

Planning Committee (Major Applications) B

Wednesday 2 April 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: 2 April 2025

Meeting Name:	Planning Committee (Major Applications) B
Date:	2 April 2025
Report title:	Addendum report Clarifications and corrections
Ward(s) or groups affected:	Goose Green and Camberwell Green
Classification:	OPEN
Reason for lateness (if applicable):	New information and corrections to the main reports
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications and corrections in respect of the following items on the main agenda. These were received / identified 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. Correction and additions to the report in respect of the following item on the main agenda:

ITEM 7.1: 24/AP/2314 - Hall And Co Ltd Jewson Site Railway Rise London Southwark SE22 8WW

Late representations

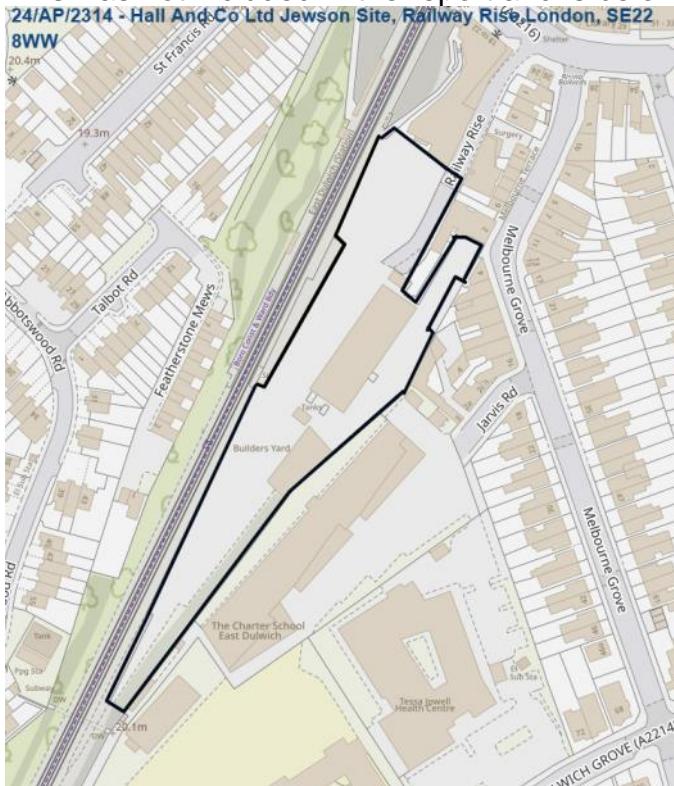
4. Members of the committee have received an email highlighting concerns with the proposal and report. This has mentioned the quantum of development, the need for student housing, the lack of a nominations agreement and the absence of a student management plan. These matters are addressed in the main committee report. The submission of a student management plan is recommended as an obligation in the legal agreement. Other issues such as

height, scale and massing and impact on neighbours are also addressed in the main report.

Corrections and clarifications to the report

Site plan

5. This was not included in the report and is below:



Recommendation

6. The recommendation in the report refers to paragraph 266 for the reason for refusal if the legal agreement is not completed. The published report is missing some paragraph numbers, so to clarify, the reason for refusal, if a legal agreement isn't signed to should be:

"In the absence of a signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)."

Executive Summary

7. Para 4, to be updated to correct tenure split percentages and to read as follows:

4. Planning permission is sought for demolition of the existing structures on the site and construction of three buildings with varying height between 6 and 8 storeys which would provide 1,229sqm of commercial floor space as B8 storage and distribution use, 53 affordable homes which would be 40% by habitable room, comprising 25.8% social rent and 14.2% intermediate and 360 purpose built student units. The proposal also includes supporting amenity elements such as play space and communal gardens as well as refuse and cycle facilities.

Summary Tables

8. Para 6, to be updated to correct tenure split table and to read as follows:

Tenure Split			
Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	31	155	25.8%
Intermediate (Shared Ownership)	22	85	14.2%
Direct Let (Student)	360	360	60%

Details of proposal (affordable homes)

9. Para 25, to be updated to correct tenure split percentages and table and to read as follows:

25. The proposal includes the provision of 53 affordable residential homes (Class C3) and accounts for 40% of the total habitable rooms on site as affordable housing. The provision of affordable housing is proposed to be 25.8% social rent and 14.2% shared ownership homes.

Tenure	Number of Homes	Number of Habitable Rooms	% (Habitable Room)
Social Rent	31	155	25.8%
Intermediate (Shared Ownership)	22	85	14.2%
Total	53	240	40%

Table 1: Tenure split of affordable residential homes

Building C is comprised of 16 one bed apartments (including two M4(3) homes), 7 two bed homes (including two M4(3) homes), 16 three bed family homes (including 2 M4(3) homes) and 14 four bed family homes.

