

Planning Committee (Major Applications) A

Wednesday 4 June 2025

6.30 pm

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

Supplemental Agenda No.1

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Webpage: www.southwark.gov.uk

Date: 4 June 2025

Meeting Name:	Planning Committee (Major Applications) A
Date:	04 June 2025
Report title:	Addendum report
Ward(s) or groups affected:	Faraday
Classification:	Open
Reason for lateness (if applicable):	Report corrections and additional information
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 22/AP/2226 - Aylesbury Estate Site Phase 2B - Land Bounded By Thurlow Street, Albany Road, Kinglake Street and Bagshot Street

4. The Council has a Development Agreement with the applicant, Notting Hill Genesis to deliver the redevelopment of the Aylesbury Estate. This Development Agreement can be varied depending on the planning strategy being pursued.
5. The previous iteration of this application was heard by members of the planning committee on 17 January 2023 where the ward councillors, Councillors Harper and Foster asked for the minutes of the meeting to note their concerns about the speed of regeneration and, the quality and sincerity of the consultation. This was not captured in the published minutes and is recorded through this addendum.

Corrections and updates:

Floorspace

6. Further discussions between planning officers and officers in Southwark Construction have taken place about the floorspace figures for the blocks within the site of 2B. Officers in Southwark Construction have cross checked the figures used in the calculation of existing floorspace for the blocks within the site. This exercise has confirmed that the figures used for 1-81 Ravenstone and 1-30 Winslow are accurate. A discrepancy has been found for the figures for 2-bed homes in 241-472 Wendover and 1-25 Padbury.
7. The average size of the 2-bed homes in 241-472 Wendover is 69.3sqm instead of 61sqm used for the information in the report, while the average 2-bed homes in 1-25 Padbury are 68.3sqm instead of 79sqm. There are 60 2-bed homes in Wendover and 10 2-bed homes in Padbury which means that the floorspace used in the calculation of existing floorspace was over estimated by 380.3sqm which the table below shows:

	Number of 2 bed dwellings	Estimated floorspace	Corrected floorspace	Difference (per dwelling)	Difference overall
Wendover	60	61	69.3	8.3	498
Padbury	11	79	68.3	-10.7	-117.7
Overestimated floorspace					380.3

8. Paragraph 94 of the committee report says that there would be an uplift of 486sqm of social rented floorspace, using the corrected figures above, this uplift would be 105.7sqm. This would still comply with H8 D of the London Plan that says affordable housing should be replaced by an equivalent amount of affordable floorspace.
9. For clarification, officers have in the assessment of this scheme used the most recent data which the Housing department have validated for the floorspace and tenure data in the report.

Other corrections

10. Paragraph 13: The table setting out the proposed open space contains incorrect figures in relation to the existing and proposed amount of play space and the amount of open space proposed. The below table sets out the correct figures:

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	7,046sqm	4,030sqm	-3,016sqm
Play Space	501sqm	3,619sqm	+3,118sqm
Communal Amenity Space	0sqm	4,275sqm	+4,275sqm

11. Paragraph 54: There is an error in the breakdown of the proposed number of cycle parking spaces listed within this paragraph. The proposed number of spaces proposed is a total of 1,365 cycle parking spaces provided across the site, which would consist of 1,296 long stay residential spaces, 58 short stay spaces for the residential elements, 3 long stay non-residential and 8 visitors space for the non-residential.

Planning Obligations:

12. Affordable housing obligation triggers, the first phase of this site (phase 4) contains 45% of the total development and the energy centre, so in order to allow delivery of that, it is recommended that the obligation will allow delivery of 45% of the affordable housing would be delivered before 45% of the market homes; this would ensure that an equitable number of affordable and market homes are delivered at the same time.
13. Street tree bond – following further discussions and negotiations with the applicants, the suggested street tree bond is not required, as there will be an obligation to replace any tree should any tree be damaged or die.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

REASON FOR URGENCY

15. 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

16. 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 4 June 2025

MAIN ITEMS OF BUSINESS

Item 7.1 - 22/AP/2226

Aylesbury Estate Site Phase 2B, Land Bounded By
Thurlow Street And Albany Road And Kinglake
Street And Bagshot Street, London Southwark
SE17 And SE5



