

Planning Committee (Major Applications) B

Wednesday 5 March 2025

6.30 pm

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

Supplemental Agenda

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Contact

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Date: 5 March 2025

Item No: 7.1	Classification: Open	Date: 05 March 2025	Meeting Name: Planning Committee (Major Applications) B
Report title: 24/AP/2770 - Southwark Underground Station, The Cut, London Southwark SE1 8JZ		Addendum report Late representations, clarifications, corrections, and further information	
Ward(s) or groups affected:		Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, representations 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. Information and/or revisions have been received in respect of the following items on the main agenda:

FACTORS FOR CONSIDERATION

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

ITEM 7.1: 24/AP/2770 Southwark Underground Station, The Cut, London Southwark SE1 8JZ

Late representations

5. Since the preparation of the committee report, further comments have been received from Save Britain's Heritage.
6. They have requested that the following points be taken into consideration:
 - Acknowledged the principle of an over station development given that the station was originally designed with the potential to support this.

- Raised concerns relating to the proposed demolition of the existing central column in the ticket hall, and replacement with a new structural column to support a building up to 15-storeys.
 - Raised concerns that they have not seen any detail submitted setting out the new diameter and width of this replacement column and that this might be significantly wider to support the increased loading of the development.
 - Stated that without the specification for the width of the replacement column, there is inadequate justification provided for the proposed alteration and loss of the booth.
 - Concluded that they do not consider that a balanced judgement can be reached with regard to the scale of harm to the non-designated heritage asset.
- Officer Response. As covered in the main body of the report this building is not listed. It may be in the future at which point listed building consent would be required for any works that post date the listing. As noted in the main report the ticket hall would continue to have a single central column.

Corrections and clarifications to the report

Executive Summary

7. Para 5, to be updated to clarify reason for extant permission on Styles House not being built and to read as follows:
 5. Whilst demolition of a community hall, garages and 8 studio flats has been completed on the Styles House site, *the project was paused as the design could not accommodate a second staircase. Subsequently, there is no longer funding available to build the 25 new council homes and replacement community hall. TfL post Covid no longer have a need for the consented office accommodation. This potentially means that neither site will come forward for the foreseeable future and critically the council homes and replacement community hall will not be delivered.*
8. Para 326, Planning Obligation Table – to be updated to include *Cycle Hire Membership* Obligation as shown below:

<i>Cycle Hire Membership</i>	<i>Membership to a Cycle Hire scheme for a minimum of 3 years, to be provided upon first occupation of any residential affordable unit. (Annual subscription of £120 per dwelling, totalling £15,840)</i>	<i>Agreed</i>
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Conditions and obligations

9. The applicant has requested that revised triggers to specific conditions be added. This would allow conditions to be discharged on a building-by-building basis to enable efficient delivery / occupation of the affordable residential building by the Council and the student building by the student operator. The updated wording of each relevant condition is provided in the attached Draft of Decision Notice.

Conclusion of the Director of Planning and Growth

10. 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.

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 March 2025

MAIN ITEMS OF BUSINESS

Item 6 - Section 106 Release Report
Tanner Street to Willow Walk

Item 7.1 - 24/AP/2770
Southwark Underground Station, The
Cut, London, SE1 8JZ



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 - Section 106 Release Report - Tanner Street to Willow Walk

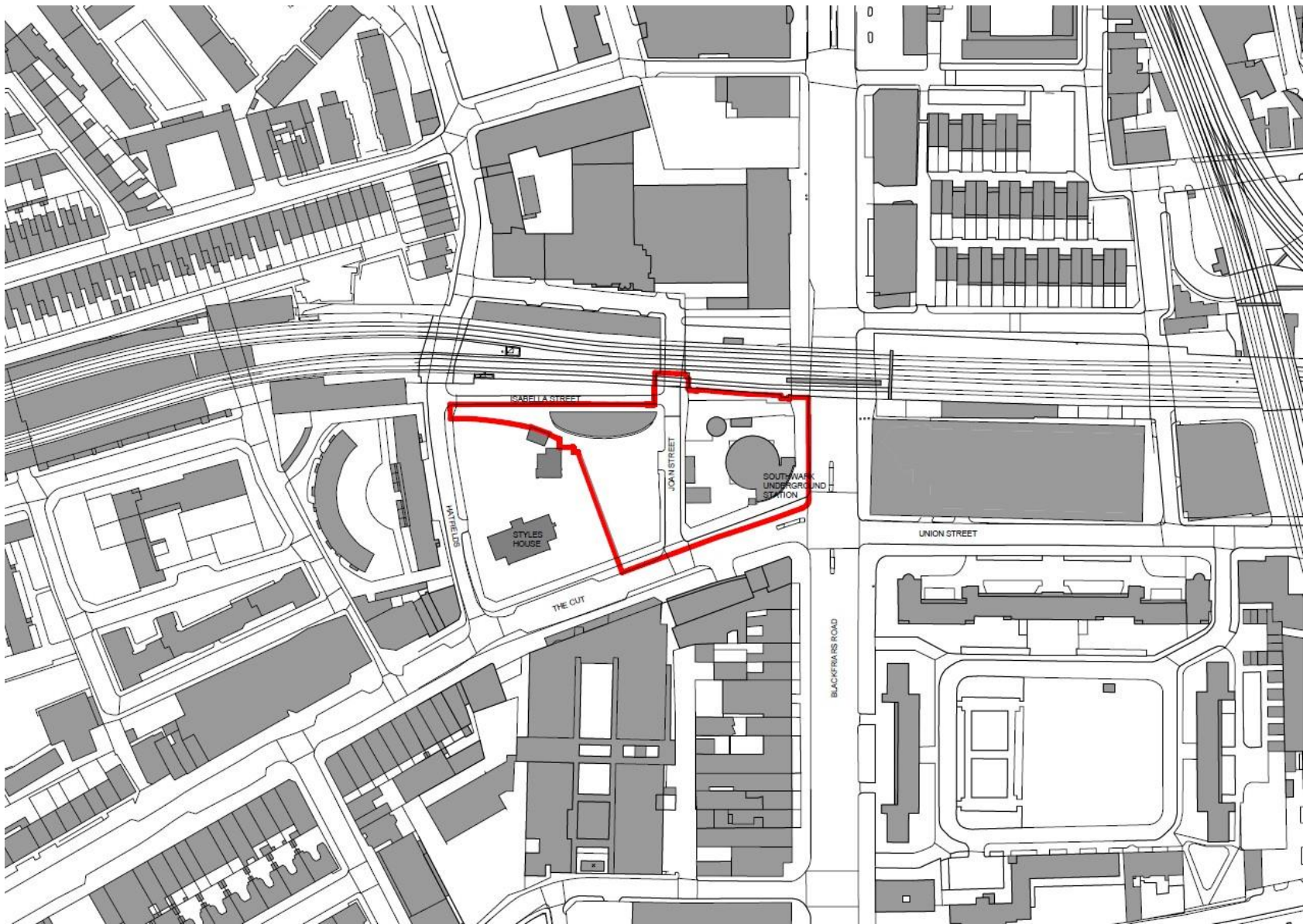
To release £411,177.86 from Section 106 agreements for the delivery of Druid Street Improvements.