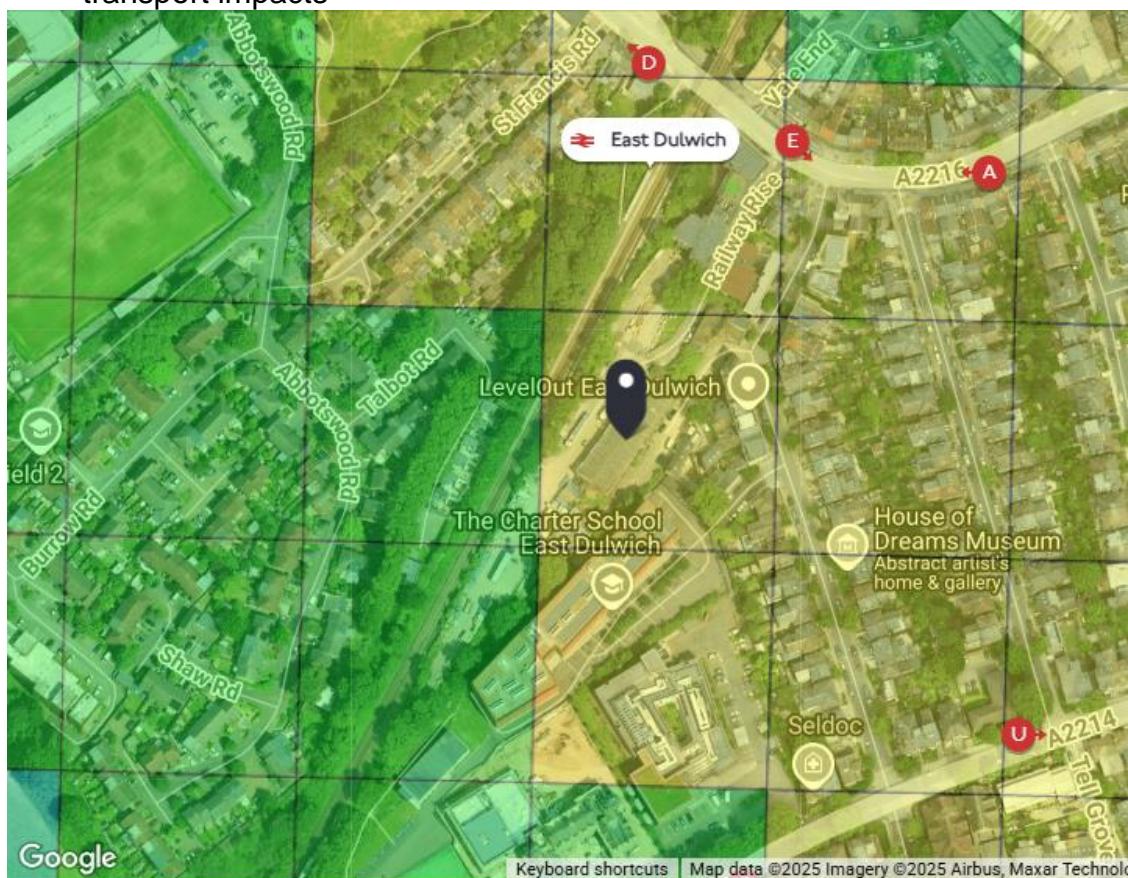
Development viability

10. Para 86, to be updated to correct tenure split percentages and to read as follows:

86. Earlier parts of this report have explained the rationale for this proposal to deliver no on-site affordable student housing, and to instead deliver a 100% direct-let scheme and maximise the affordable housing provision. This results in the delivery of 53 affordable dwellings comprising 240 habitable rooms, delivering 40% on site affordable housing, 25.8% of which would be social rent and 14.2% intermediate.

Public Transport Accessibility Level

11. To confirm, the site has a Public Transport Accessibility Level of 4 and while a small part of the site is in PTAL 3, this does not change the assessment of the transport impacts



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

4

Biodiversity

12. Para 193, to be updated to include BNG shortfall in terms of habitat units and to read as follows:

193. During the course of the application, an additional metric was submitted with an updated baseline of habitat units. It was noted that some minor errors had been included in the previous metric baseline. The updated baseline metric equates to an increase of 13.23% in onsite units, however trading rules have not been met meaning offsite compensation *accounting for 0.82 offsite habitat units, 0.5 onsite units and 0.44 hedgerow units* are required.

13. Para 195, to be updated to clarify the delivery of off-site habitat units to achieve BNG uplift and to read as follows:

195. Whilst it is acknowledged that the site does not achieve the requisite 10% BNG uplift, on balance, given the site conditions and constraints and that additional planting has largely been maximised as part of the redevelopment of the site, it is considered reasonable to accept off-site tree planting as compensation for the proposed shortfall in BNG. *The delivery and supply of off-site habitat units including details of location will be secured by way of condition and agreed with Directory of Planning and Growth in the s106 Agreement to ensure adequate compensatory planting is provided.*

The assessment table is below:

Government Guidance on <u>Significance</u>;	Assessment
Does the proposed habitat delivered contain;	
Habitats of medium or higher distinctiveness in the biodiversity metric.	The following area based habitats are being created which have a distinctiveness of medium: -Biodiverse green roof -Mixed scrub -Urban trees
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.	The low distinctiveness habitat intensive green roof proposes to deliver 0.36 habitat units.
Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.	N/A
Areas of habitat creation or enhancement which are significant in area relative to the size of the development .	Introduced shrub is proposed to cover 0.1053 ha.
Enhancements to habitat condition e.g. from poor or moderate to good.	Urban trees condition is enhanced from poor to

	moderate. Mixed scrub condition is changed to moderate from 'Condition assessment N/A'
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Planning obligations

14. Planning Obligation Table – Affordable housing obligation to be updated to correct tenure split percentages and to read as follows:

Affordable housing	<p>a. 40% of all habitable rooms to be provided on-site as affordable housing.</p> <p>b. Tenure split: 25.8% social rent; 14.2% intermediate.</p>	Agreed
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Conclusion

15. Update to the conclusion to correct tenure split percentages and to read as follows:

316. The major redevelopment of the site is supported through the site allocation. The scheme will deliver 40% affordable housing with 25.8% social rent and 14.2% intermediate. In addition, it re-provides 1,229sqm of commercial space on the site as required by the site allocation. This makes a significant contribution to addressing the boroughs great need to deliver affordable housing. In addition the scheme would provide student housing in an appropriate location which is considered to contribute positively to a mixed and inclusive neighbourhood.

ITEM 7.2: 23/AP/2786 - Camberwell Green Magistrates Court - 15 Deynsford Road SE5

Corrections and clarifications to the report

13. Rent levels for the community floorspace - Rent levels for the proposed community floorspace would be secured through the legal agreement. As there is no end user agreed at this stage, the actual rent levels would be agreed with officers, and benchmarked against other similar facilities in the area. The applicant has advised that if a charity were to occupy the spaces, they would be offered peppercorn rents in perpetuity.

14. Wren Road - This road is noted in the Camberwell Grove Conservation Area Appraisal because it focusses on Camberwell Green, with the Hartnell's building on one side and Lloyd's Bank on the other side. Wren Road does not

sit within any protected views, and no protected views would be impacted by the proposal.

15. Polish artwork within the building – There were formerly a number of friezes and sculptures in the building by Polish artist Tadeusz Adam Zielinski. The applicant has advised that these were dismantled and donated by the Ministry of Justice to the Polish Cultural Foundation.
16. Correction to paragraphs 43 and 156 of the officers' report: The site is not located in a conservation area and the building is not listed, therefore S.72 of the Listed Building & Conservation Areas Act 1990 would not apply in this instance. There are however, planning policies which seek to preserve the setting of conservation areas and listed buildings as set out in the officer report.
17. Clarification to paragraph 64 of the officers' report: - The retention of the existing structural frame limits the amount of residential floorspace which the building could provide, owing to the difficult space in the centre of the plan form. The proposed hotel would make a commercial use of this difficult space, which would be lined with new homes around the edges of the building. Officers have given weight to the retention of the existing frame on sustainability grounds.
18. Correction to paragraph 444 of the officers' report: - The contribution which Transport for London (TfL) has requested towards the cycle hire scheme (£140,000) has been agreed and would be secured through the s106 agreement.
19. Additional representation received: - An objection has been received raising the following concerns:
 - Fiercely opposed to this scheme in such an important building / site in Camberwell by developers whose history here shows little regard for how this building and site should properly be used.
 - Under a decent government, it could and should be used once again as a court as there is an obvious need for its continuing role as such.
 - Have previously investigated the wrongful award of planning permission by corrupt officials and would do the same if this application goes ahead.