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Catherine Rose



Councillor Darren Merrill



Councillor Emily Tester



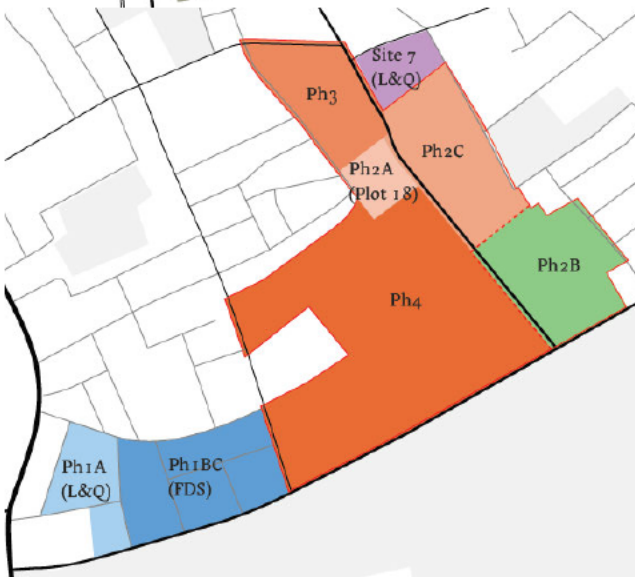
Item 7.1

22/AP/2226

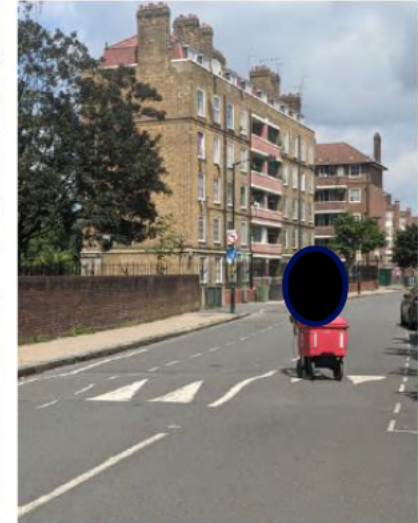
Aylesbury Estate Site Phase 2B, Land Bounded By Thurlow Street And Albany Road And Kinglake Street And Bagshot Street, London Southwark SE17 And SE5

Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings ranging in height from 5 to 26 storeys with basements, providing a total of 640 new homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2(a)(b) public open space and playspace private and communal amenity space formation of new accesses and routes within the site alterations to existing accesses; and associated car and cycle parking; refuse storage and hard and soft landscaping; and associated works.

Site Boundary and Context



1. A view north from Kinglake Street to the existing buildings



3. A view east along Kinglake Street towards the Kinglake Estate



2. Plot 18 seen from Thurlow Street



4. Thurlow Street from Albany Road, a wide tree-lined street.



6. A view south along Thurlow Street.



5. Some of the large mature London Plane trees on Thurlow Street.

Existing Building Heights



EXISTING BUILDING HEIGHTS

- 1 - 2 storeys
- 3 - 4 storeys
- 5 - 6 storeys
- 7 - 8 storeys
- 9 - 10 storeys
- 11 - 12 storeys
- 13 + storeys

