central court at the rear and makes a positive contribution to the Southwark Bridge Road frontage and public realm with the colonnade design and main entrance. The massing and architectural design have been carefully crafted to articulate the transition from Rose Court to the prevailing townscape and responds appropriately to the listed Anchor Terrace and the Thrale Street Conservation Area across the way.
12. Accordingly the proposed design, while technically not being significantly higher than surrounding buildings or the emerging context is able to meet all aspects of the Southwark Plan (2022) Tall buildings policy (P17).

Transport

13. Paragraph 84, User Trip Generation and Mode Share – table is to be updated as shown below:

Mode	Existing Trips (AM Peak)	Existing Trips (PM Peak)	Proposed Trips (AM Peak)	Proposed Trips (PM Peak)	Net Change in Total Peak Trips
Public Transport	247	224	449	409	+387
Taxi	1	1	1	1	0
Motorcycle	4	4	8	7	+7
Car Driver	23	21	0	0	-44
Car Passenger	1	1	2	2	+2
Bicycle	16	15	61	56	+86
On foot	14	13	28	24	+25
Other	1	1	1	1	0
Total	307	280	550	500	+463

Noise

14. Paragraph 80 states the following: “The Noise Impact Assessment shows that the rating level produced by noise emission from the proposed plant will not exceed a level of 10 dB or exceed the underlying background sound level at the most impacted noise sensitive receptors. Therefore, the noise impact of the impact of the development is considered “low impact”.

15. To clarify: “A BS 4142 assessment has been carried out and it has been found that the specific level does not exceed a level 10dB below the lowest measured background sound level and the rating level does not exceed the lowest measured background sound level at the assessment locations.”

Biodiversity

16. Paragraph 6 states an incorrect UGF figure. It should read as follows “... a comprehensive landscaping scheme (achieving UGF **0.3148** and BNG 2,949% improvement) ...”

Conditions

17. Condition 13 (material samples) should be updated to:

“Prior to the commencement of any above grade works (excluding demolition and site clearance), 1 x 1m cladding mock-ups of the separate coloured pre-cast features and ribbed spandrels, the brick infills and the aluminium-framed windows and doors to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The façades to be mocked up should be agreed with the Local Planning Authority.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).”

18. Condition 23 (bat friendly lighting plan) should be updated to:

“Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.”

Conclusion of the Director of Planning and Growth

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

REASON FOR URGENCY

- 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

- 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 A Majors

11 February 2025



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks

MAIN ITEMS OF BUSINESS

Item 6 -

Confirmation of Article 4(1) Direction to withdraw Permitted Development Rights for operations within part of the Dulwich Wood Conservation Area, within and adjacent to Ancient Woodland

Item 7 -

Confirmation of Article 4 Direction for the withdrawal of Part 16 permitted development rights (Communications Development) at the junction of Croxton Road and Norwood Road, London SE24 9DA.

Item 8.1 -

24/AP/2246 for Full Planning Application - 22-24 Southwark Bridge Road, London, SE1 9HB



Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6 - Dulwich Wood Conservation Area

Confirmation of Article 4(1) Direction to withdraw Permitted Development Rights for operations within part of the Dulwich Wood Conservation Area, within and adjacent to Ancient Woodland



Consultation Process

Paragraph 1 (9) of Schedule 3 of the GPDO stipulates that in deciding whether to confirm a direction made under Article 4 (1), the local planning authority must take into account any representations received during the representation period specified in accordance with subparagraph (4)(d) of the same.

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

NOTIFICATION OF ARTICLE 4 DIRECTION

On the 20th of November 2024, Southwark Council introduced a non-immediate Article 4 Direction to protect the Ancient Woodland and its 15m Buffer Zone. This means that planning permission will be required for certain operations relating to Schedule 2, Part 1 (Classes A, E, F), Part 2 (Class A), Part 4 (Class A), Part 5 (Classes A, B, C, D, E, F) and Part 6 (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in the area shown on the map which accompanies the Article 4 Direction.

Development of the descriptions set out above should not be carried out on the land shown edged red on the map annexed to the Directions, unless planning permission is granted on an application made under Part II of the Town and Country Planning Act 1990, as amended.

A copy of the Article 4 Directions and the maps can be downloaded from the Council's website:

<http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/article-4-directions>

They can also be viewed on the Planning Register under case 24/AP/3487 [Comment on a planning application](#), Southwark Council, or by appointment at the council offices at 160 Tooley Street, London SE1 2QR, between the following hours: 9am - 4:30pm Monday to Friday 10/12/24. Telephone: 020 763 5471.

Representations concerning the Article 4 Direction can be made between 03 December 2024 and 14 January 2025.

You can comment by:

- Visiting the Planning Register [Comment on a planning application](#) | Southwark Council for case 24/AP/3487
- Emailing Planning.Conservation@southwark.gov.uk or
- In writing to Urban Forester, Design & Conservation, 5th Floor, Hub C, Southwark Council, 160 Tooley Street, PO BOX 64825, London SE1P 5LX

PLANNING NOTICE

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 Notice of Article 4 Direction

Article 4 Direction: Great North Wood

Southwark Council made a non-immediate Article 4 Direction on 20th November 2023 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPD20).

The Article 4 Direction removes permitted development rights granted by Schedule 2, Part 1 (Classes C, E, F), Part 2 (Classes C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14 (Classes C, L) and Part 10 (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in the following locations in Southwark:

Stephens Hill Woods
 Dulwich Wood
 Dulwich Woods, Peckham Rye Golf Club, Grange Lane, London SE21 7JL
 Grange Lane Altimont, Grange Lane, London SE21 7LU
 Dulwich Altimont, Grange Lane, London SE21 7LR
 1 & 3 Cheverell Villas Road SE20 9RT
 Dulwich Woods and Dulwich Great Altimont, London SE21 7PQ
 Dulwich Woods, Dulwich Woods, Dulwich, London SE21 7HU
 Dulwich Woods, Dulwich Woods, Dulwich, London SE21 7HU

This Article 4 Direction will come into effect on 28 January 2028.

Commenting on the observations set out above should not be carried out on the land slopes depicted on the map annexes to the Order, unless planning permission is granted on an individual basis under Part 3 of the Town and Country Planning Act 1990 (as amended).

Display date 3 December 2024

Full details of the Article 4 including the committee report, appendices and supporting documentation can be found via the planning register for 24/AP/3487, here.

Comment on a planning application (Southwark Council)

They can also be viewed by appointment at the council offices at 160 Tooting Street, London SE1 2QH, between the following hours: 9am – 4.30pm Monday to Friday.

Consultation is open from 3 December 2024 to 14 January 2025.

If you require any further information, please email development.enquiries@southwark.gov.uk or call 0207 525 5338.

Appendix F: Consultation Report
January 2025

Article 4 Direction: Great North Wood Consultation Report

Consultation report on the representation period for the Article 4 Direction to remove Permitted Development rights associated with domestic and non-domestic properties within and adjacent to the Great North Wood.

For:
Confirmation of Article 4 Direction to withdraw the permitted development rights granted under the General Permitted Development Order 2015 (as amended)