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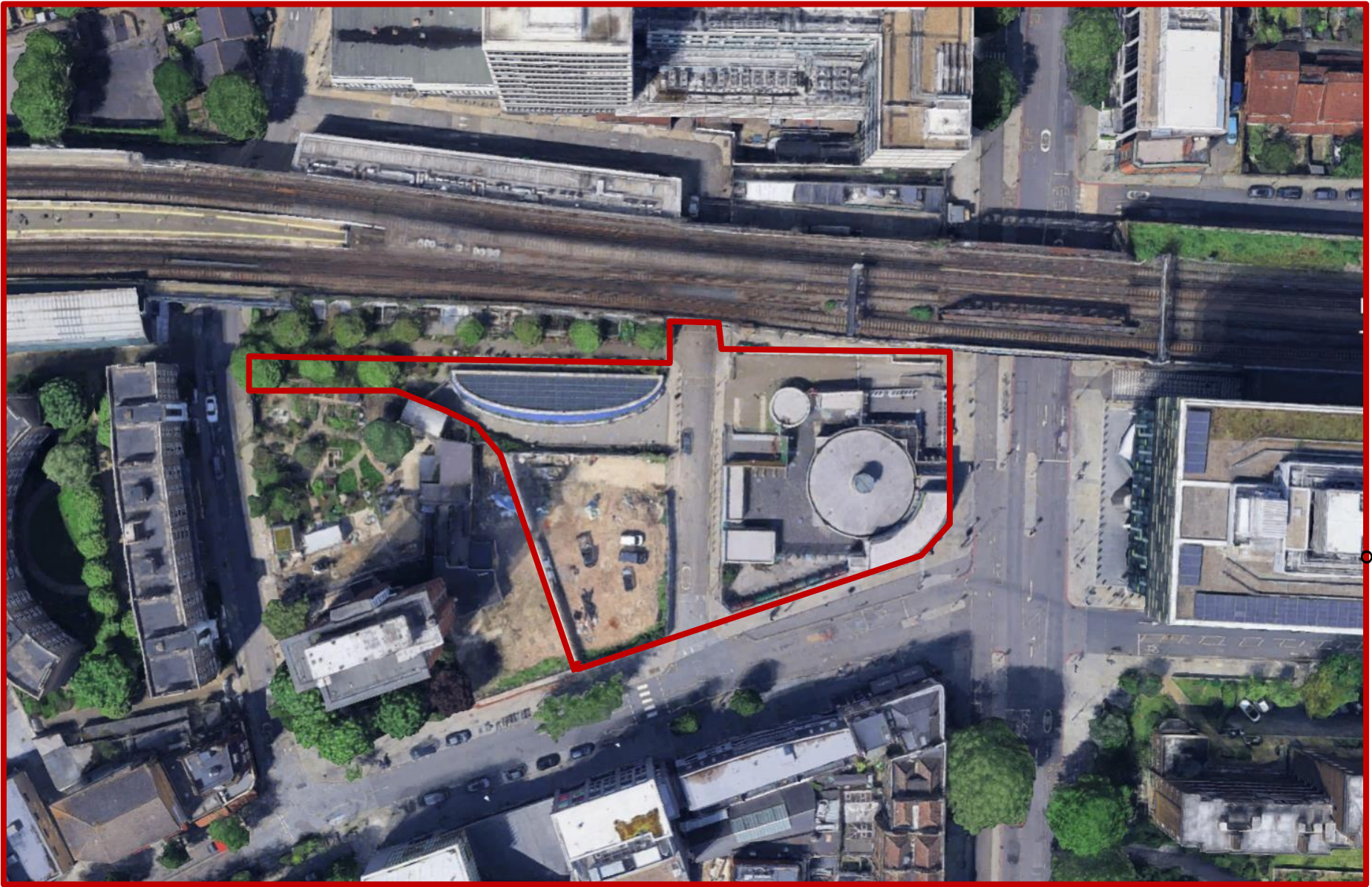
Item 7.1 - 24/AP/2770

Southwark Underground Station, The Cut, London, SE1 8JZ

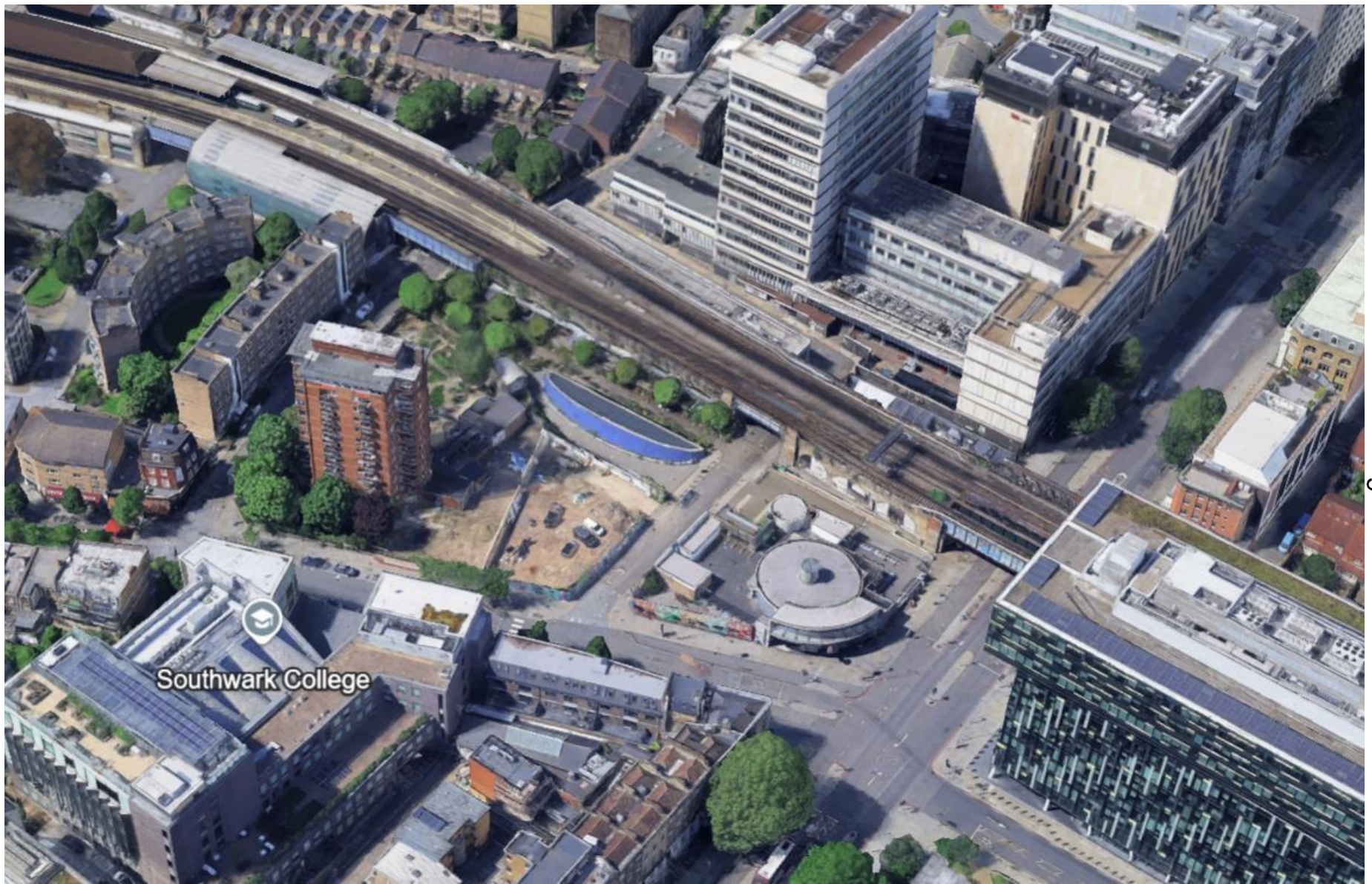
Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate 44 affordable residential homes within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works.