Officer response – The Ministry of Justice sold the site on the basis that the former Magistrates' Court was surplus to requirements, following a consolidation of its property portfolio. The reasons for reaching the recommendation to grant planning permission are set out in full in the officers' report.

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 that planning permission should be granted, subject to the completion of a Section 106 Agreement.

REASON FOR LATENESS

17. 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 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



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!

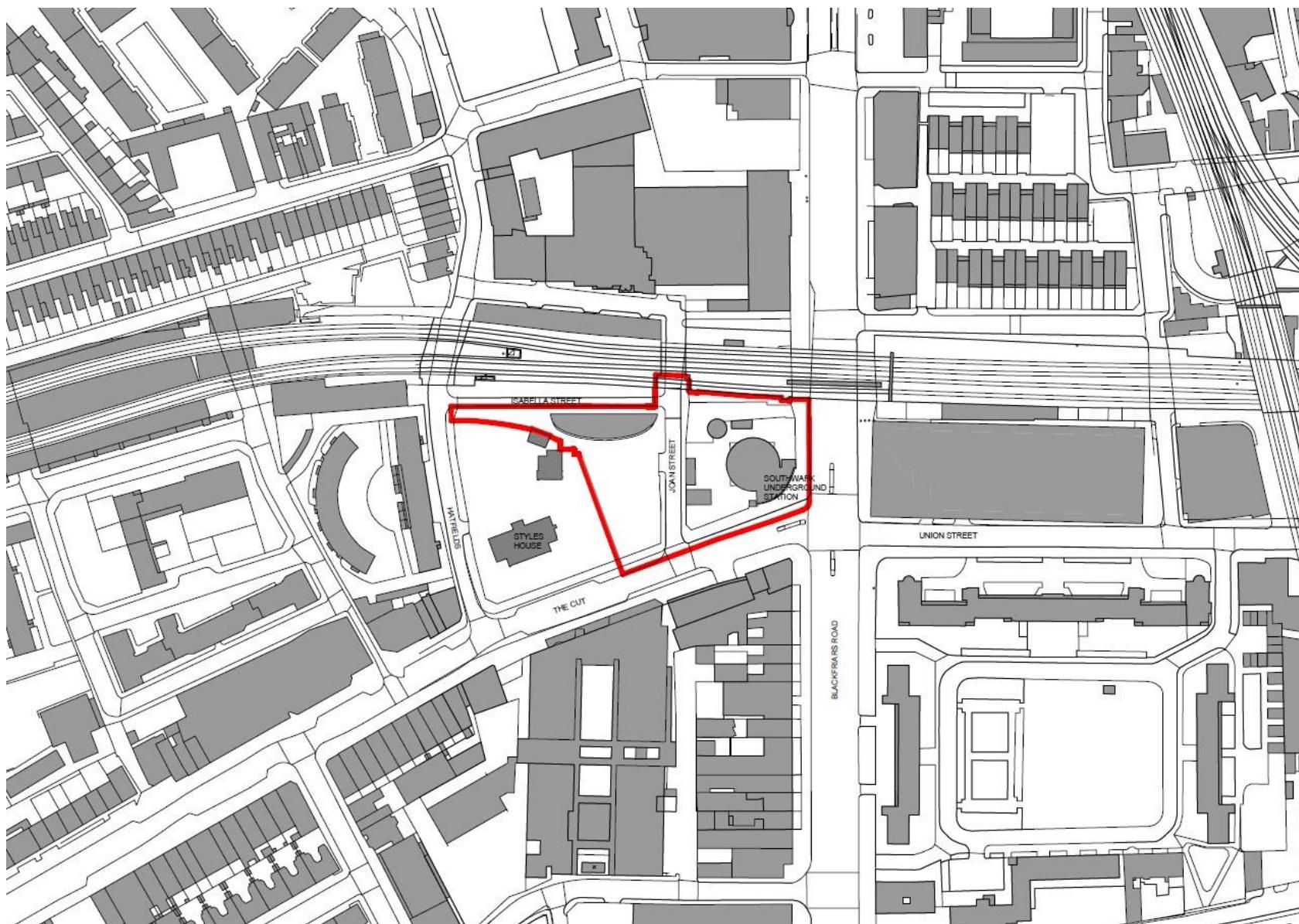
Item 6 - Section 106 Release Report - Tanner Street to Willow Walk

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

Item 7.1 - 24/AP/2770

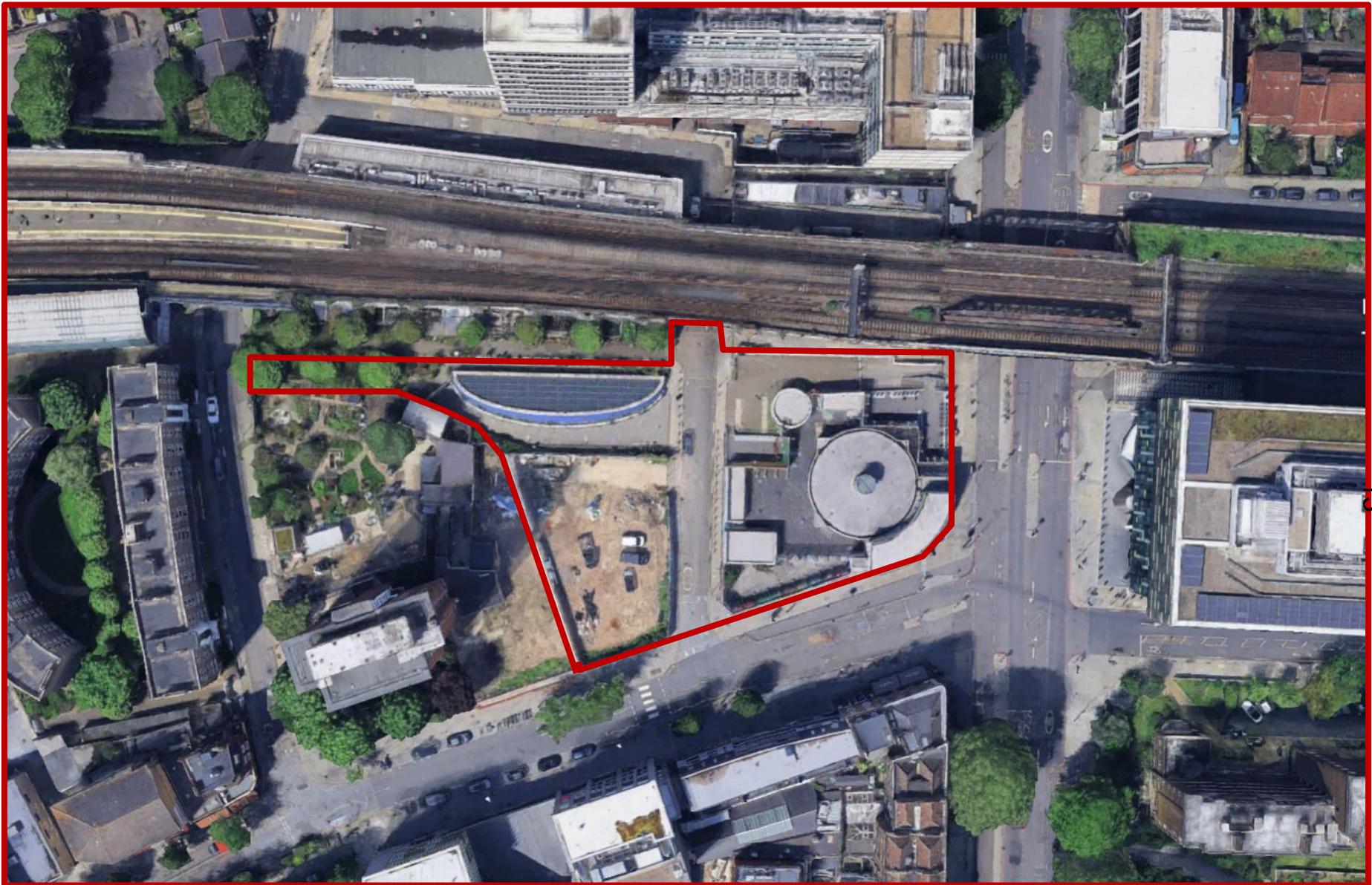
Southwark Underground Station, The Cut, London, SE1 8JZ