Consultation Process

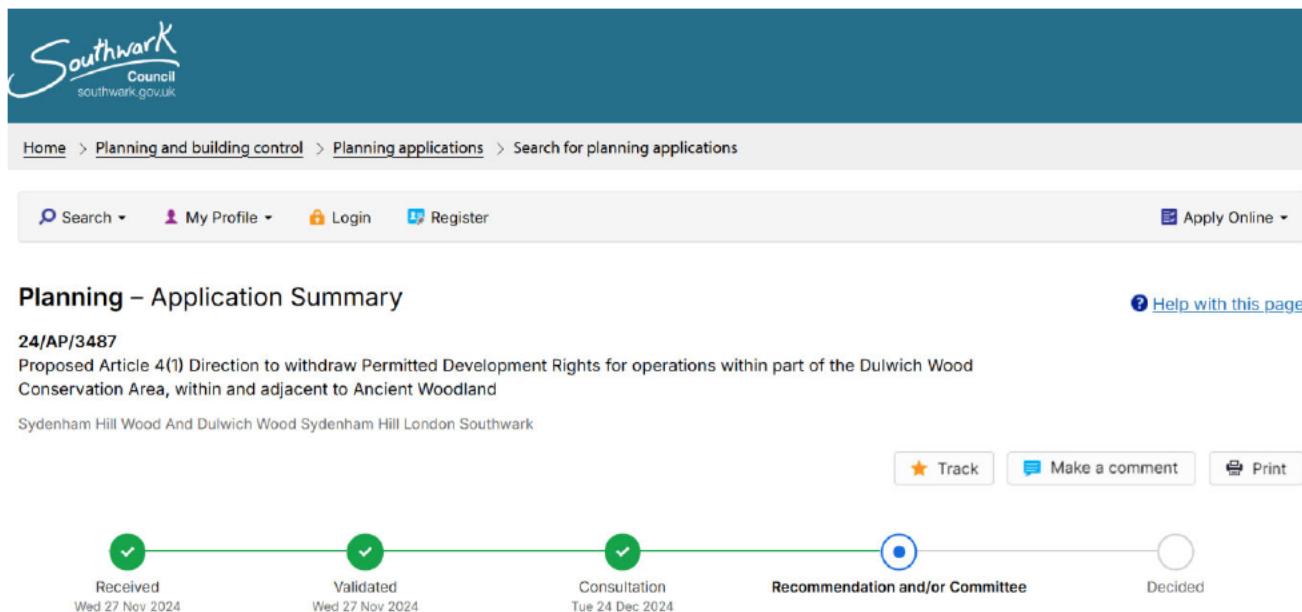
44 local residents, business and local stakeholders were consulted along with external statutory consultees, a series of FAQs was included with each letter; a dedicated planning application was set up to handle responses and view documents, a press notice was published in Southwark News and Planning Notices erected at all entrance points to the woodland and affected roads.



Consultation Process

Across the representation period the council received 6 responses to the introduction of the Article 4 Direction. Of these:

- 1 were in support of the Direction
- 1 objected to the Direction
- 4 neutral comments
- None have been discounted as N/A



The screenshot shows the Southwark Council website for planning applications. The header includes the Southwark Council logo and a navigation bar with links for Home, Planning and building control, Planning applications, Search for planning applications, Search, My Profile, Login, Register, and Apply Online. The main content area displays the application summary for reference number 24/AP/3487. The summary details a proposed Article 4(1) Direction to withdraw Permitted Development Rights for operations within part of the Dulwich Wood Conservation Area, within and adjacent to Ancient Woodland. The location is Sydenham Hill Wood And Dulwich Wood Sydenham Hill London Southwark. Below the summary are buttons for Track, Make a comment, and Print. A timeline at the bottom shows the status of the application: Received (green circle with checkmark, Wed 27 Nov 2024), Validated (green circle with checkmark, Wed 27 Nov 2024), Consultation (green circle with checkmark, Tue 24 Dec 2024), Recommendation and/or Committee (blue circle with dot), and Decided (empty circle).

Consultation Process

In Objection:

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- General dislike of proposal
- Loss of privacy
- Other - give details
- Out of keeping with character of area
- Provision of affordable homes

1

Conclusion

For the reasons set out, it is hereby recommended that the Article 4(1) direction preventing certain permitted development rights, as outlined; be confirmed, unamended.



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Item 7 - Confirmation of Article 4 Direction for the withdrawal of Part 16 permitted development rights (Communications Development) at the junction of Croxted Road and Norwood Road, London SE24 9DA

- The location of the Article 4 Direction is the junction of Croxted and Norwood Roads, in the south west of the borough on the border with Lambeth. There is a proliferation of lawfully installed equipment installed at this location.
- The council made the Article 4 Direction on 17 December 2024. The Direction must now be confirmed.
- The consultation required by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) has been carried out, as set out in the report.
- One response, in support, has been received.
- If confirmed the Article 4 will come into effect on 21 February 2025.

3



Location of telecoms equipment outside 294 Croxted Road, SE24 9DA



1

Location of telecoms equipment outside 294 Croxted Road, SE24 9DA

Item 8.1: 22-24 Southwark Bridge Road, London, SE1 9HB

Redevelopment of the site including demolition of 24 Southwark Bridge Road and partial demolition of 22 Southwark Bridge Road, to provide a mixed-use development comprising commercial floorspace Class E(g) and flexible Class E floorspace at ground floor level with commercial floorspace Class E(g) above, with access/ servicing, hard and soft landscaping, and other associated works.

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Consultation responses (from members of the public)

Public consultation was undertaken on 22.08.2024. 470 neighbours were consulted,

2 comments were received (both in objection):

- Loss of light
- Overlooking
- Noise (use class and construction)
- Lack of greening

Community consultation (by applicant)

- 25th November 2023 – Public Exhibition - (Bridge Café, 81 Southwark Bridge Road)
- 29th November 2023 – Public Exhibition - (The Forge, 105 Sumner Street)
- 13th December 2023 – Southwark Cyclists/ Southwark Living Streets – (The Forge, 105 Sumner Street)
- 19th February 2024 – Public Exhibition - (The Forge, 105 Sumner Street)
- 20th February 2024 – Public Exhibition - (The Forge, 105 Sumner Street)
- 13th March 2024 – Meeting with Southwark Cyclists – (The Forge, 105 Sumner Street)
- 4th June 2024 – Public Exhibition – (The Forge, 105 Sumner Street)
- 6th June 2024 – Webinar Event – (Zoom)
- 13th June 2024 – Meeting with Amir Eden, Living Bankside - (The Forge, 105 Sumner Street)
- 17th July 2024 – Meeting with Bankside Village - (The Forge, 105 Sumner Street)

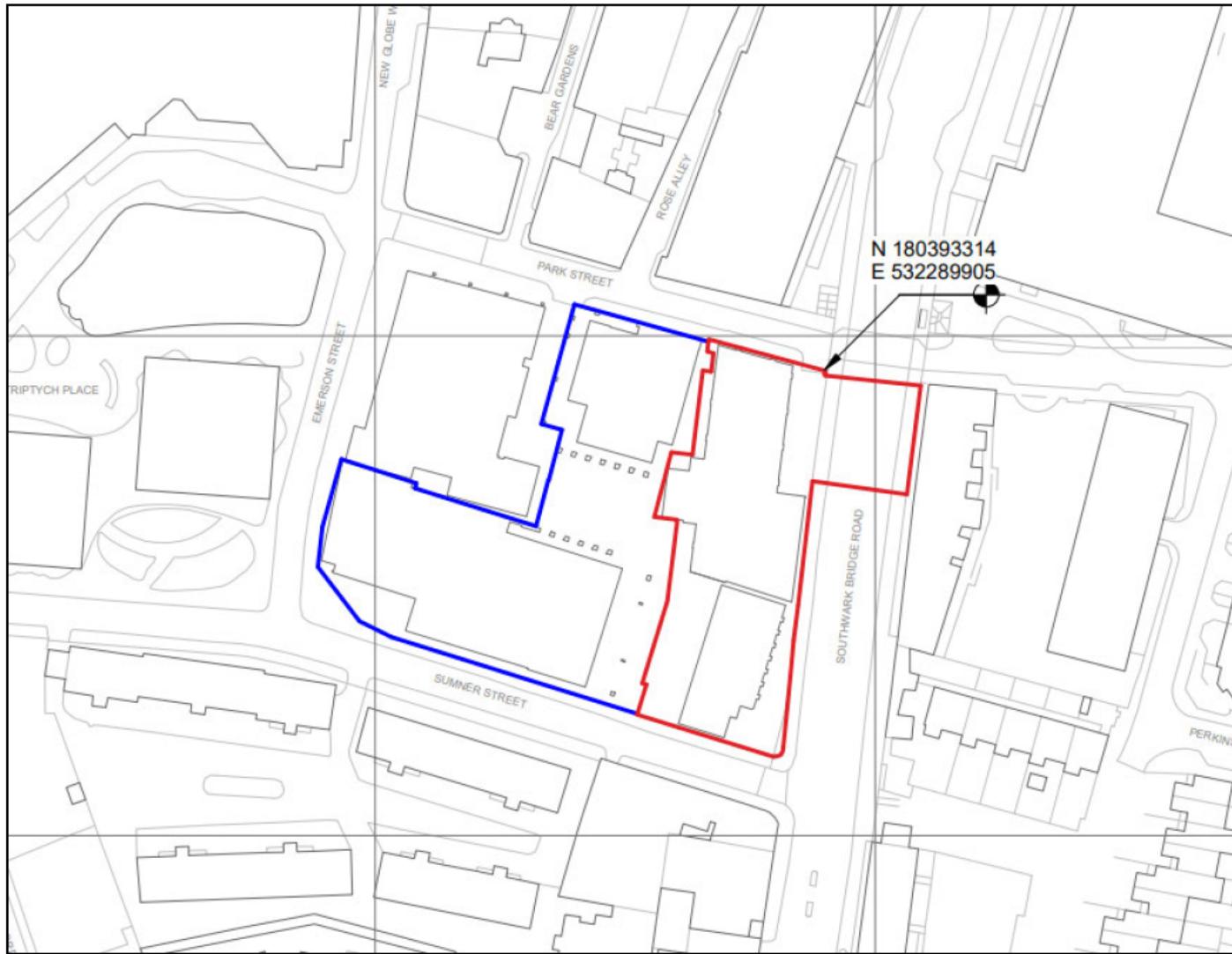


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- 1 Public Consultation event on 29/11/24 at The Forge
- 2 Public Consultation event on 25/11/24 at The Bridge
- 3 Public Consultation event on 25/11/24 at The Bridge