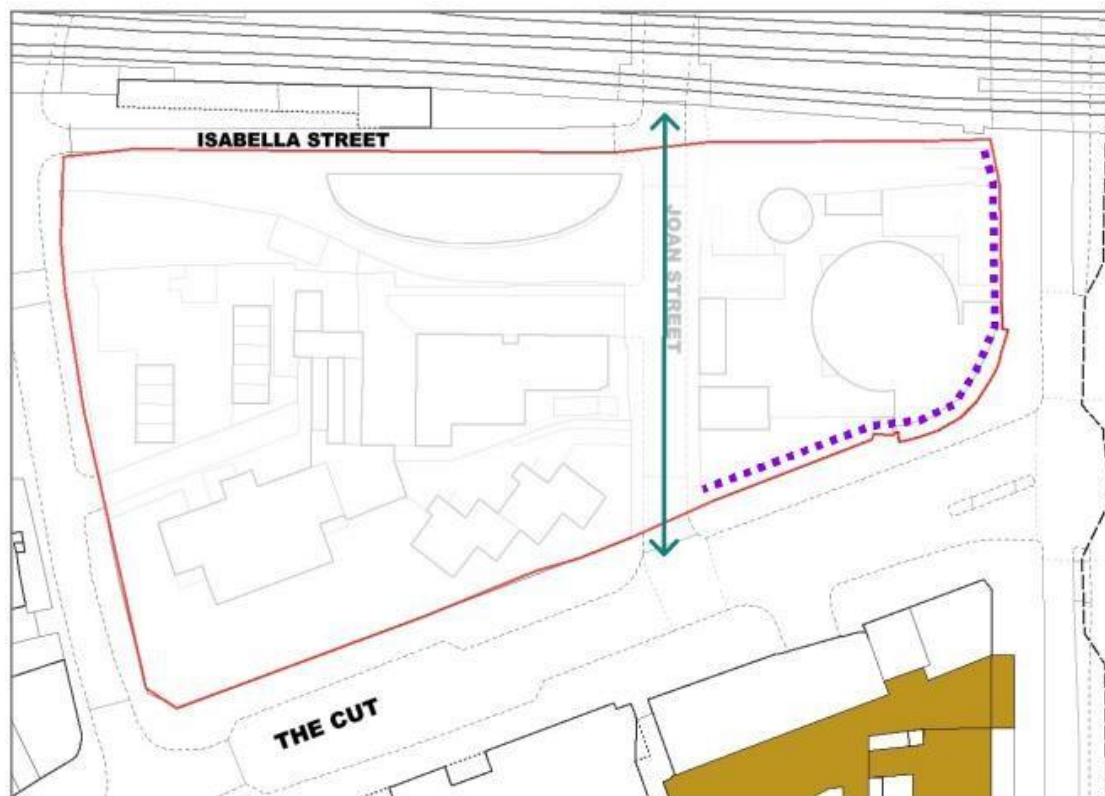
Site Location Plan (edged in red)



Existing Site (Google Earth)



Existing Site and Context (Google Earth)



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

Site Allocation: NSP20: Southwark Station and 1 Joan Street



Colombo House overlooks the station site

Sheffield stands

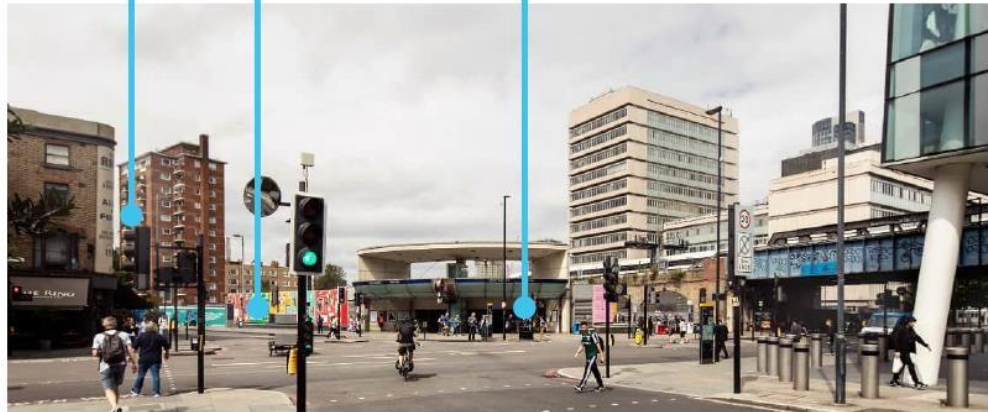
Styles House chalets flats contrast in scale and orientation with adjacent urban grain

Station hoardings with 'Art on the Underground'

Palestra, TFL offices on Blackfriars Road

Entrance to Southwark Tube

Santander Cycle Stands



Site Photographs and Context



Note: Demolished portion hatched above

Site Photographs and Context



Three/Four storey terraces dominate the locale

The Ring, historic pub where the rules of modern boxing were penned.