Nearby Heritage Assets



HERITAGE ASSETS

- Grade II Listed
- Liverpool Grove Conservation Area

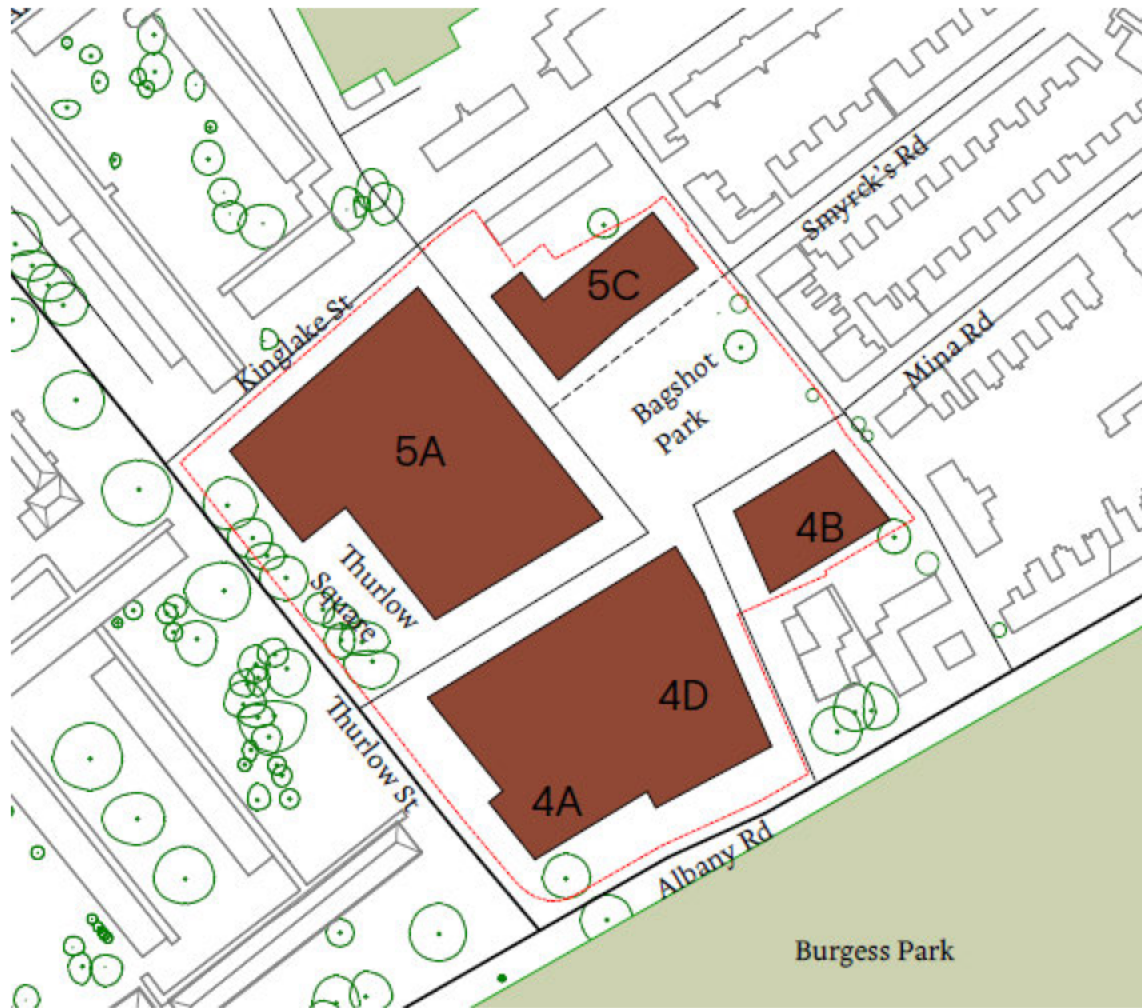
Proposal Overview



- Building heights proposed are blocks of 5, 6, 8, 10 and the proposed 26 storey tower.
- 640 dwellings consisting of 173 social rented homes, 89 intermediate homes and 378 private homes.
- 50.4% Affordable housing on a habitable room basis.
- 64 Wheelchair accessible homes (10%).
- 450sqm of flexible floorspace for commercial business and retail uses (Class E).
- 3,700sqm New public open spaces – Bagshot Park and Thurlow Square

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Proposed Plot Extents



Key Routes



OUTLINE PLANNING PERMISSION

- The east-west Community Spine is moved south to Mina Road.
- The character of the route changes to be a tree-lined street which connects gardens.



PHASE 2B PROPOSAL

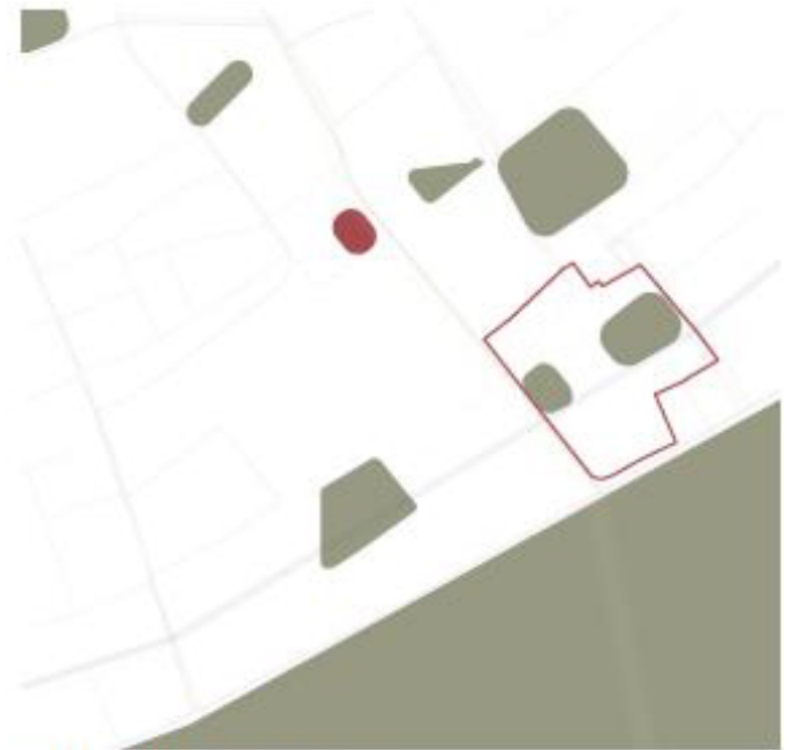
- The east-west Community Spine is retained in the position set by the Outline Permission. ⓘ

Key Public Spaces



OUTLINE PLANNING PERMISSION

- In the OPP open space was provided in distinct garden squares spread across the Aylesbury area.
- Two gardens are introduced into the Phase 2b site: Bagshot Park and Thurlow Square.



PHASE 2B PROPOSAL

- The narrow OPP gardens of Bagshot Park and Thurlow Square are enlarged to make them more usable.



MAY 2022 57

Proposed Housing – tenure mix



TENURE DIAGRAM

- Private
- Shared
- Social rent

Proposed Housing tenure comparison

Units					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	315	183	173	-142	-10
Intermediate	0	67	89	+89	+22
Total Affordable	315	250	2628	-53	+12
Private	58	240	378	+320	+138
Total	373	490	640	+267	+150
Habitable rooms					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	793	718	776	-17	+58
Intermediate	0	232	266	+266	+34
Total Affordable	793	950	1,042	+249	+92
Private	161	801	1,026	+865	+225
Total	954	1751	2,068	+1,114	+317
Floorspace (sqm)					
	Existing	OPP	Proposed	Change (Existing)	Change (OPP)
Social Rent	20,531.3	19,407	20,637	+105.7	+1,230
Intermediate	0	6,477	8,488	+8,488	+2,011
Total Affordable	20,151	25,884	29,125	+8,874	+3,241
Private	3,499	22,699	32,150	+28,486	+9,541
Total	23,650	48,583	62,567	+38,917	+13,984