Public consultation



Site Location Plan (Site in red, The Forge in blue)



Aerial view looking north-west

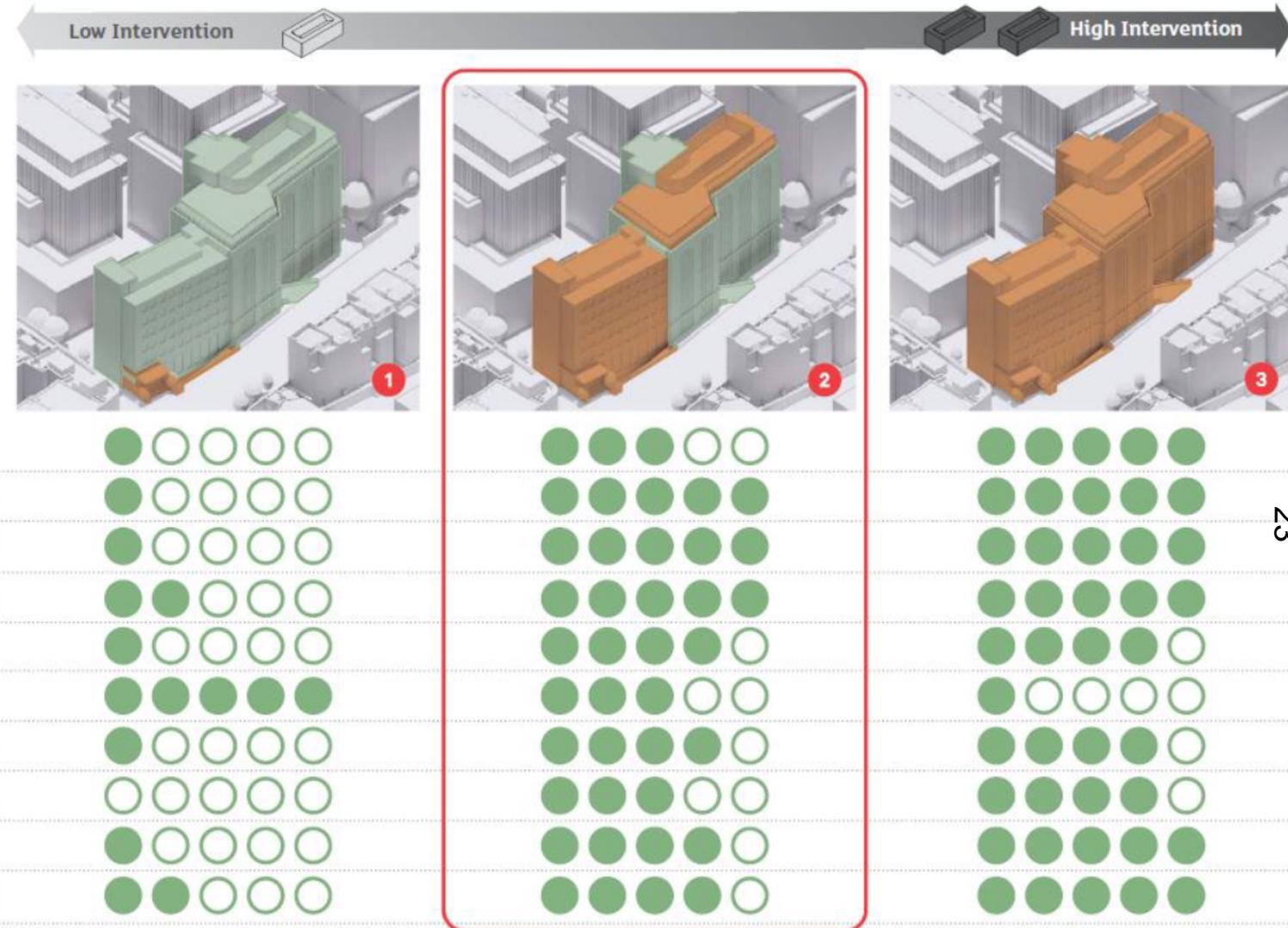
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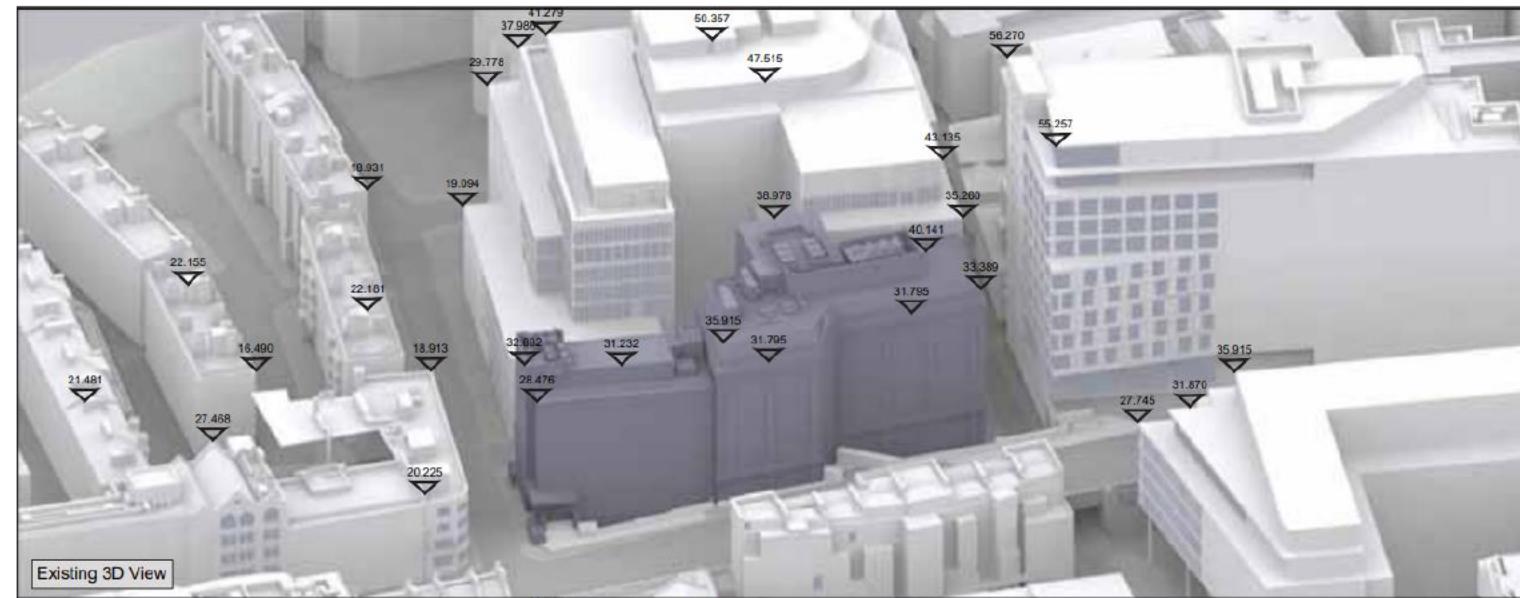