Trees, with ad-hoc planters extending the character of Isabella Street to The Cut

Styles House flats contrast in scale with traditional urban grain

Retail Frontage with residential above typical of The Cut

Young Vic Theatre

Three/Four Story terraces dominate the locale



Site Photographs and Context

Previous Planning Permissions



Approved 17 storey office scheme
(20/AP/1189)



Approved 14 storey affordable housing scheme
(20/AP/0969)

Public Consultation

Applicant

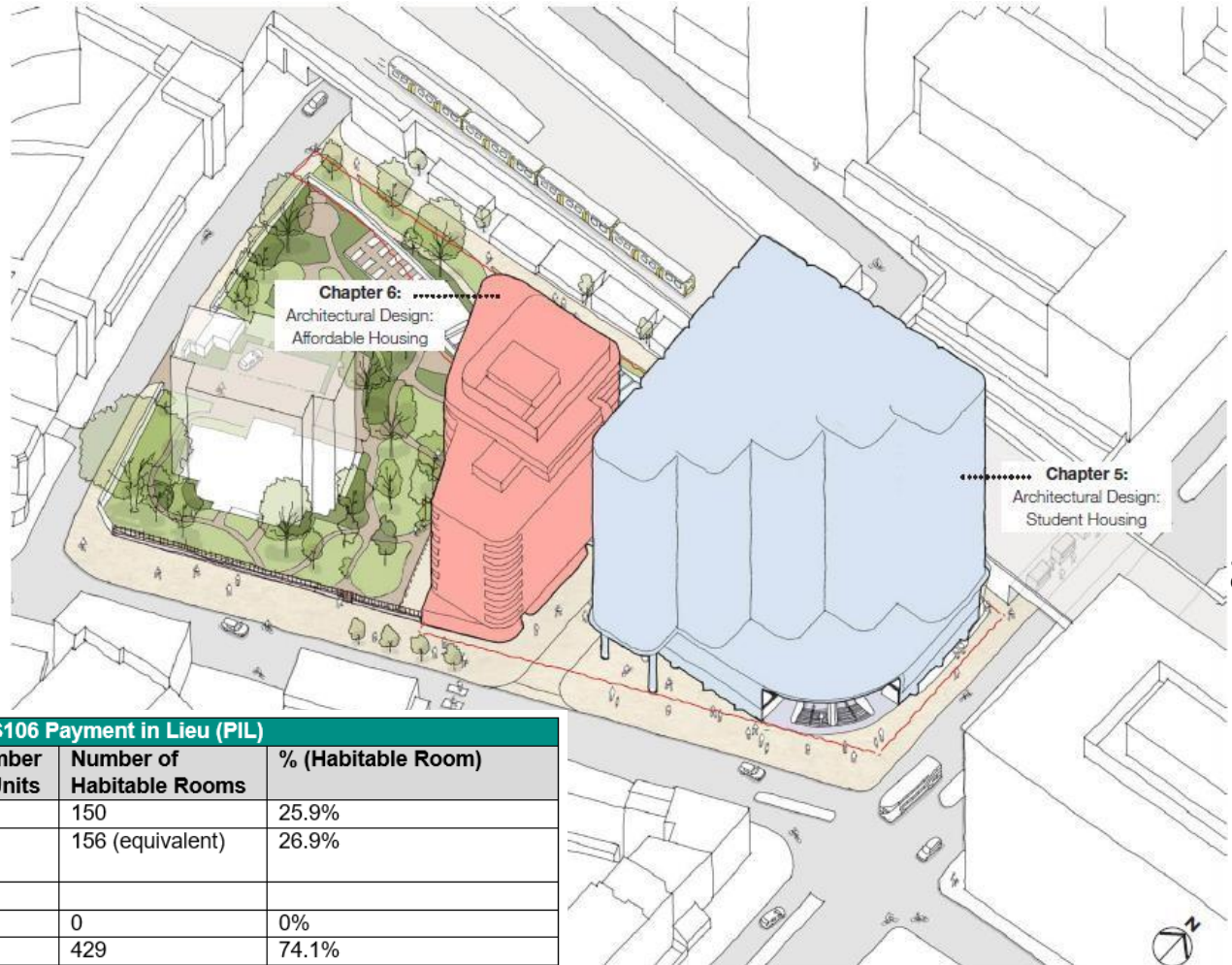
- In-person, public consultation undertaken prior to submission of the application:
 - 11th June 2024 – Meeting with Styles House Tenant Management Organisation (TMO)
 - 25th June 2024 – Landscaping workshop with Styles House TMO
 - 17th July 2024 – Public consultation preview for Styles House residents
 - 18th July 2024 – 1st public exhibition event
 - 20th July 2024 – 2nd public exhibition event
 - 31st July 2024 – Pop-up event held at TfL's head office at Palestra
 - 6th August 2024 – Further meeting with Styles House TMO.
- Newsletter delivered to 1,592 local residents and local businesses
- Community stakeholder engagement carried out (community centres/groups and resident associations)

The Council

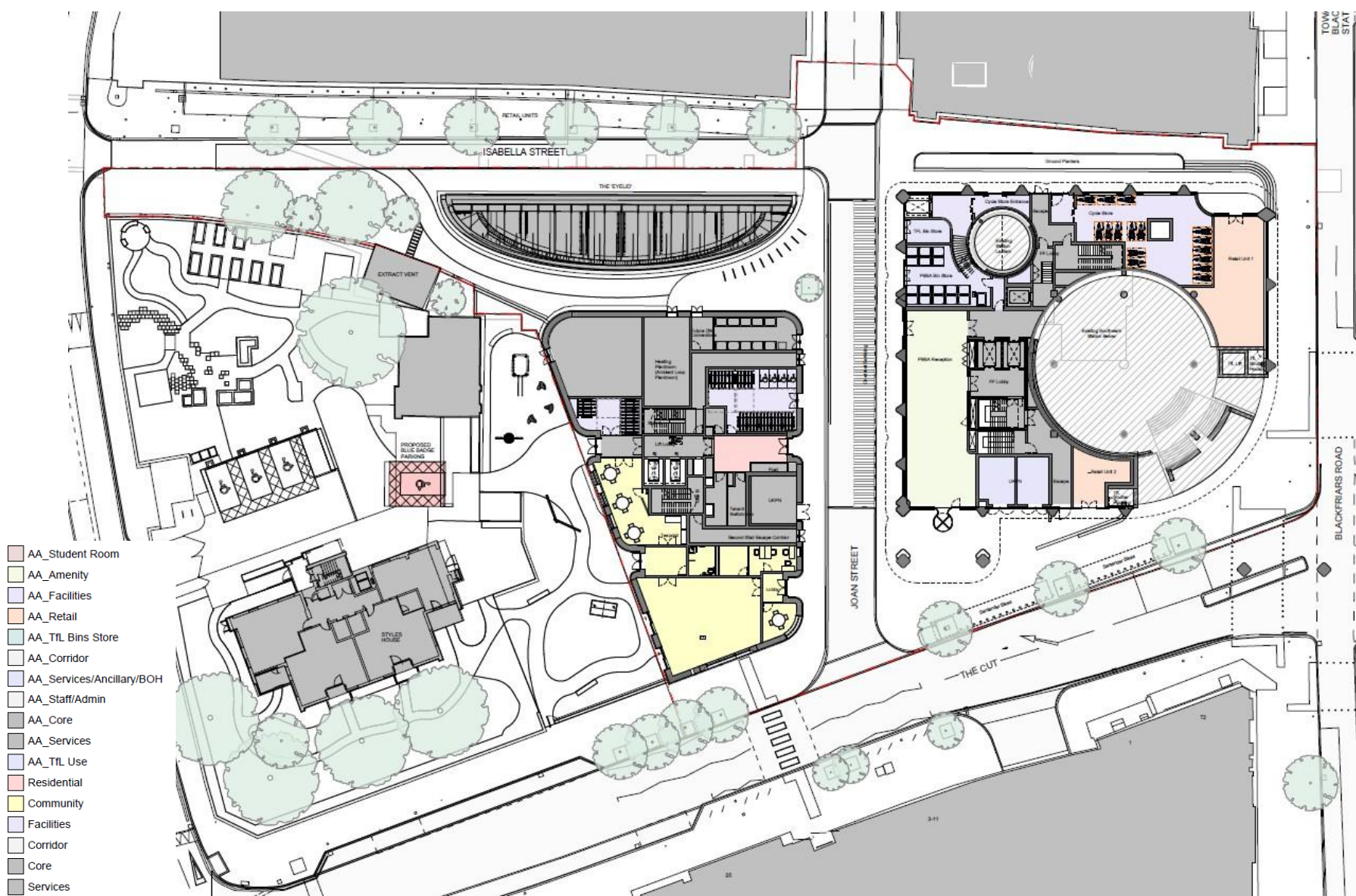
- Press notice
- Public consultation (letters and site notice) undertaken by the Council:
 - 21/10/2024
 - 17/12/2024
- 340 neighbours consulted
- **13** comments received:
 - **2** in support, **11** in objection
- Main objections raised:
 - Height, bulk and scale
 - Loss of amenity (daylight, privacy)
 - Disturbance (noise, security)
 - Traffic and parking
 - Increased activity
 - Public realm and green space
 - Impact to Southwark Station