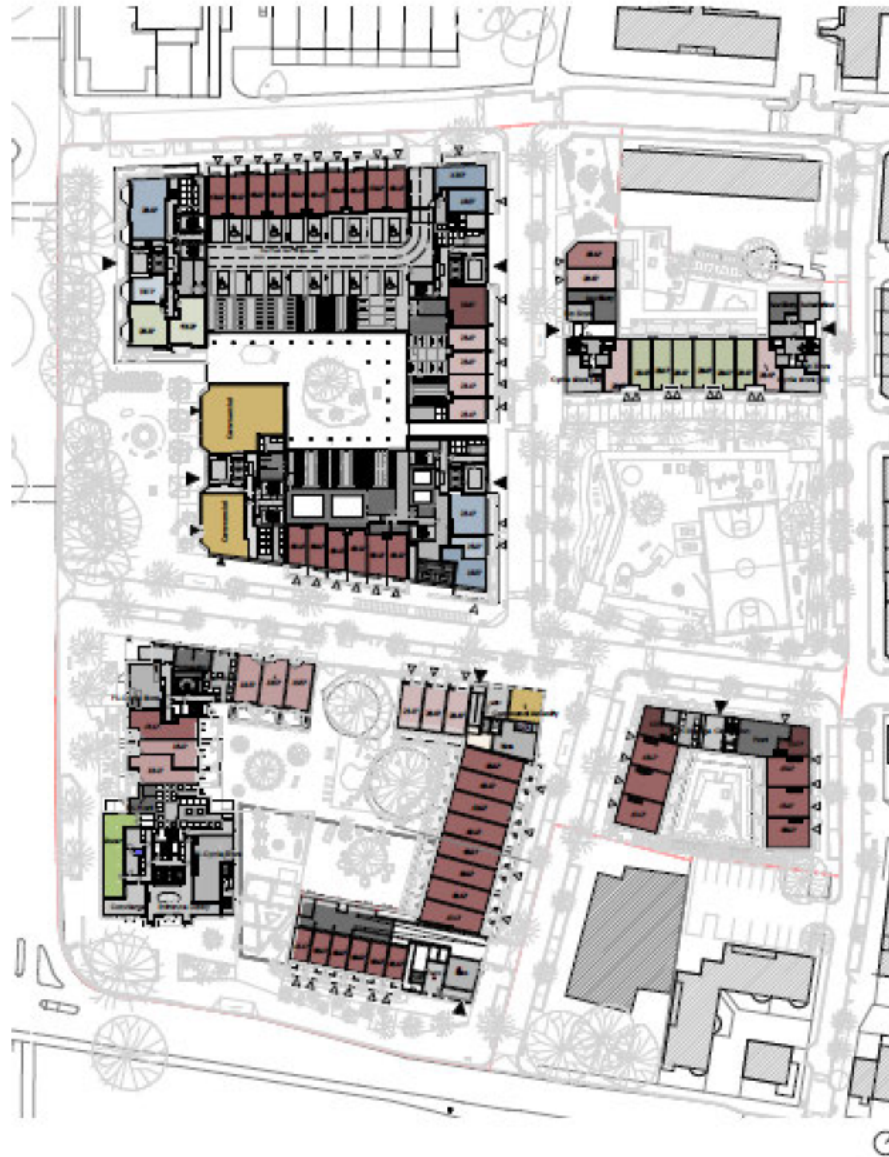
Proposed Housing

- Affordable housing would be provided at 50.4% on a habitable room basis
- Split 74.5:25.5 social rent/intermediate
- Increased quantum of affordable housing (by floorspace) compared to both the OPP and existing estate

Homes	Private Homes	Private HR.	Aff. SR Homes	Aff. SR HR	Aff. Int Homes	Aff. Int HR	Homes Total (% of total)	HR Total
1-Bed	156	316	32	66	32	65	220 (34.3%)	447
2-Bed	208	645	53	208	57	201	318 (49.69%)	1054
3-Bed	14	65	28	137	-	-	42 (6.56%)	202
4-Bed	-	-	49	288	-	-	49 (7.66%)	288
5-Bed	-	-	11	77	-	-	11 (1.72%)	77
Total and % of total	378 59%	1026 49.61%	173 27.03%	776 37.52%	89 13.91%	266 12.86%	640 100%	2068 100%

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Ground Floor layout



Dwelling mix and Housing quality

Unit Type	Policy Requirement	Proposed (total)	Affordable
Studio	3% max	0%	0%
Two bed +	70% minimum	65.63%	75.57%
Three bed +	20% minimum	15.84%	33.59%
Four bed	7% minimum	7.66% (9.38% 4 bed+)	18.70% (22.9% 4 bed +)
Five bed	3% minimum	1.72%	4.20%

Tenure	Single Aspect		Dual Aspect	
	Units	%	Units	%
Shared Ownership	47	53%	42	47%
Social rent	29	17%	144	83%
Private	121	32%	257	68%
Total	197	31%	443	69%

Example floor plan



Design – Building Heights



- The Outline Planning Permission (OPP) consented a tall building on the corner of Albany Road and Thurlow Street (Plot 4A) of 20 stories.
- The proposal under the application for phase 2B would be for 26 stories.
- The heights for the remaining buildings in the OPP:
- 4- 9 stories.
- The remaining proposed building heights are:
- 5 – 10 stories

Design – Long view from Burgess Park



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Albany Road – View from Burgess Park