**Existing building looking north-west
from Southwark Bridge Road**

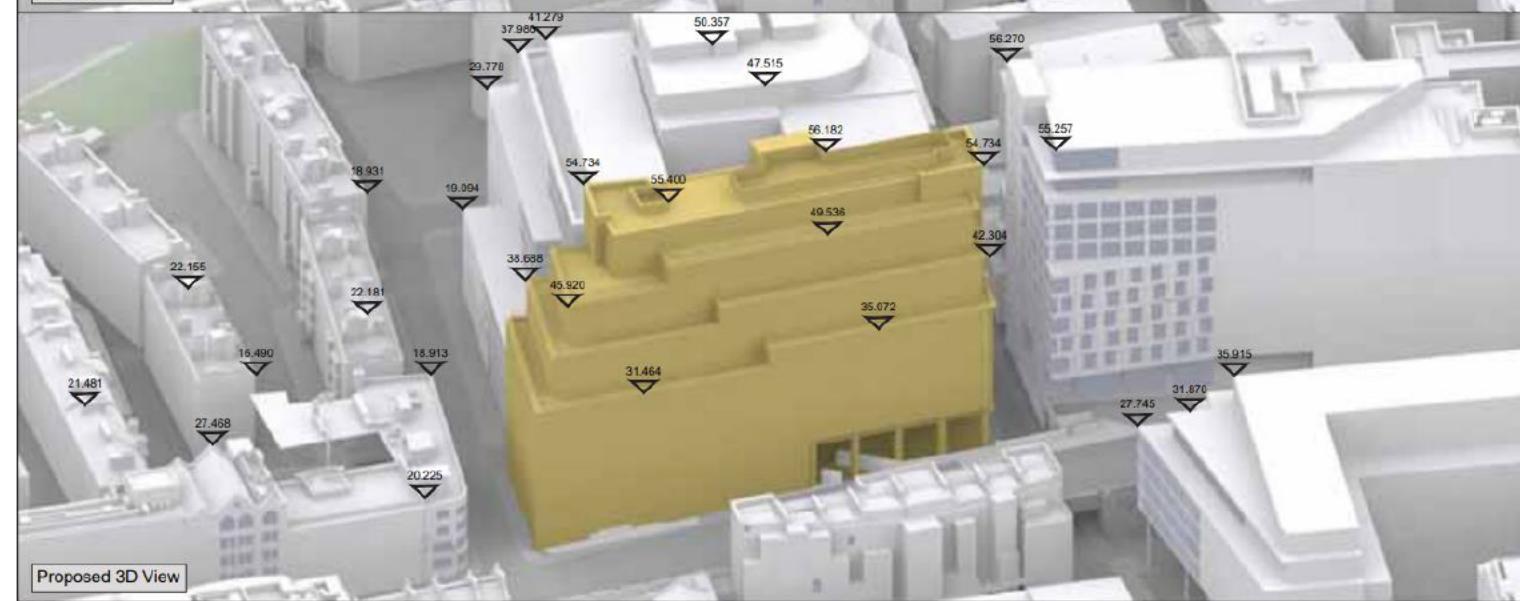


**Existing building looking south-west
from Southwark Bridge Road**





Existing 3D View

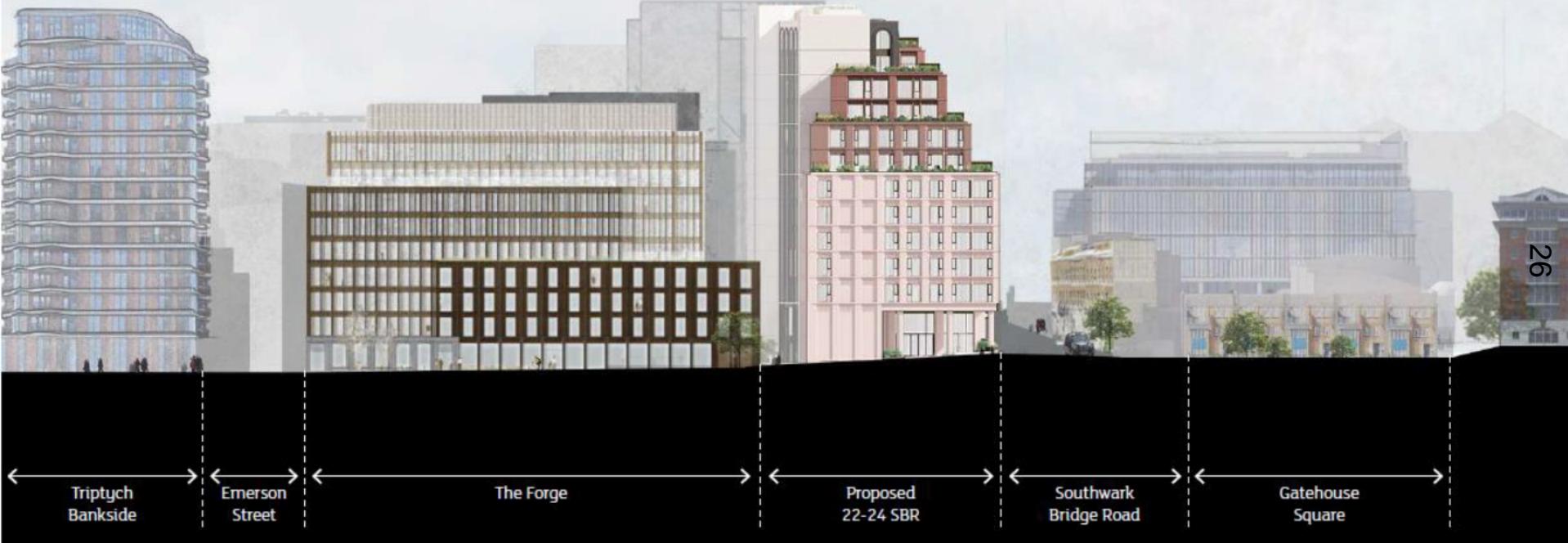


Proposed 3D View

Massing comparison – existing (top) vs proposed (bottom)



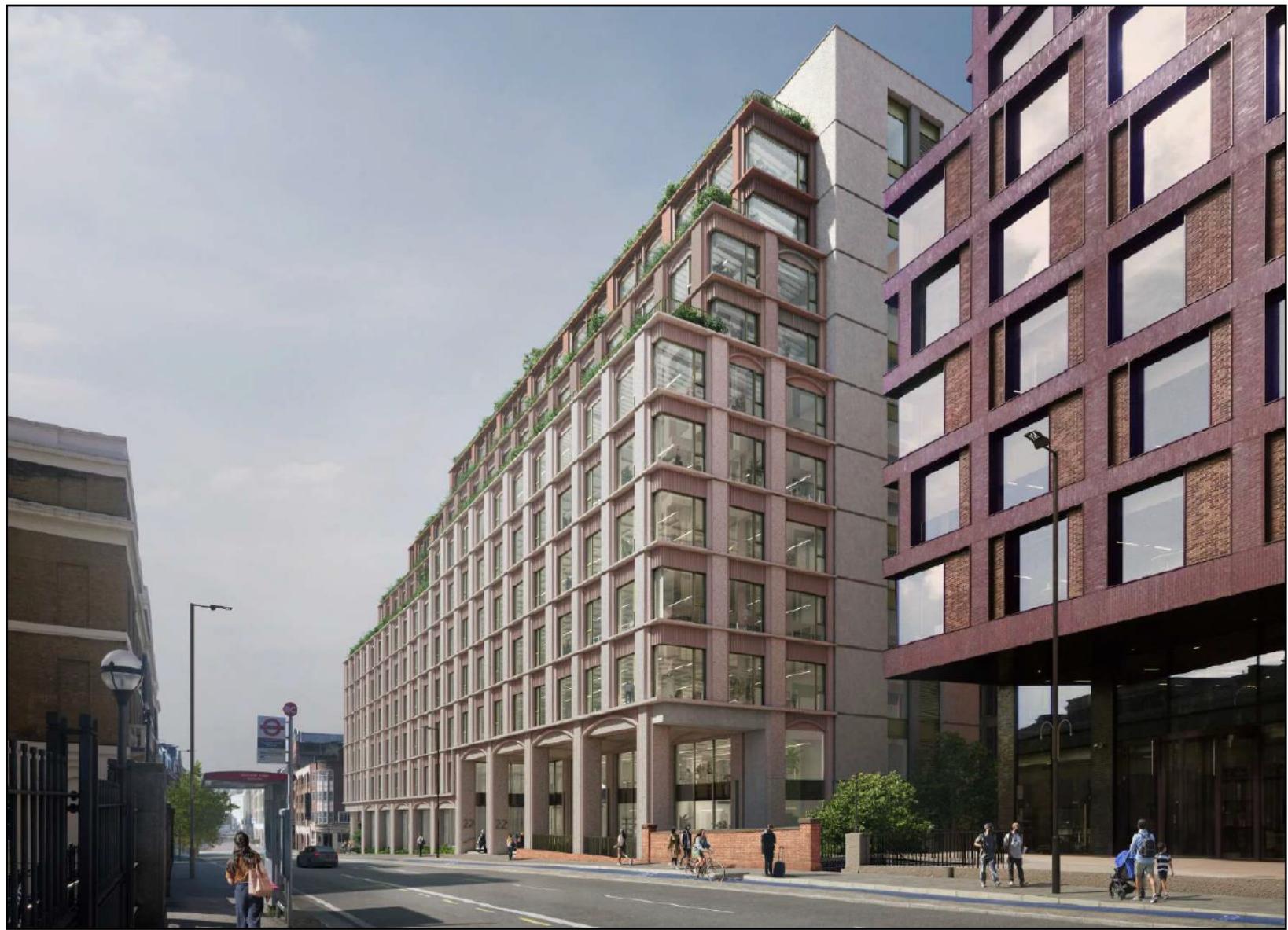
Massing comparison – existing (top) vs proposed (bottom)