Proposed Development

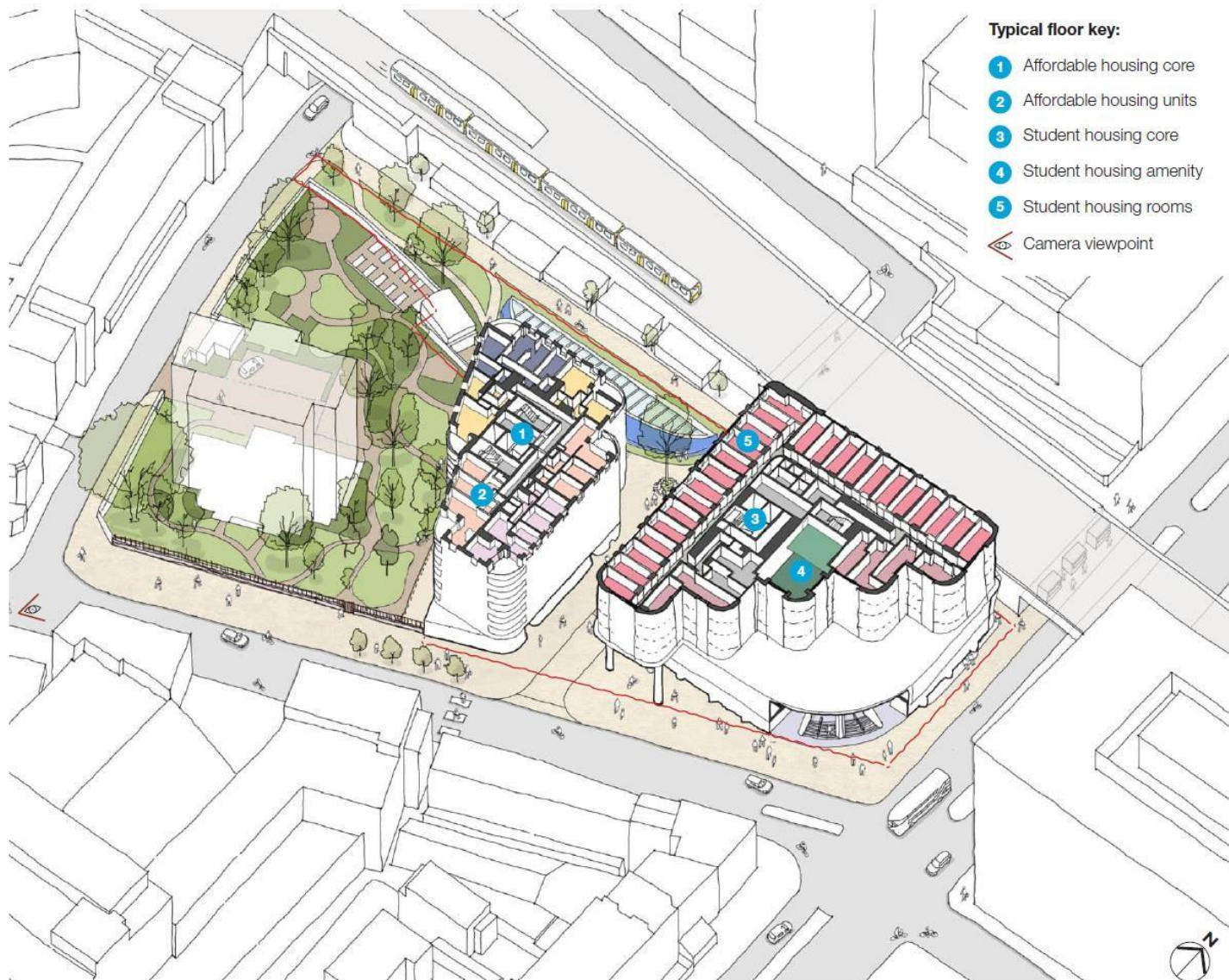
- 15 storey PBSA Building (429 student rooms)
- 123sqm of Retail/café uses at ground floor
- 9 storey affordable residential building (44 social rent homes)
- 226sqm of Community space at ground floor
- Landscaping and public realms works (shared community garden and play space)



Tenure Split - including S106 Payment in Lieu (PIL)			
Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	44	150	25.9%
s106 (PIL) (£15.685m)	0	156 (equivalent)	26.9%
Intermediate	0	0	0%
Direct Let Student	429	429	74.1%
Total	473	579 (on-site)	25.9% affordable (on-site) 52.8% affordable (with s106 PIL)



Ground Floor Plan



3D visual of the proposed development looking north west



South Elevation



East Elevation



North Elevation



Long Section (East to West)



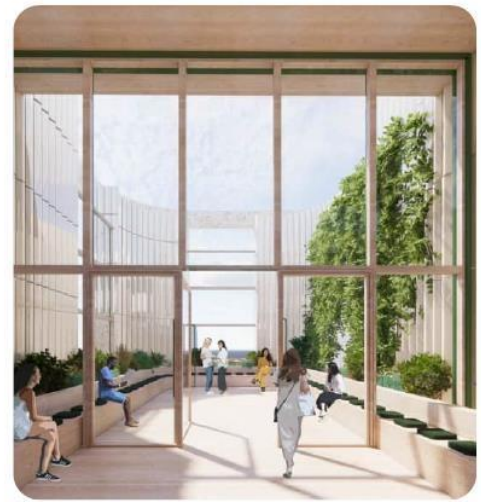
Visual representations of the PBSA Building
(taken from Palestra, The Cut towards Joan Street and Union Corner)