View looking South along Thurlow Street



South view of Thurlow Square



View South along Alvey Street



Bagshot Street View looking West through proposed park



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Thurlow Square



View looking West from Smyrk's Road



View looking West from Mina Road

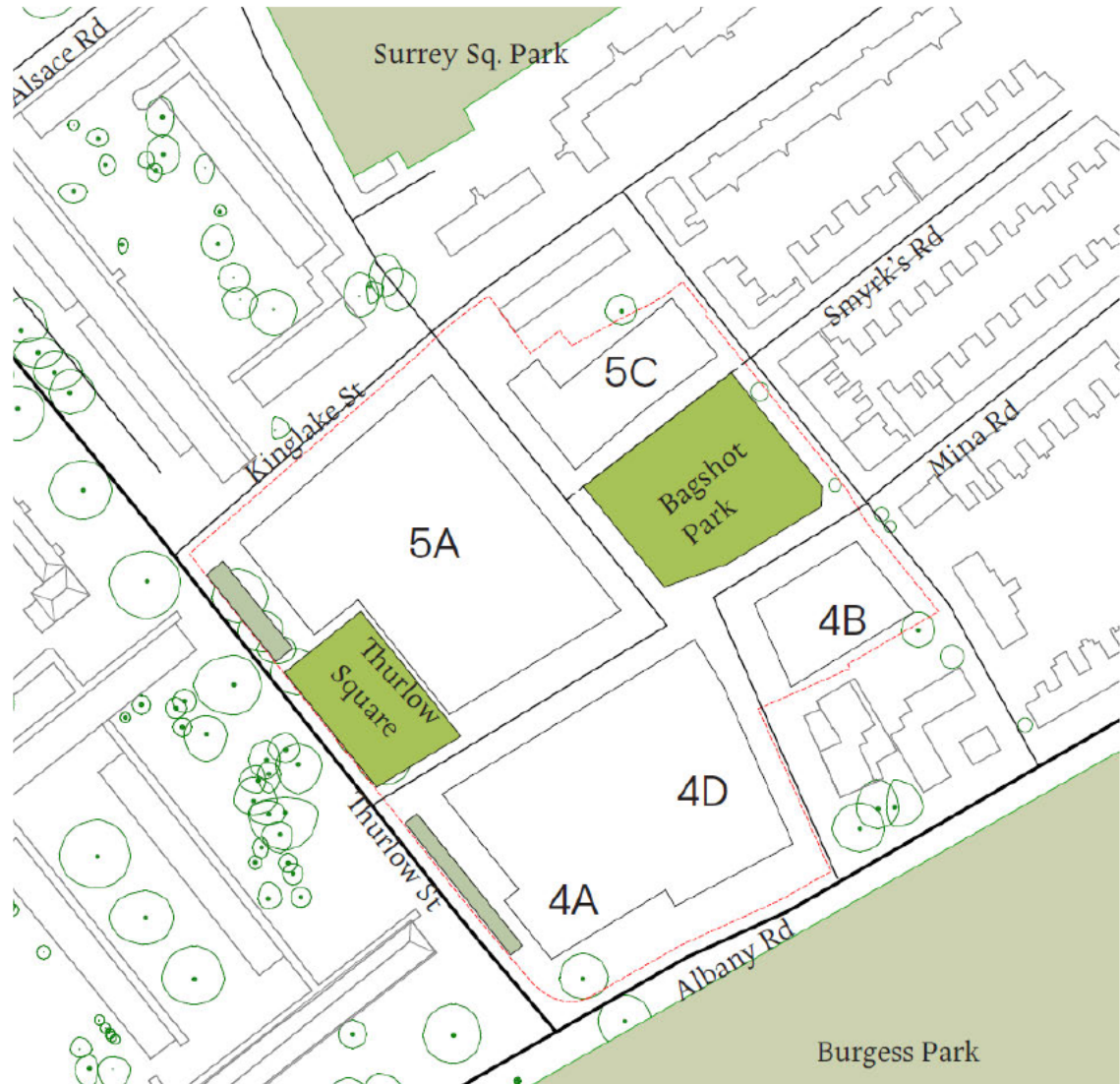


View West along Kinglake Street



Open Space

The proposal would provide 7,975sqm of open space and amenity space in the new development, comprising 3,700sqm public open space and 4,275 sqm communal amenity space. This would be an increase of 929sqm / 13% compared to the existing



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Public Realm and Landscaping