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)

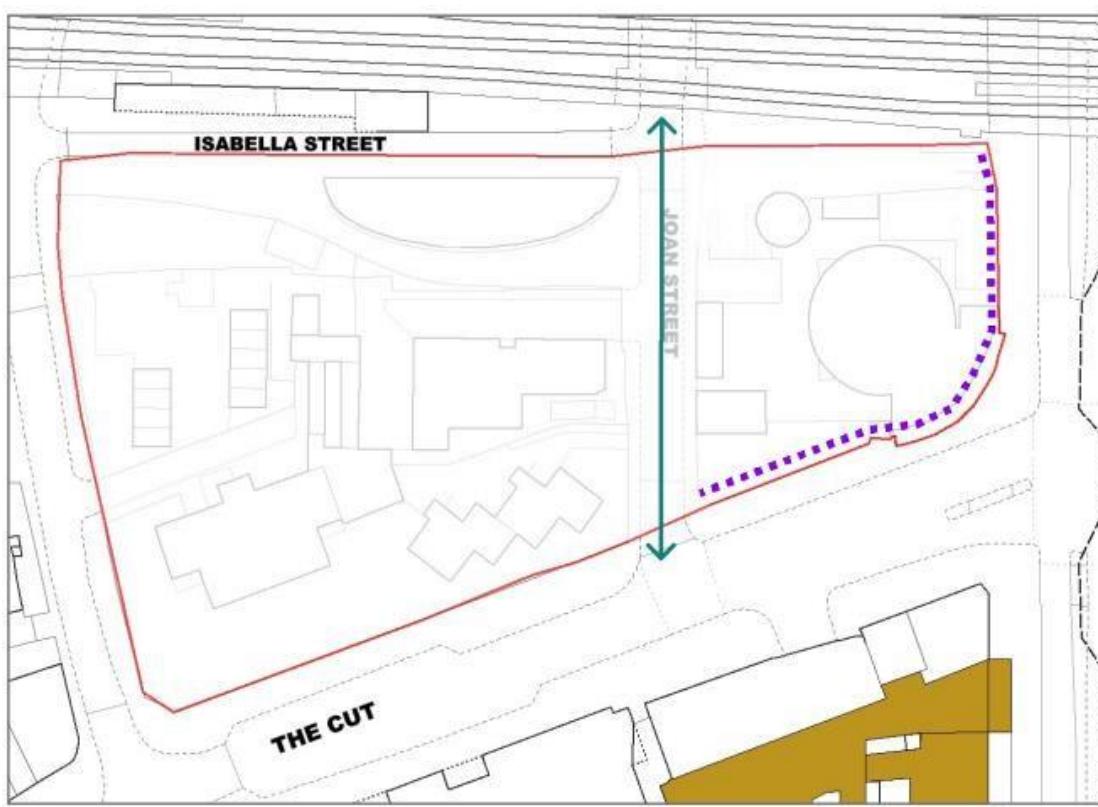
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Existing Site (Google Earth)



Existing Site and Context (Google Earth)



- Site Boundary
- 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: 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)