Proposed south side elevation (in context with neighbouring developments)



Proposed development looking north-west



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Proposed front looking south-west



Visual of office space

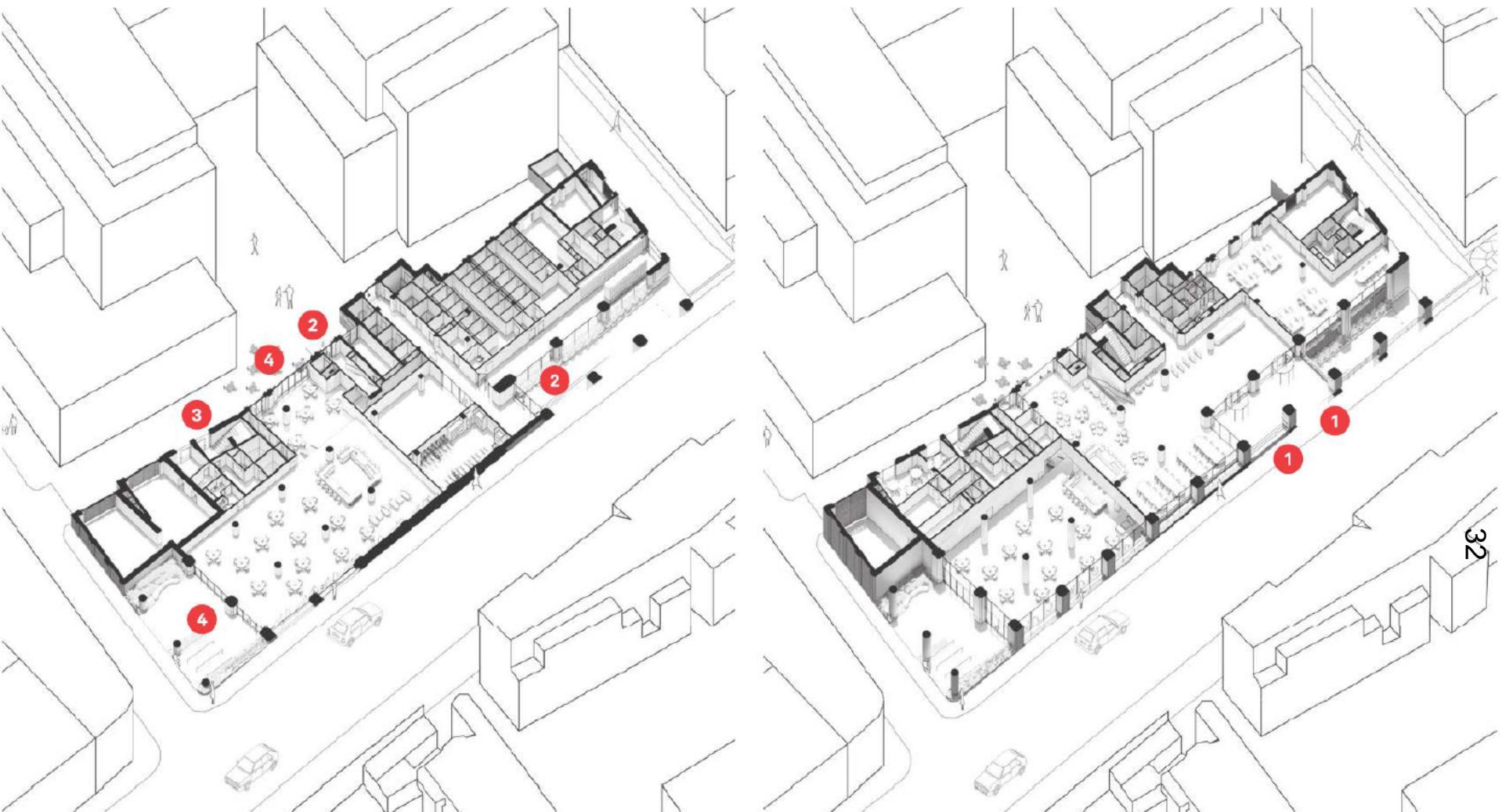


Flexible commercial entrance with CS7 improvement in front



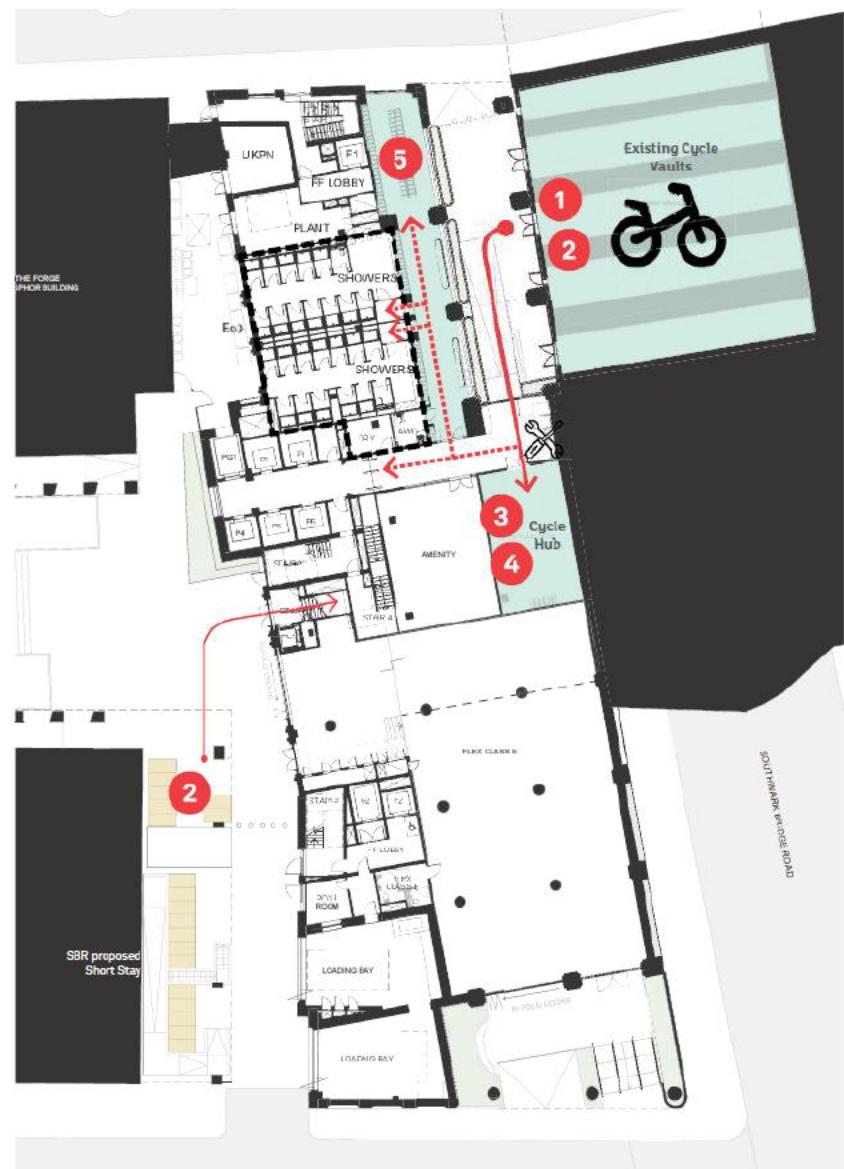
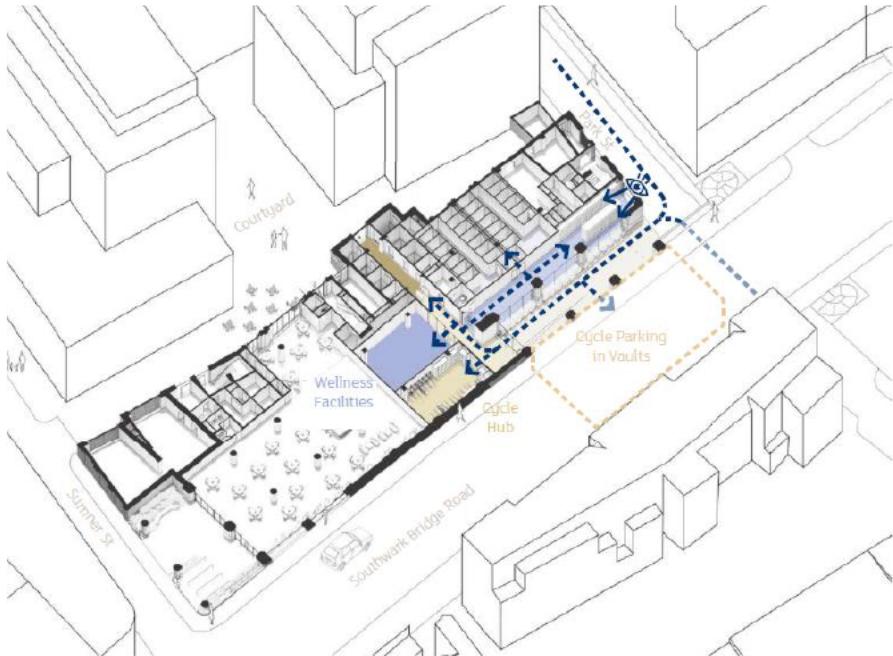
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Flexible commercial space