- UGF SCORE – 0.393

Playspace

Play space requirement = 3,314sqm

0-4 year old = 1,354 sqm

5-11 year old = 1,150 sqm

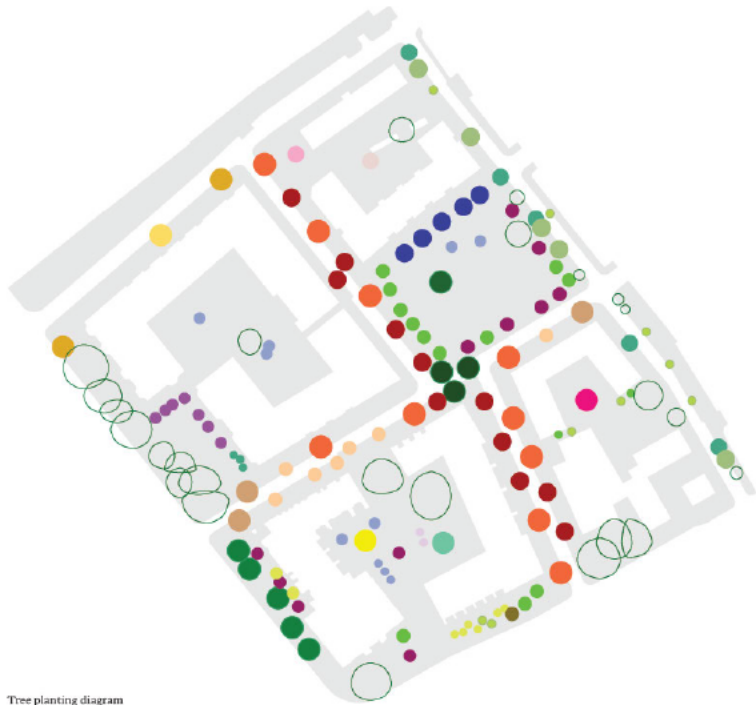
12+ year old = 1,115 sqm

Total on site provision = 3,619sqm



Trees

Trees gained 130: Trees lost = 28:
Net increase = 102 additional trees
1,939 sqm additional tree canopy cover.