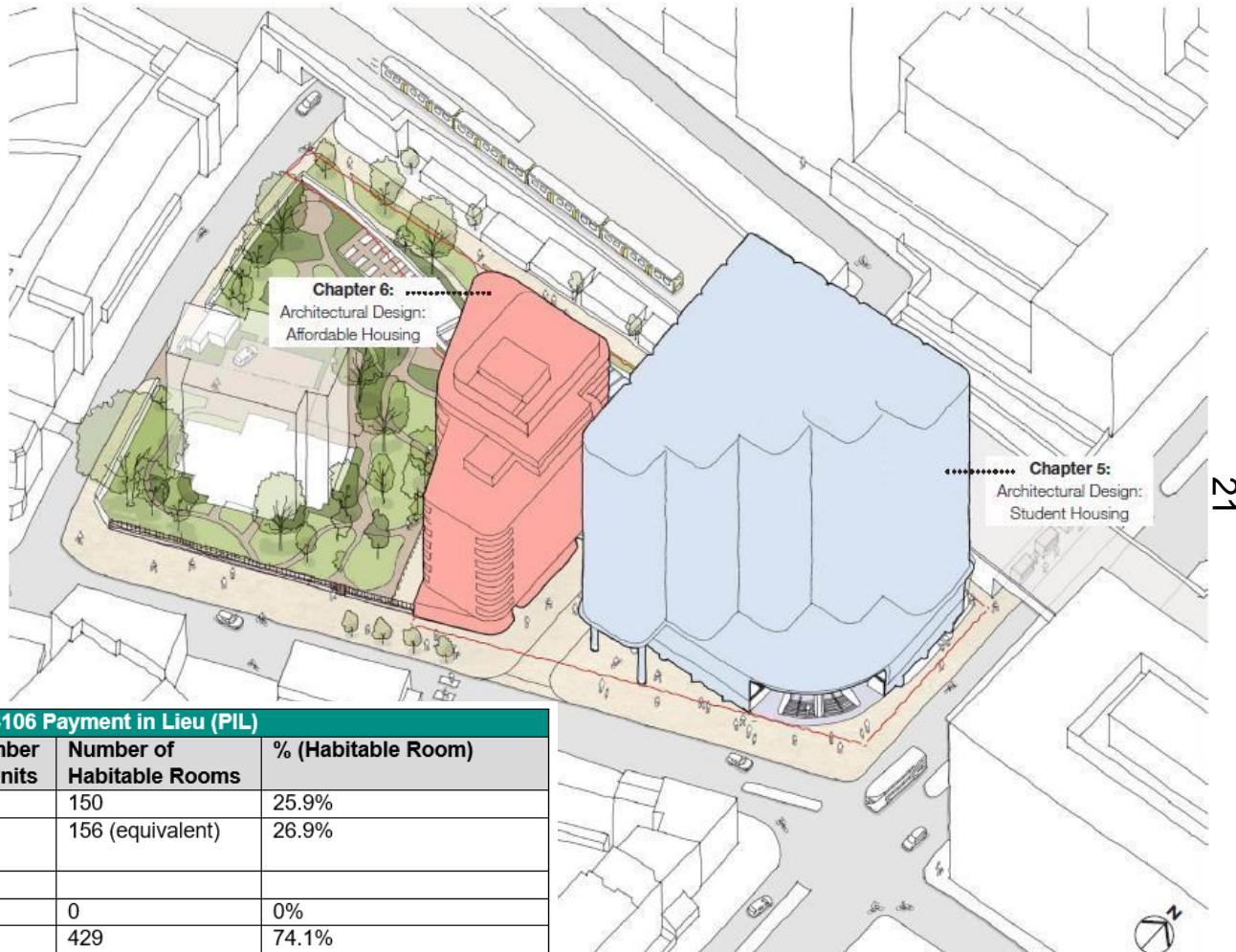
The Council

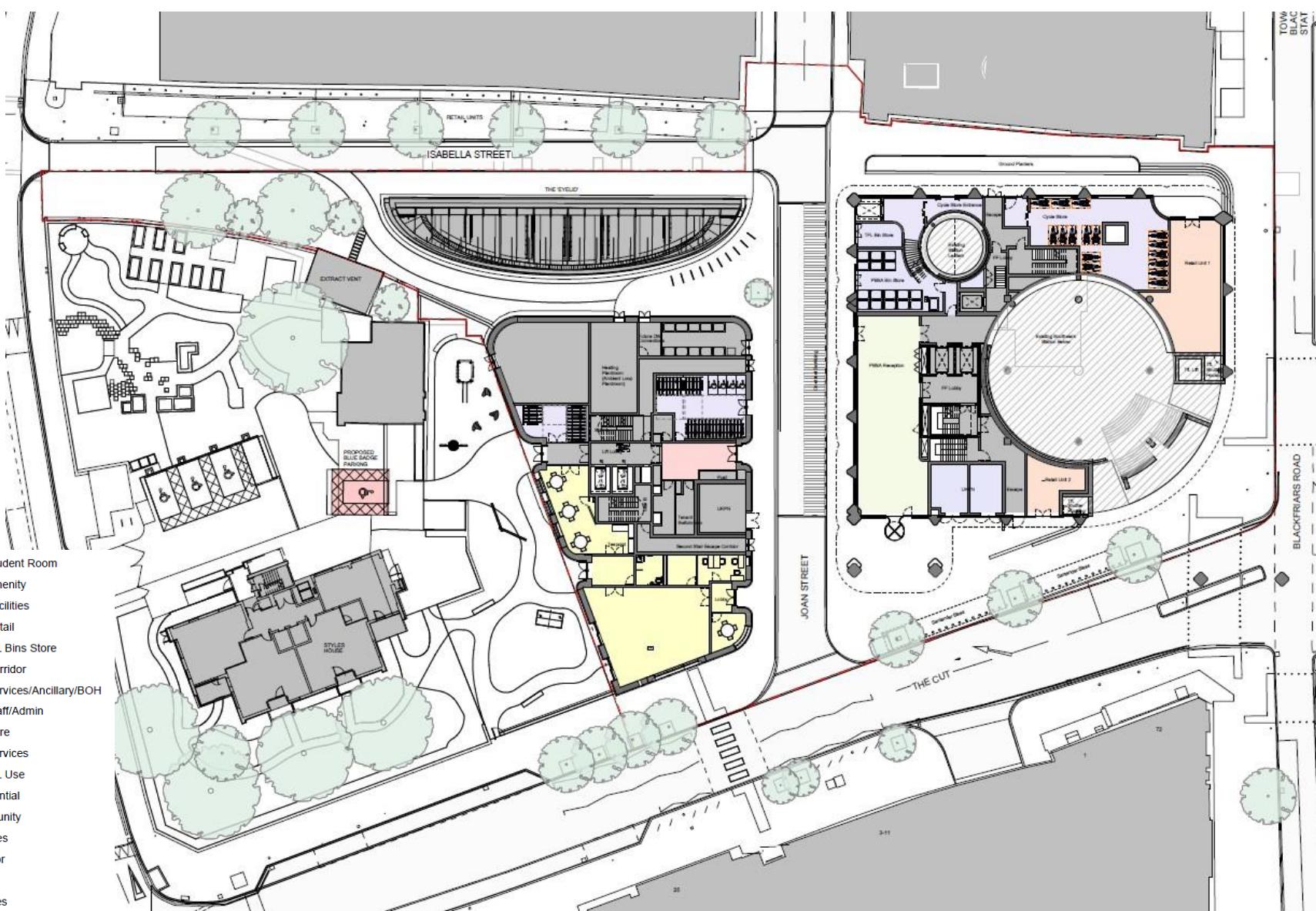
- Press notice
- Public consultation (letters and site notice) undertaken by the Council:
 - 21/10/2024
 - 17/12/2024
- 340 neighbours consulted
- **13 comments received:**
 - **2 in support, 11 in objection**
- Main objections raised:
 - Height, bulk and scale
 - Loss of amenity (daylight, privacy)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