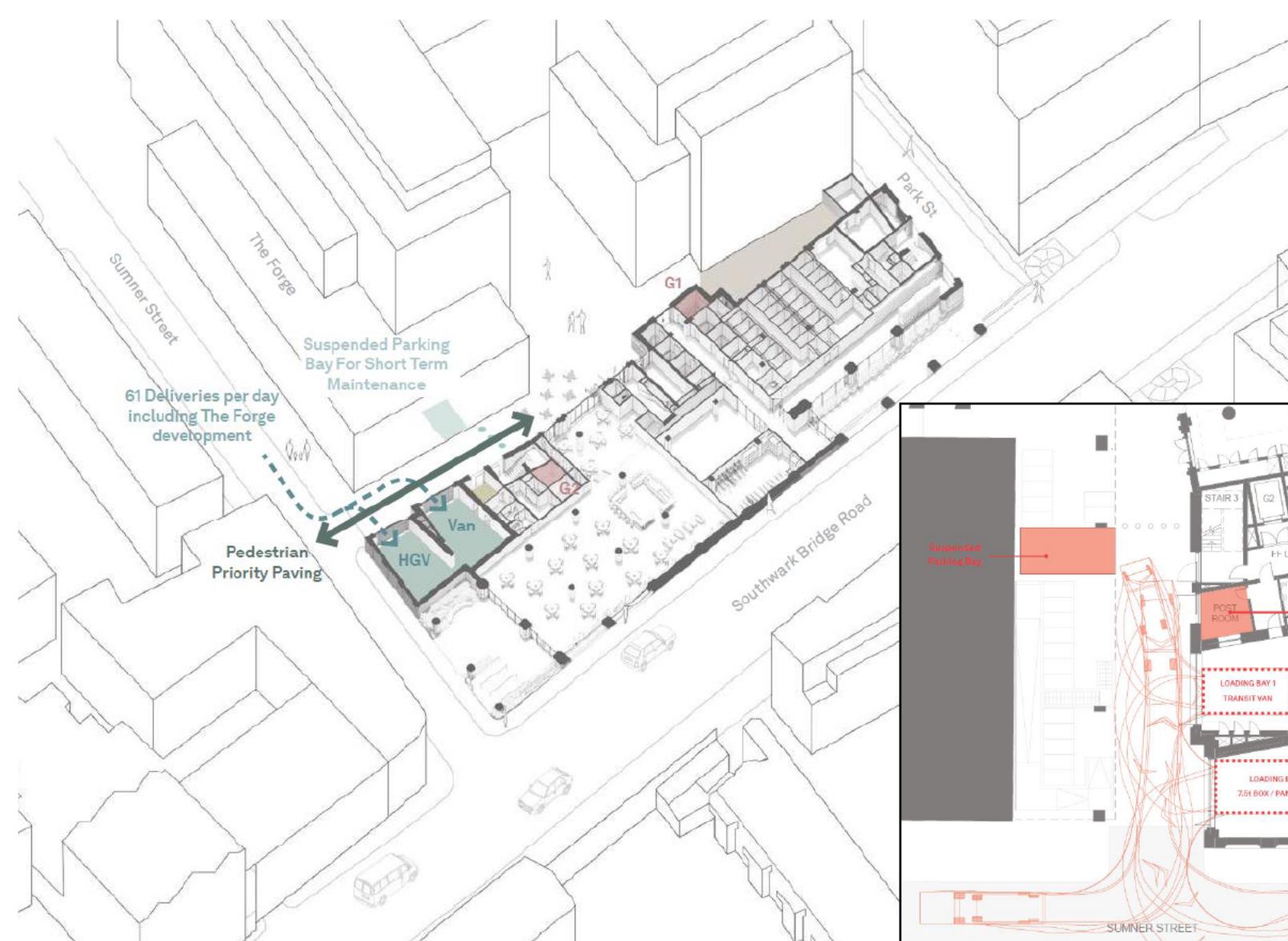


- 1 Main Entrances
- 2 Secondary Entrance / Cycle Hub
- 3 Facilities Management Staff Entrance
- 4 Flexible Commercial Entrance

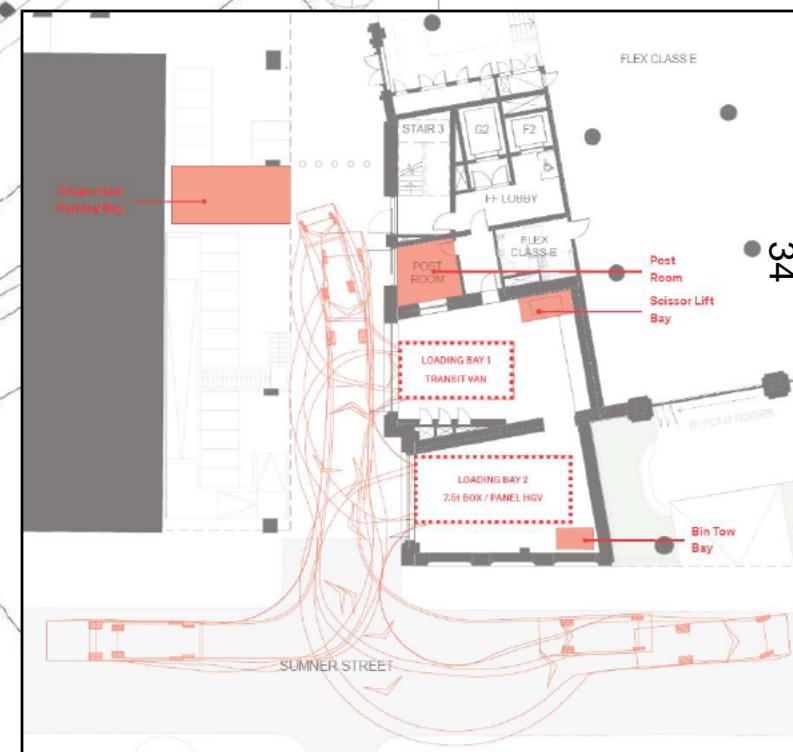
Ground and first floor plans



End of trip facilities



Delivery and servicing





Roof terraces



Roofscape & Terraces



Green terraces (accessible for maintenance only)



Accessible terraces



Planted roof (accessible for maintenance only)