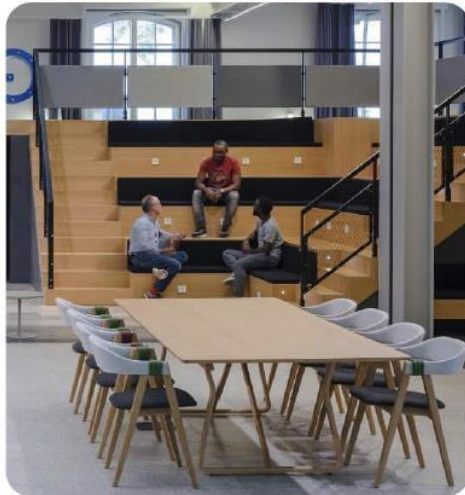
Town Hall Experience



Fitness/Wellness Studio



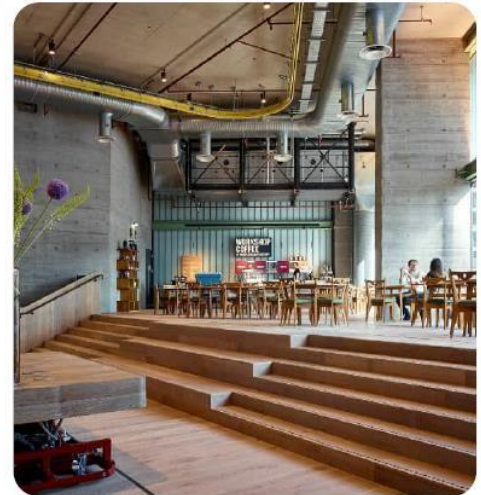
Roof Garden & Pavilion



Student Event Space



Gym



Informal Dining/Social Space



Visual representations of the affordable Residential Building (taken from The Cut)



Existing view from The Cut / Green Street



Proposed view from The Cut / Green Street



Existing view from Blackfriars Road



Proposed view from Blackfriars Road

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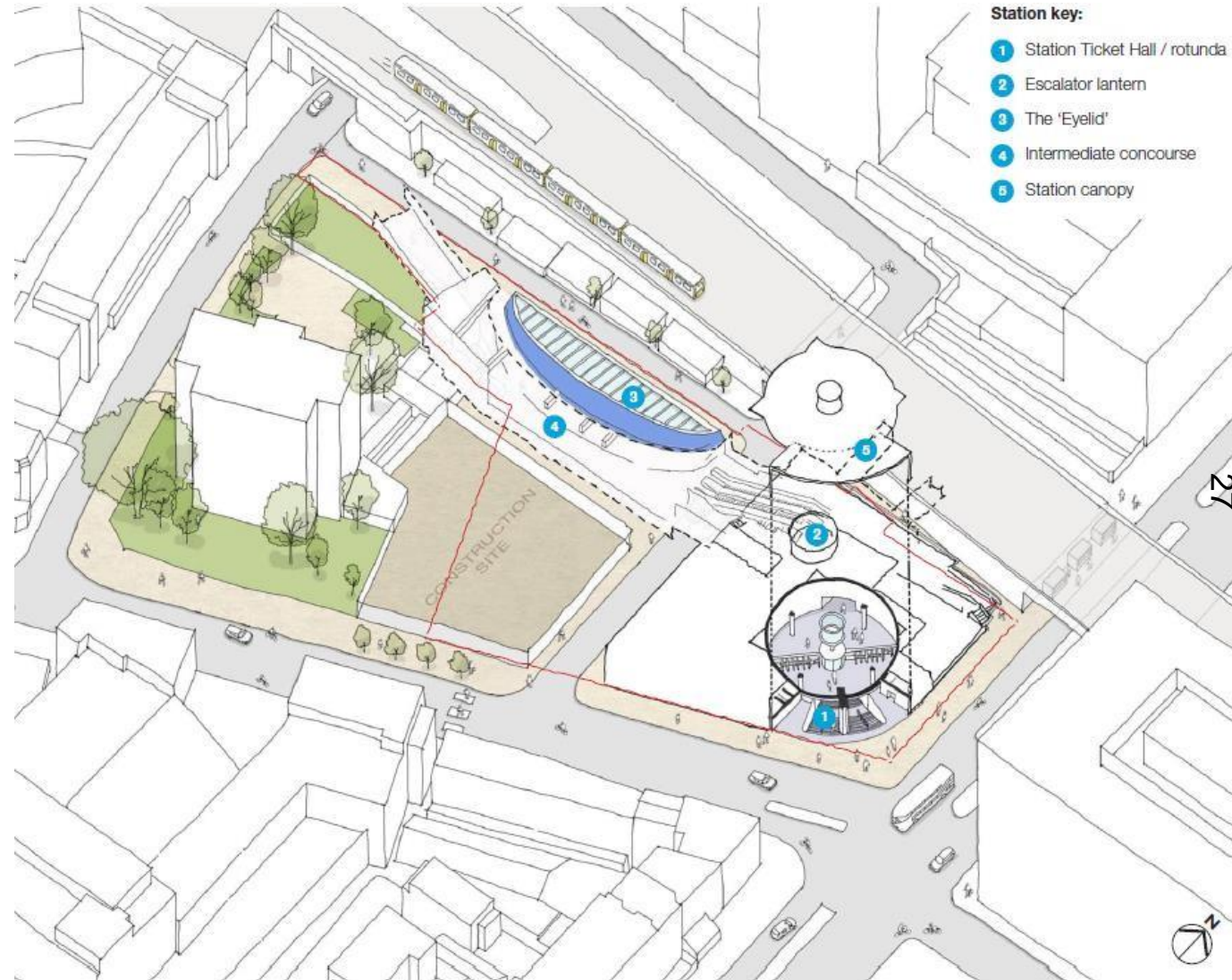
Heritage status of Southwark Underground Station



Main ticket hall looking towards entrance, with glazed lantern above.



Intermediate concourse with glass feature wall by Alexander Beleschenko.