Proposed Development

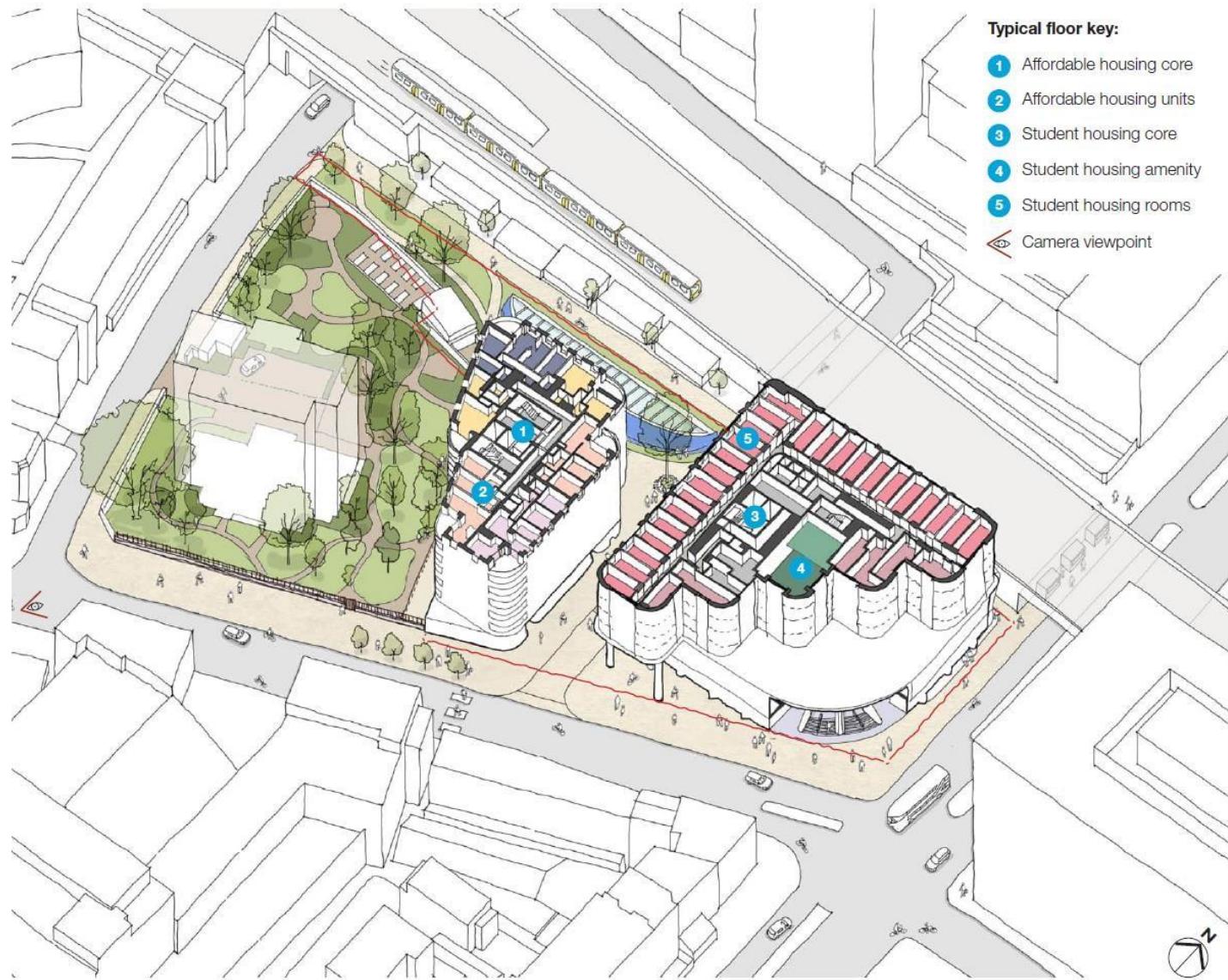
- 15 storey PBSA Building (429 student rooms)
- 123sqm of Retail/café uses at ground floor
- 9 storey affordable residential building (44 social rent homes)
- 226sqm of Community space at ground floor
- Landscaping and public realms works (shared community garden and play space)

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

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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)



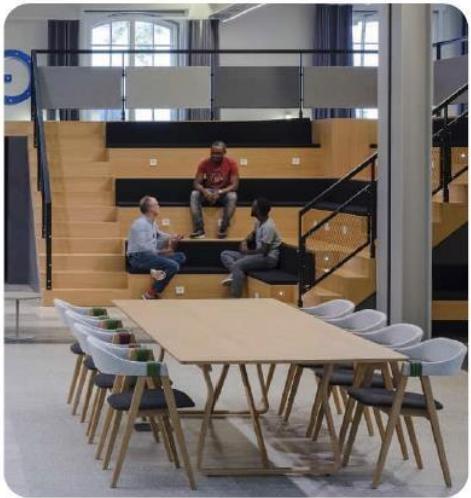
Town Hall Experience



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

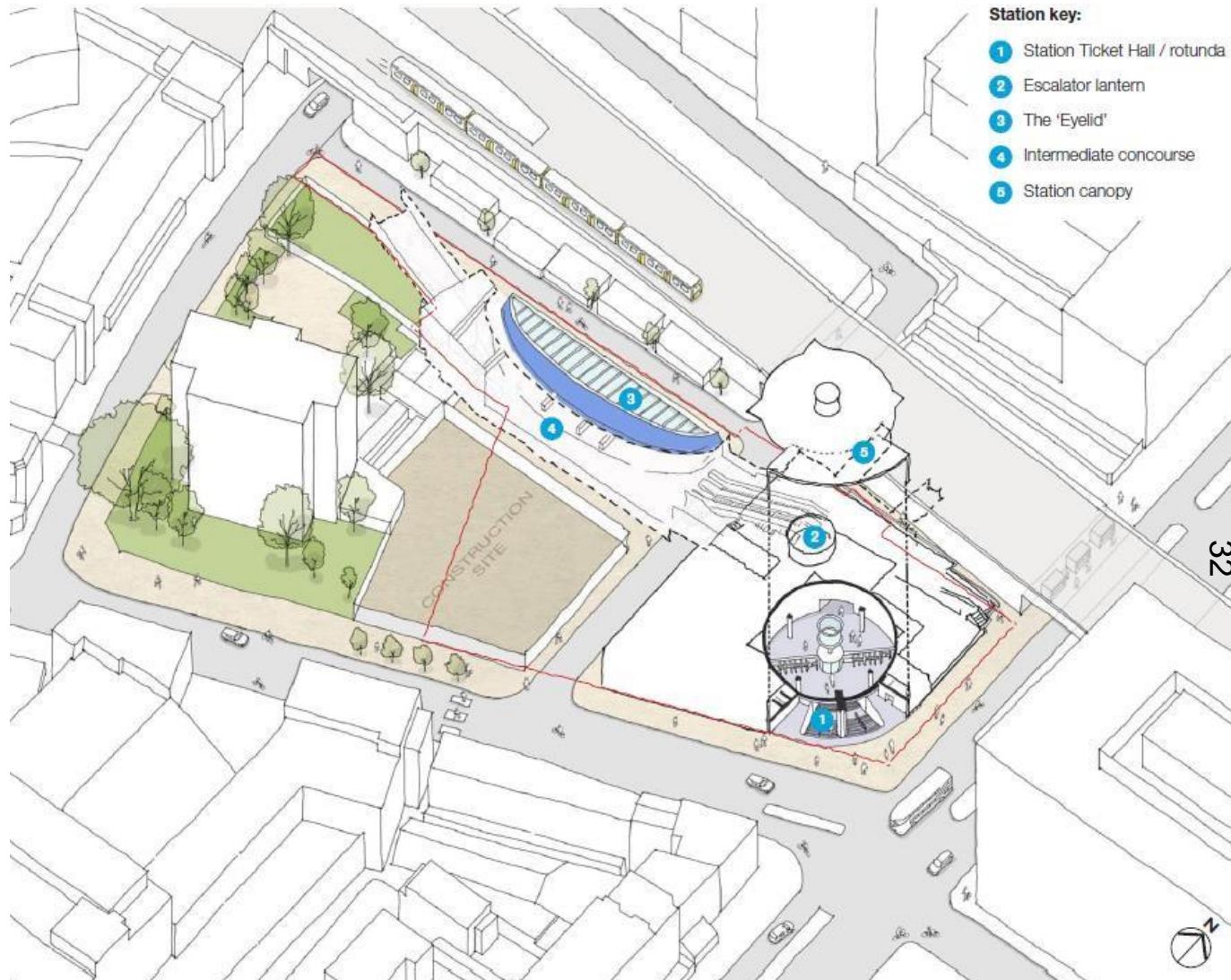
Heritage status of Southwark Underground Station