Tree planting diagram



Transport – Proposed servicing



Transport – Cyle Parking

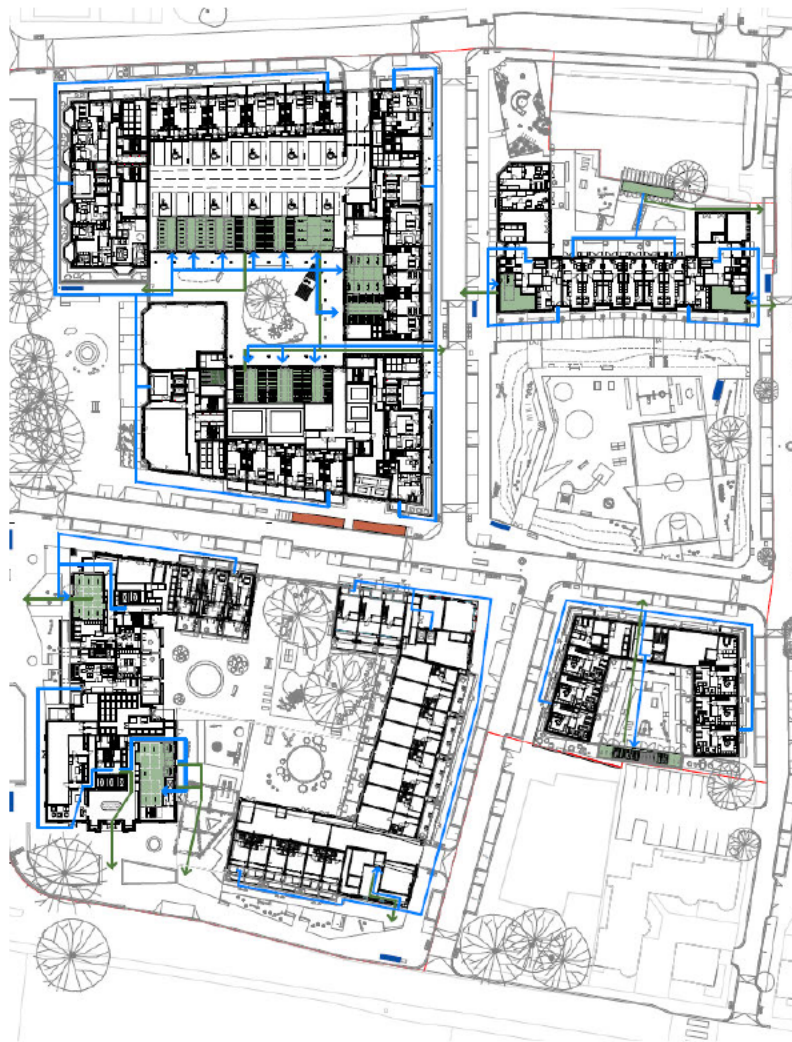
Basement level Plot 4A/4D



Level B1

Long stay – 1,299
Short stay – 66
TfL Cycle Hire - 30

Ground level cycle parking



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Transport – Car Parking

Basement level Plot 4A/4D



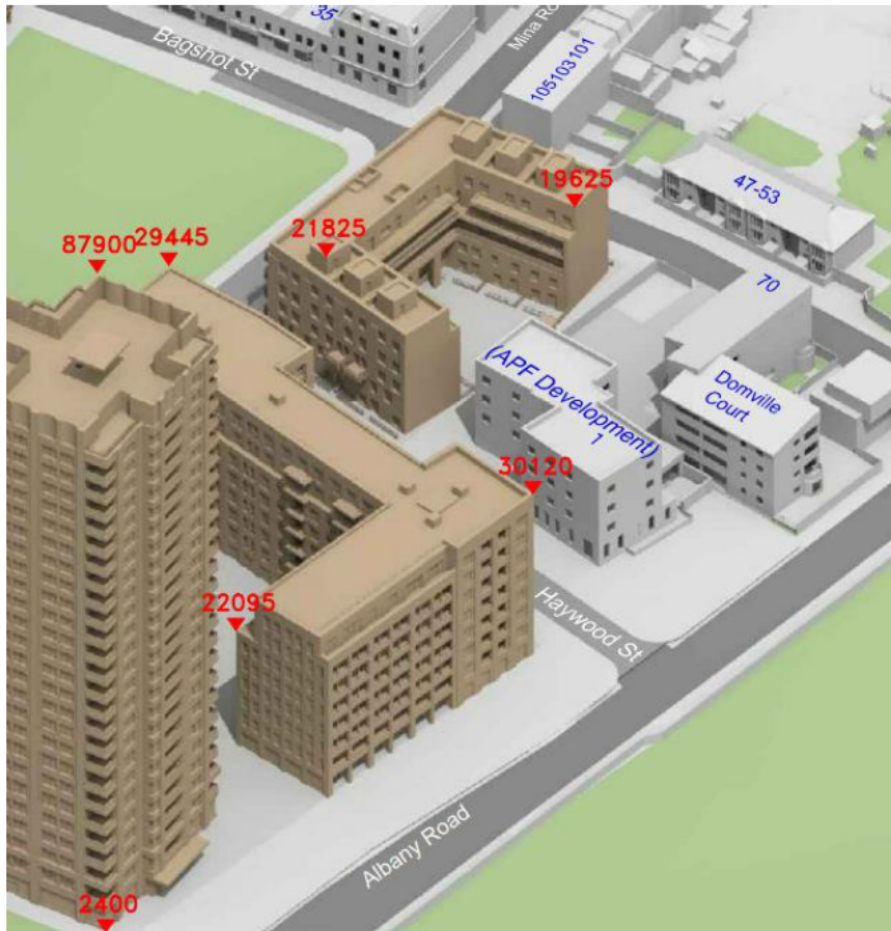
- Blue badge – 31 spaces
- General Needs – 46 spaces (for returning social rent tenants)
- Car Club – 6 spaces

Ground level parking



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Daylight and sunlight

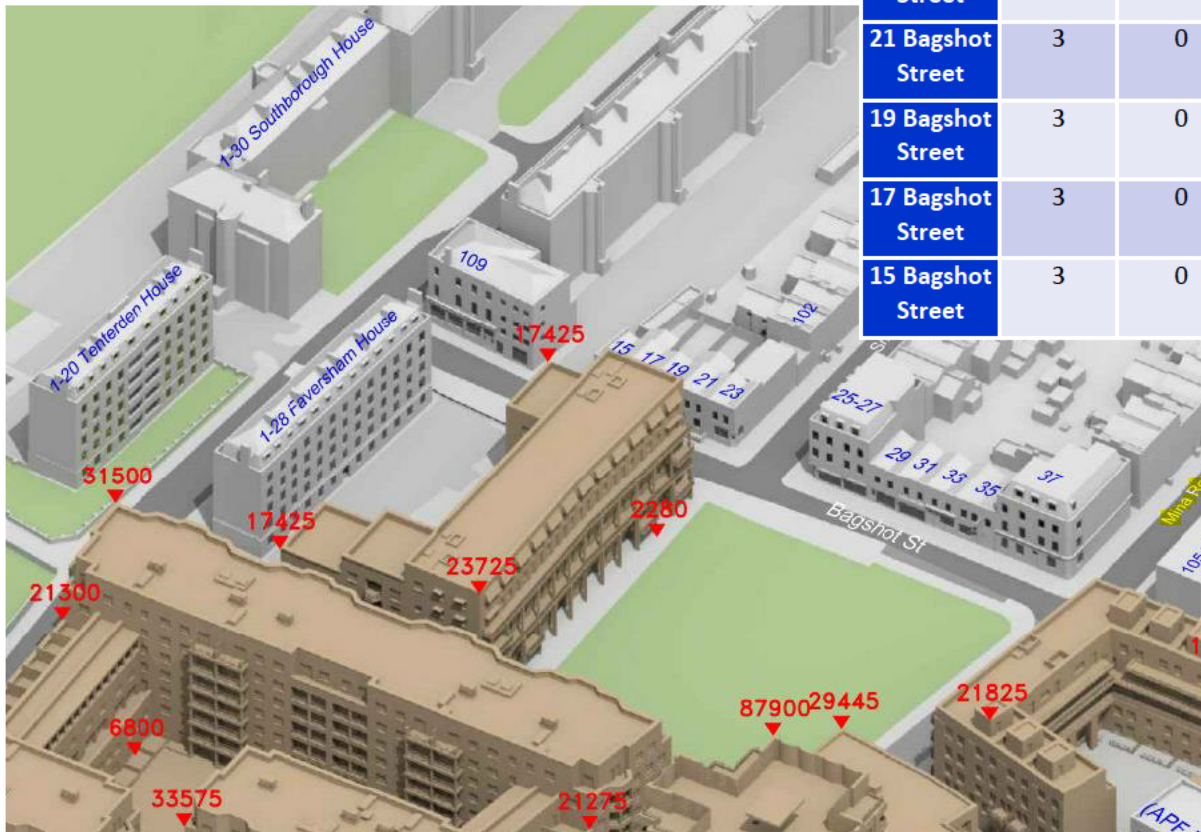


Address	Total windows assessed	Meet BRE guidance	Below BRE requirement			Total windows affected
			20-29.9% reduction (Minor)	20-29.9% reduction (Minor)	>40% reduction (Major)	
1 Haywood Street	49	33	3	7	6	16
Domville Court	32	24	2	3	3	8
47-53 Bagshot Street	54	35	12	1	6	19