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Roof terrace visual



Urban Greening Strategy

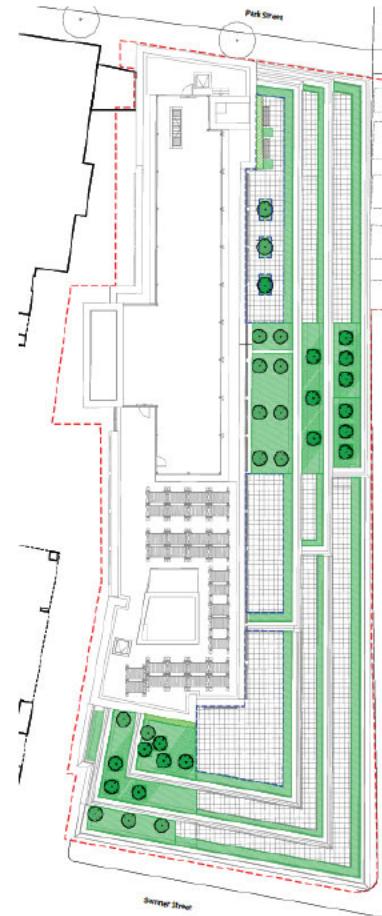
- 1 Ground floor plan
- 2 7th - 12th floor plan
- 3 Roof plan

-UGF 0.3148
-BNG 2949% (0.83 units vs 0.03 existing)
-262 sqm green roofs
-231 sqm green walls
-37 trees



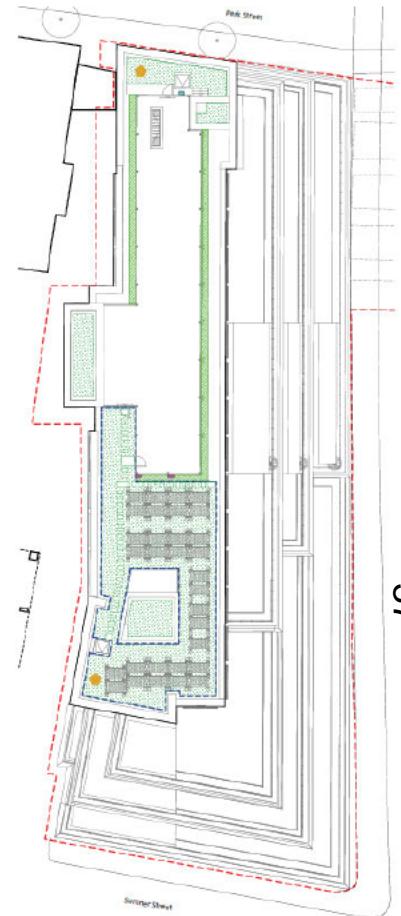
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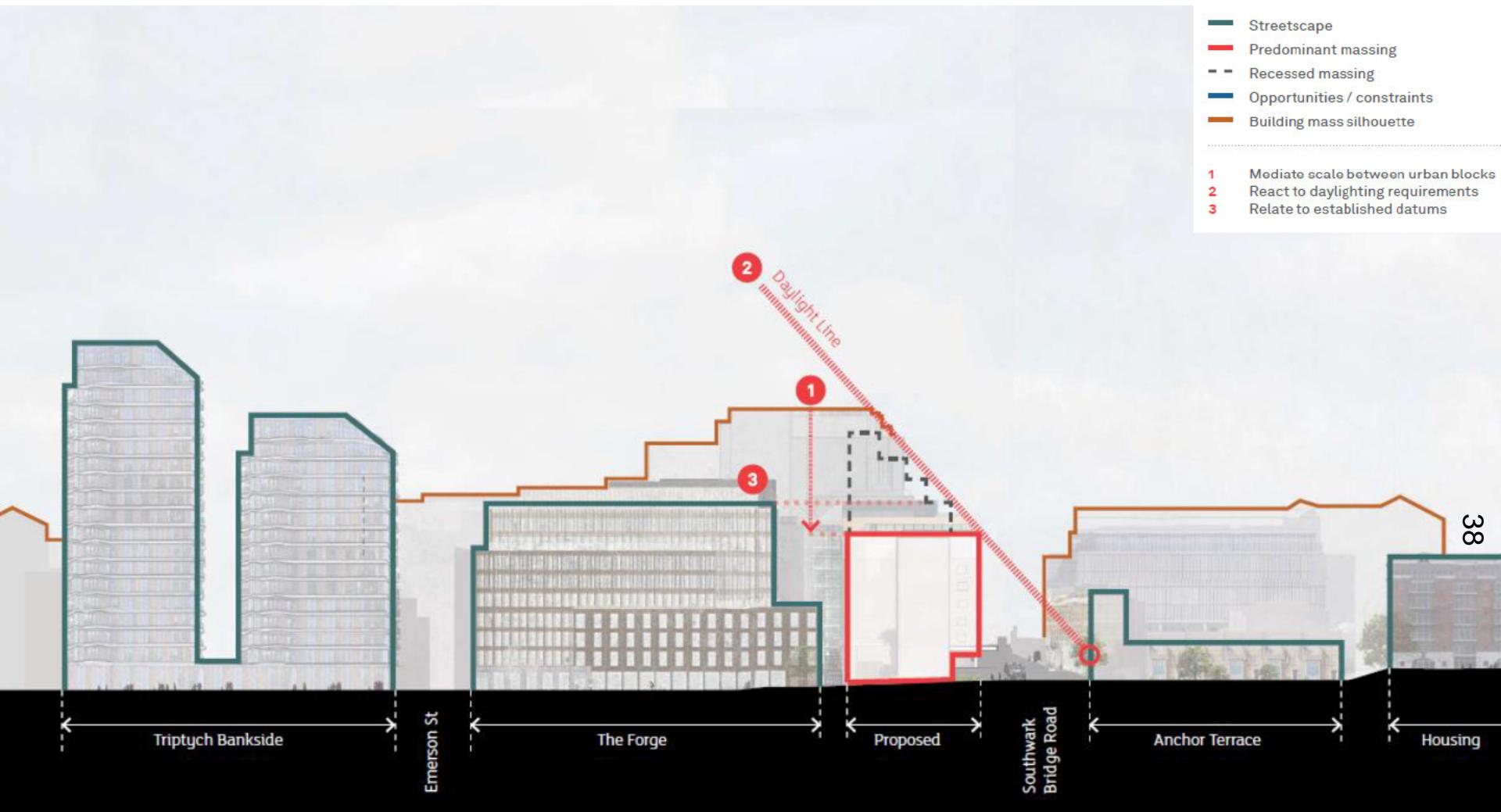
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Landscaping



Reacting to daylight



Figure 2 - Lower ground floor windows in 3-13 Southwark Bridge Road

Anchor Terrace (3-13 SBR)

- Lower ground floor obstructed (see fig2).
- Ground floor shaded by overhang.
- Dual aspect flats.
- Main LKD to the rear with good outlook.
- Bedrooms to the front (most affected).
- Bedrooms generally considered less sensitive than main habitable rooms due to their nature and night time use.
- Windows and rooms therefore achieve low levels of existing VSC and NSL which are significantly below BRE targets.
- Small absolute changes translate into disproportionate percentage alterations due to implementation of the Proposed Development.