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

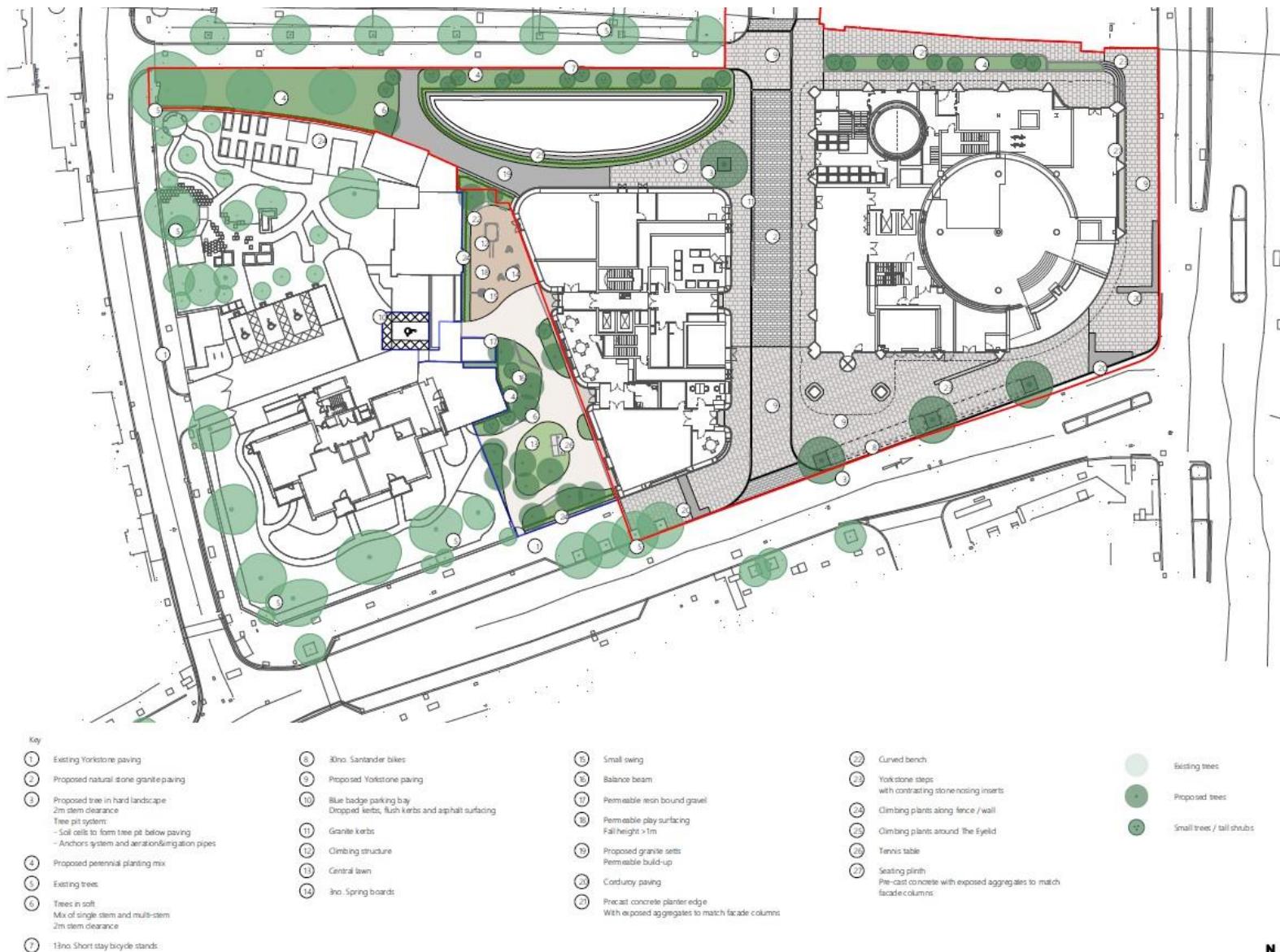


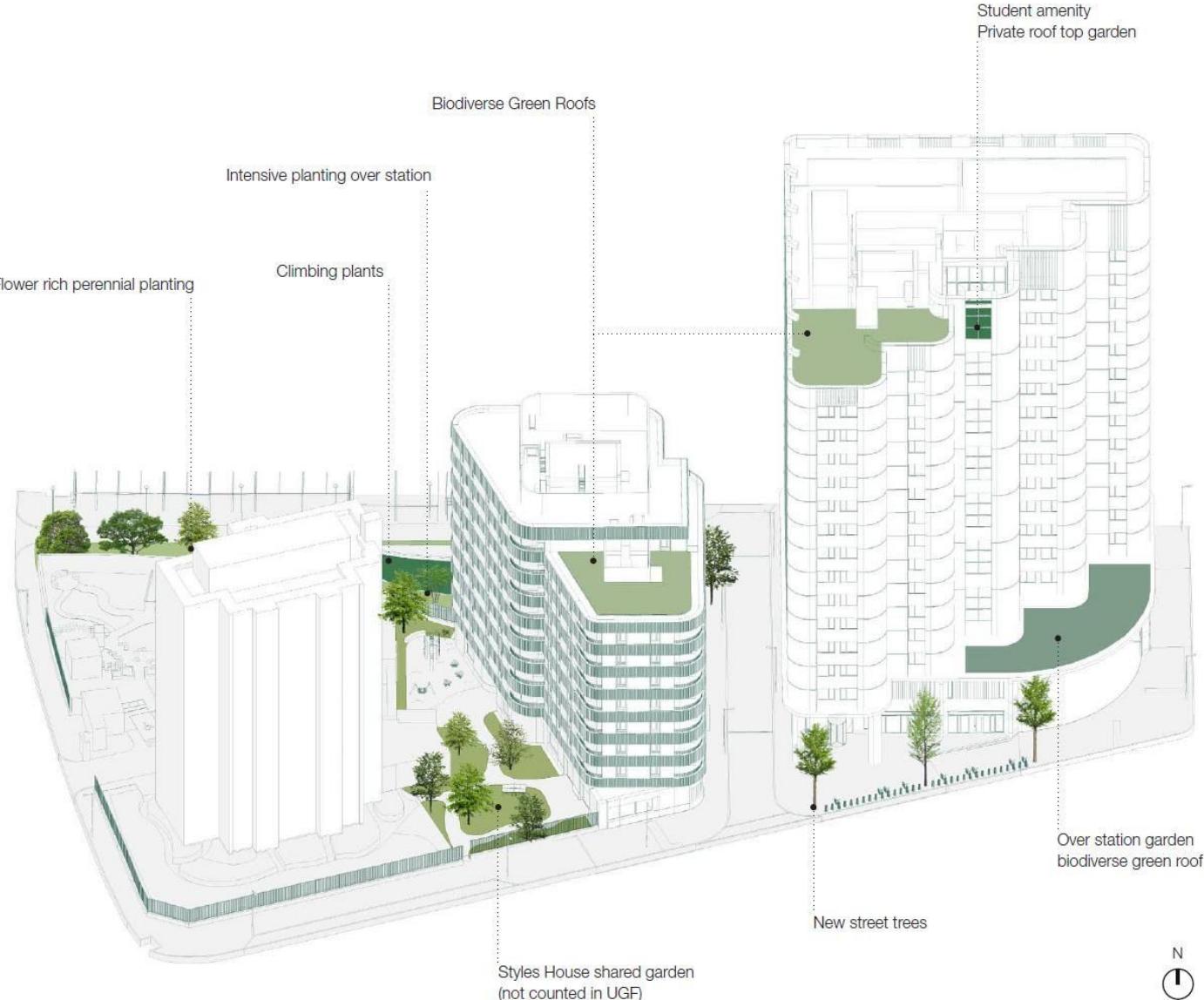
Visual massing of the consented scheme



Visual massing of the proposed development