Axonometric illustration showing existing station infrastructure

Amenity



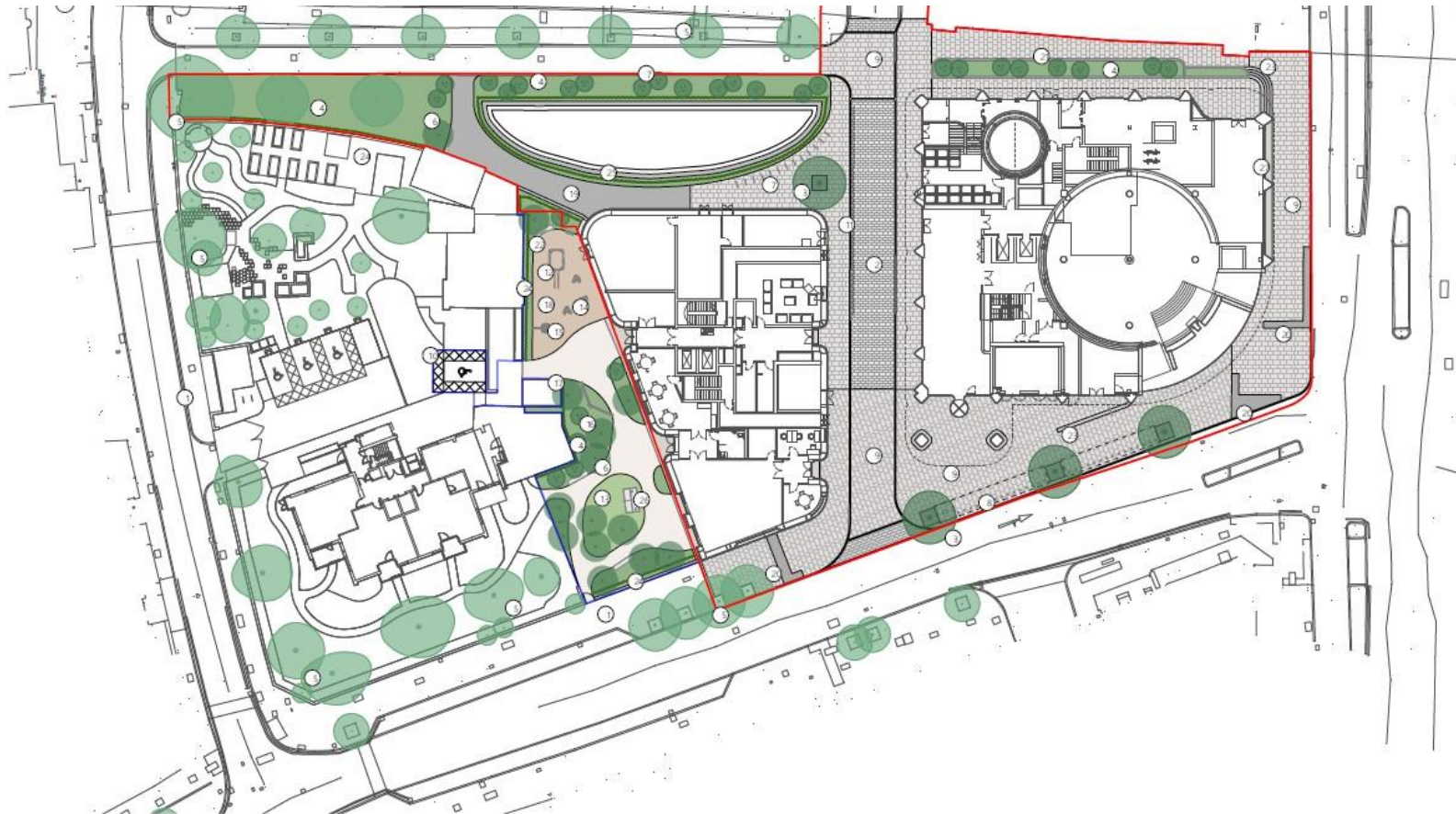
Visual massing of the consented scheme



Visual massing of the proposed development

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Public Realm and Landscaping



Key

- 1 Existing Yorkstone paving
- 2 Proposed natural stone granite paving
- 3 Proposed tree in hard landscape
2m stem clearance
Tree pit system:
- Soil cells to form tree pit below paving
- Anchors system and aeration/irrigation pipes
- 4 Proposed perennial planting mix
- 5 Existing trees
- 6 Tiles in soft
Mix of single stem and multi-stem
2m stem clearance
- 7 13no. Short stay bicycle stands

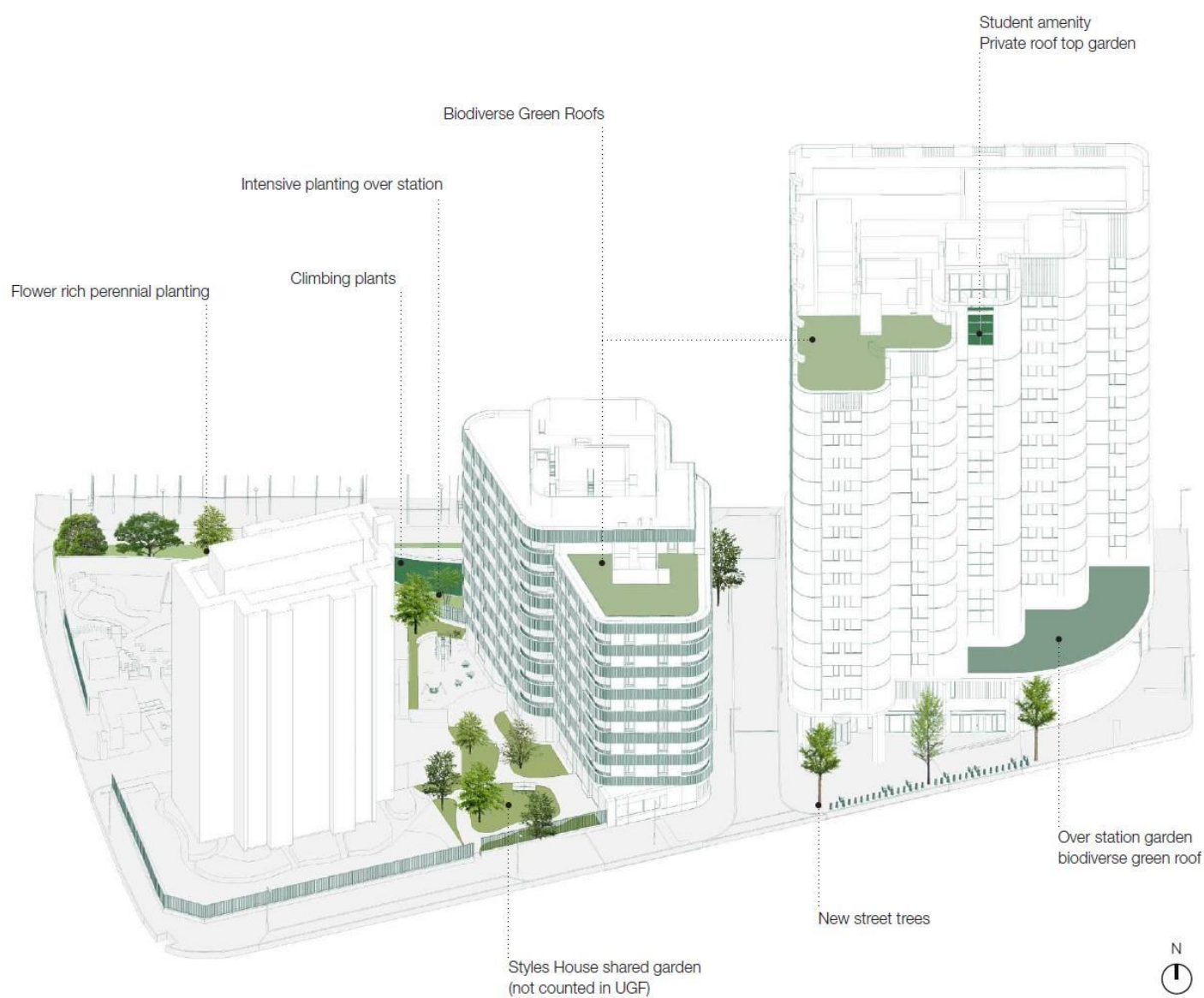
- 8 30no. Santander bikes
- 9 Proposed Yorkstone paving
- 10 Blue badge parking bay
Dropped kerbs, flush kerbs and asphalt surfacing
- 11 Granite kerbs
- 12 Climbing structure
- 13 Central lawn
- 14 3no. Spring boards