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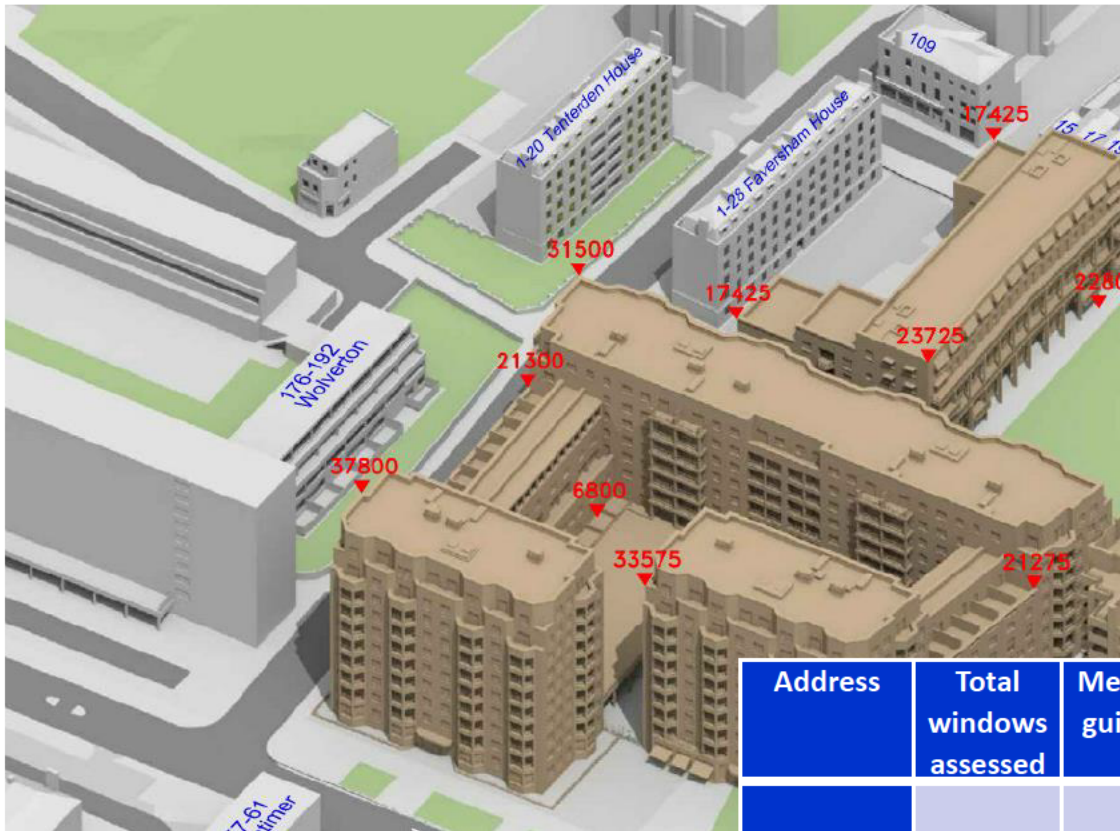
Daylight and sunlight

Address	Total windows assessed	Meet BRE guidance	Below BRE requirement			Total windows affected
			20-29.9% reduction (Minor)	20-29.9% reduction (Minor)	>40% reduction (Major)	
23 Bagshot Street	2	0	0	2	0	2
21 Bagshot Street	3	0	0	0	3	3
19 Bagshot Street	3	0	0	0	3	3
17 Bagshot Street	3	0	0	0	3	3
15 Bagshot Street	3	0	2	1	0	3



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Daylight and sunlight



Address	Total windows assessed	Meet BRE guidance	Below BRE requirement			Total windows affected
			20-29.9% reduction (Minor)	20-29.9% reduction (Minor)	>40% reduction (Major)	
1-28 Faversham	77	52	12	5	8	25
176-192 Wolverton	45	15	2	4	24	30

Wind



Summer season conditions

LDDC COMFORT CATEGORIES:

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable



Winter season conditions

LDDC COMFORT CATEGORIES:

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

Key benefits

- 640 high quality new homes
- 50.4% affordable housing by habitable room - 173 social rented homes, 89 shared ownership.
- Significant number of larger family homes.
- 10% Wheelchair units
- Additional public commercial units
- New park and open spaces
- High quality public realm
- Exemplary quality design
- 65% onsite carbon emissions savings with offset payment of £494,371 to achieve 100%.
- £340,454 TfL bus contribution.
- Employment and training opportunities
- Delivery of new through route and highways improvements along surrounding roads, including new cycle improvements.
- Delivery of new cycle hire docking station.
- Provision of 31 Blue Badge Spaces
- Travel plan including 3 years membership for residents for the car club