Public Realm and Landscaping

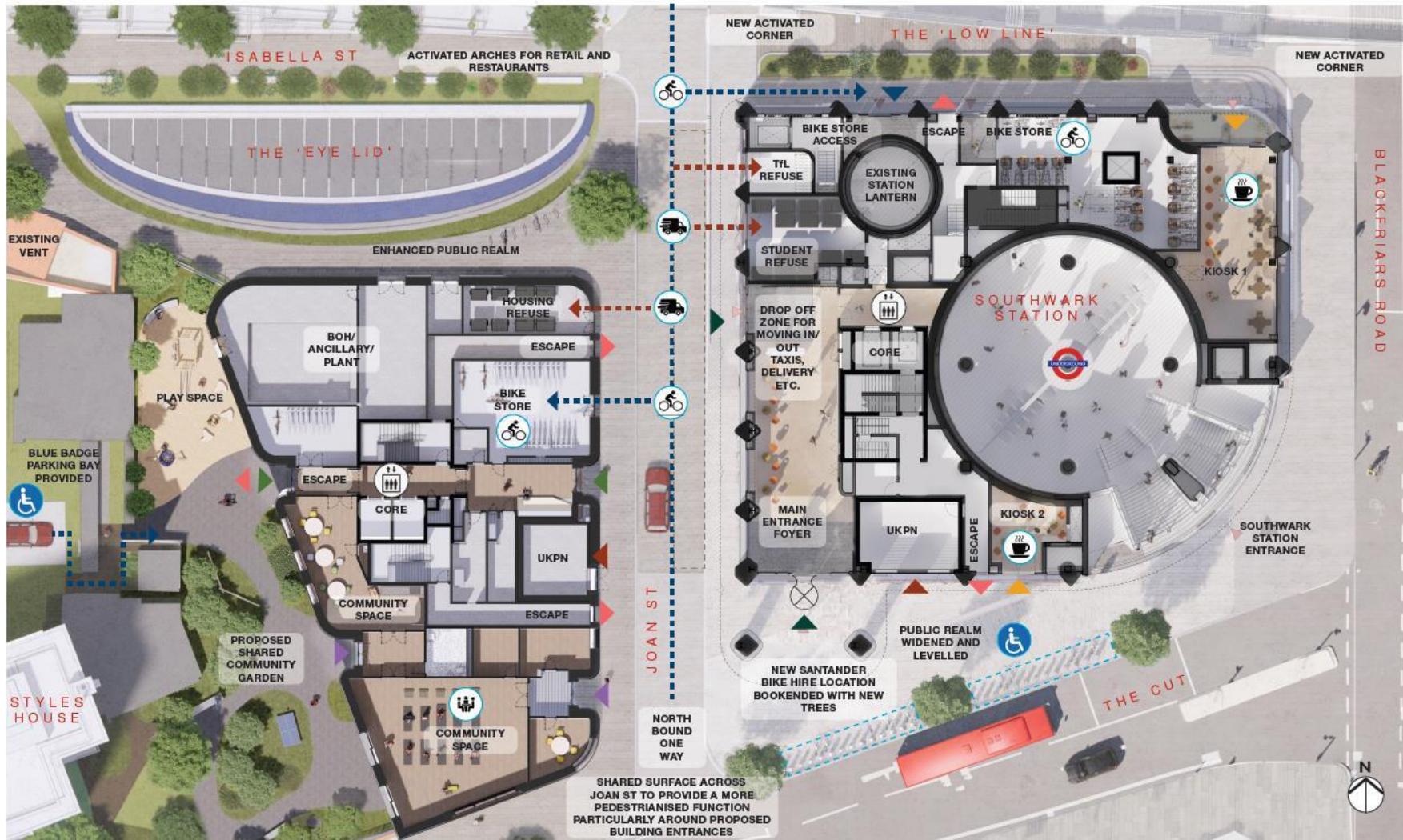




Visual representation of urban greening and landscaping works

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.