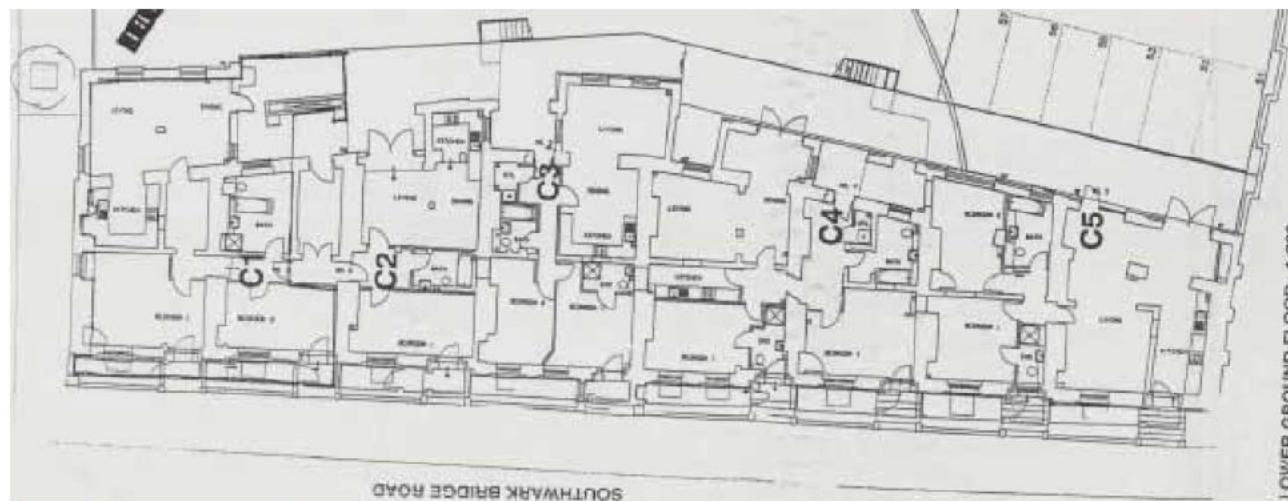
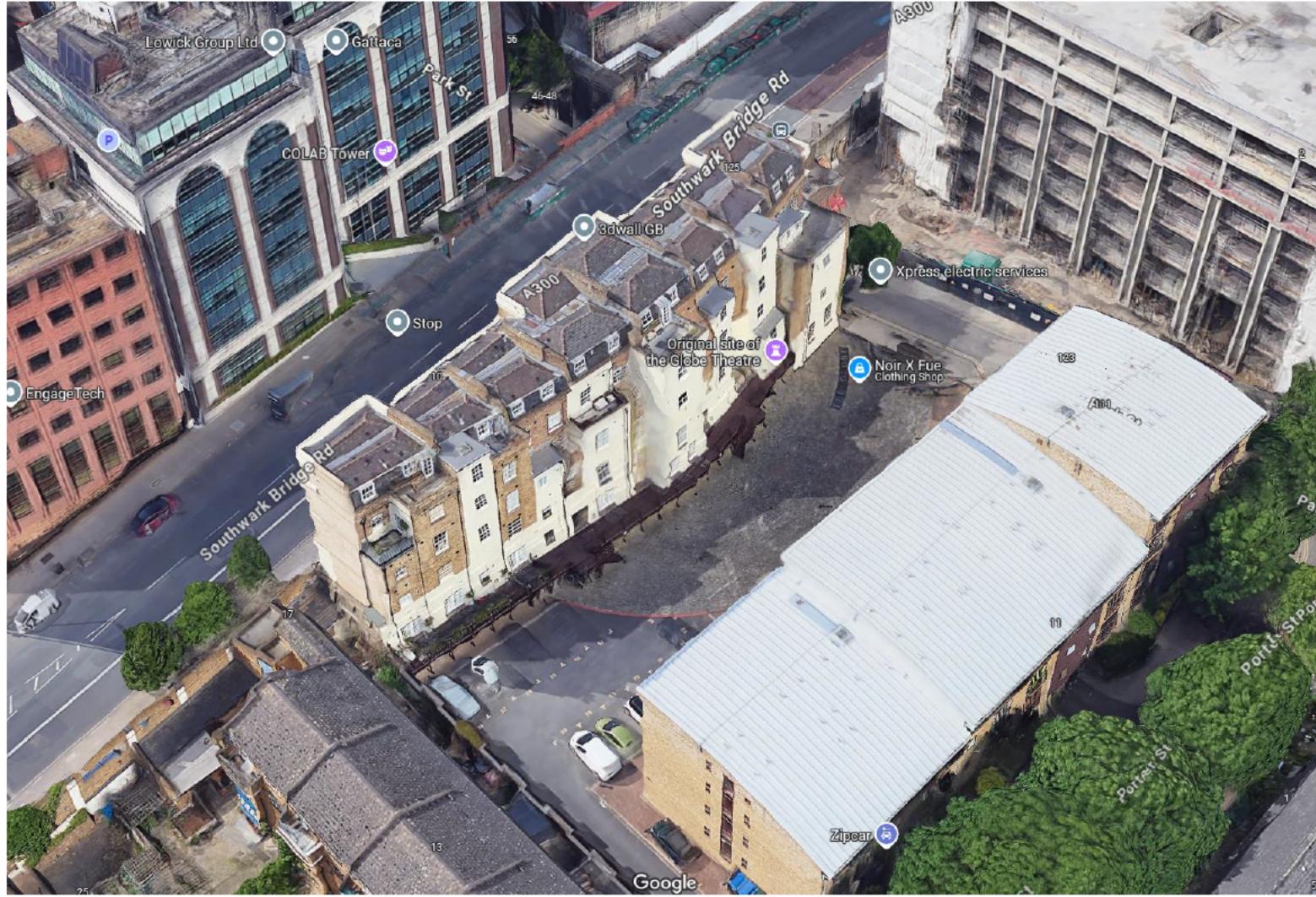


Figure 3 - Lower ground floor lease plan



04

Anchor Terrace rear outlook

Property address	VSC		NSL		APSH (room)			
	No. of windows tested	No. inside VSC guideline	No. of rooms tested	No. inside NSL guideline	No. of rooms tested	No. inside annual & winter guidelines	No. inside annual guideline	No. inside winter guideline
Anchor Terrace (3-13 SBR)	81	4	54	6	3	3	3	3
123 Park Street	52	7	52	17	-	0	0	0
Gatehouse Square	20	12	8	8	-	0	0	0
Peabody Estate	54	10	35	25	-	0	0	0
Sumner Buildings	154	21	55	16	-	0	0	0
2 Triptych Place	9	7	2	2	2	2	2	2
60 Park Street	4	0	2	0	2	0	0	0
Totals:	374	61	208	74	7	5	5	5
		16%		36%		71%	71%	71%

Summary of adherence to BRE daylight and sunlight targets in existing baseline condition

Existing baseline daylight levels are generally low, with:

- Daylight Levels (VSC Test): 16% of all windows assessed achieve the BRE VSC test recommendations at an absolute scale. The BRE recommends a VSC of at least 27% at an absolute scale, which is more representative of suburban areas.
- Daylight Distribution (NSL Test): 36% of rooms meet the BRE NSL test recommendations at an absolute scale. The BRE recommends that sky visibility should cover at least 80% of the room's area, a threshold generally more suited to suburban conditions.
- Sunlight Levels (APSH Test): Sunlight levels perform better, with 71% of windows achieving the absolute baseline values recommended by the BRE, which state that a room should receive at least 25% of annual probable sunlight hours (APSH).

Property address	No. of windows tested	No. windows inside guidelines	No. windows outside guidelines (VSC)			
			21%-30% loss	31%-40% loss	40%+ loss	Sub-total
Anchor Terrace (3-13 SBR)	81	11	8	49	13	70
123 Park Street	52	42	10	-	-	10
Gatehouse Square	20	20	-	-	-	-
Peabody Estate	54	54	-	-	-	-
Sumner Buildings	154	104	28	4	18	50
2 Triptych Place	9	9	-	-	-	-
60 Park Street	4	4	-	-	-	-
Totals:	374	244	46	53	31	130
		65%	13%	14%	8%	35%

Summary of VSC effects to neighbouring windows

Property address	No. of rooms tested	No. rooms inside guidelines	No. rooms outside guidelines (NSL)			
			21%-30% loss	31%-40% loss	40%+ loss	Sub-total
Anchor Terrace (3-13 SBR)	54	8	4	1	41	46
123 Park Street	52	29	15	6	2	23
Gatehouse Square	8	8	-	-	-	-
Peabody Estate	35	32	3	-	-	3
Sumner Buildings	55	32	11	8	4	23
2 Triptych Place	2	2	-	-	-	-
60 Park Street	2	2	-	-	-	-
Totals:	208	113	33	15	47	95
		54%	16%	7%	23%	46%

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Summary of NSL effects to neighbouring rooms

The baseline existing levels are then compared to the proposed daylight and sunlight conditions. Following BRE guidance, the assessment considers whether reductions exceed 20% of the existing baseline levels, which may indicate a noticeable impact.

- VSC test: 65% of windows will not experience a reduction of more than 20%.
- NSL test: 54% of windows will not experience a reduction of more than 20%.
- Sunlight test: 100% of windows will not experience a reduction of more than 20%.

Summary

- Re-development of underutilised brownfield site.
- Flexible, high quality, Grade A office floorspace (delivering significant economic benefits for the surrounding area).
- Affordable workspace comprising 10% of net uplift in floorspace (either on-site or as a PIL).
- Flexible Class E floorspace at ground floor level (providing active frontages and amenity).
- BREEAM 'Excellent' rating (with aspirations of 'Outstanding') & NABERS UK 5* rated scheme.
- New and improved public realm along with highways works to significantly improve pedestrian and cyclist experience.
- Landscaping scheme, providing an UGF score over the 0.3 policy target and 2,949.16% biodiversity net gain.
- Car free development providing off-street servicing and prioritisation of pedestrian and cycle accessibility, including associated end of trip facilities and wellness hub;
- Circa 225 jobs provided throughout construction phase and operational phase employment comprising circa 1,200 - 1600 jobs.
- Significant S106 package (~£2.8 million agreed so far) and a CIL payment of ~£2,786,129.59.