- 15 Small swing
- 16 Balance beam
- 17 Permeable resin bound gravel
- 18 Permeable play surfacing
Fall height > 1m
- 19 Proposed granite setts
Permeable build-up
- 20 Corduroy paving
- 21 Precast concrete planter edge
With exposed aggregates to match facade columns

- 22 Curved bench
- 23 Yorkstone steps
with contrasting stone nosing inserts
- 24 Climbing plants along fence / wall
- 25 Climbing plants around the flyed
- 26 Tennis table
- 27 Seating plinth
Pre-cast concrete with exposed aggregates to match facade columns

-  Existing trees
-  Proposed trees
-  Small trees / tall shrubs

N

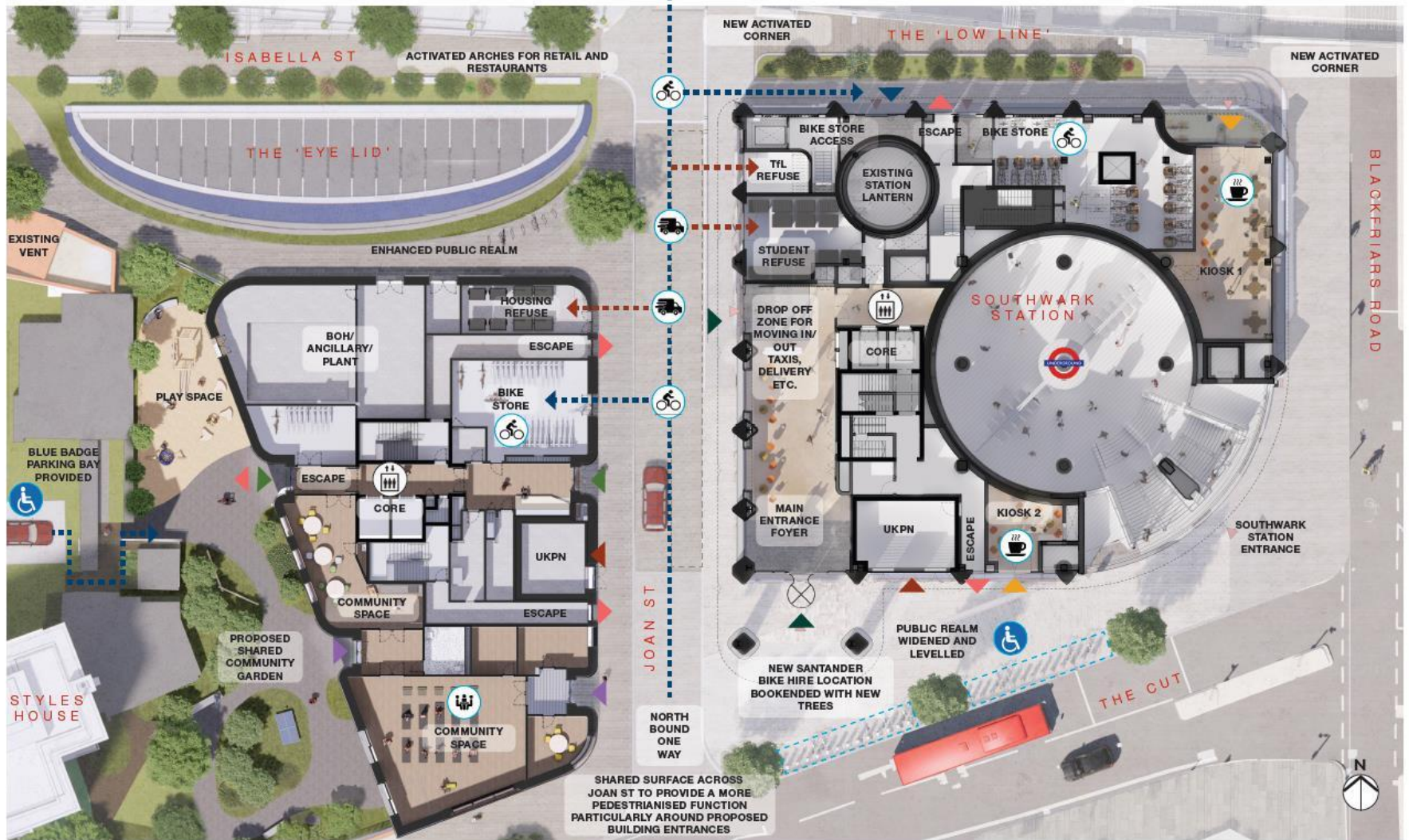


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Visual representation of urban greening and landscaping works

Site Servicing and Access Strategy

Ground Floor Plan



Summary and Benefits of the Proposal

- Optimise and reuse brownfield land.
- Contribute towards housing requirement with an equivalent of 215 homes to help meet the Borough's housing targets.
- Provide 44 high quality social rent affordable homes which would be owned and managed by the council, a significant increase over the 25 council homes secured by the previous planning permission.
- Deliver family sized housing with 15 three bedroom and 1 four bedroom homes.
- Reduce pressure on private rent market from students, and provide safe, well maintained and well managed PBSA.
- Activate the space either side of the Station entrance with the retail kiosks helping to activate Blackfriars Road and The Cut.
- Deliver a community facility for the benefit of the Styles House residents and the local community.
- Retention of Joan Street and creation of new public realm.
- Improve pedestrian facilities with widened pavements and improved and enlarged raised crossings.
- Extend the Low Line with improvements to Isabella Street between Blackfriars Road and Joan Street, introducing planting and providing an active frontage at its eastern end.
- Deliver additional greening along Isabella Street, The Cut, west of Joan Street out to Hatfield Street, on the roofs and in the new community garden shared with Styles House.
- Achieve a 327% Biodiversity Net Gain (in excess of the 10% required).
- Provide enlarged gardens for Styles House
- Improve Santander cycle hire docking facilities
- Deliver economic benefits with jobs within the retail units and in the running, maintenance and security of the PBSA, as well as jobs and training during the construction stage of the project.

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