

Planning Committee (Major Applications) A

Tuesday 22 July 2025
6.30 pm

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

Supplemental Agenda No.2

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Webpage: www.southwark.gov.uk

Date: 22 July 2025

Welcome to Southwark Planning Committee A Majors

22 July 2025

MAIN ITEMS OF BUSINESS

Item 6.1 - 24/AP/3803 & 24/AP/3804 - New City Court 4-26 St Thomas Street London SE1 9RS



Councillor Richard Livingstone
(Chair)

Item 6.2 - 25/AP/0524 - Timber Square (Phase 2), 63 Ewer Street, London SE1 0NR



Councillor Kath Whittam
(Vice Chair)

Item 6.3 - 24/AP/3800 - Chambers Wharf, Chambers Street, London SE16 4XQ



Councillor Gavin Edwards

Item 6.4 - 24/AP/3801 - Chambers Wharf, Chambers Street, London SE16 4XQ



Councillor Reginald Popoola



Councillor Catherine Rose



Councillor Darren Merrill



Councillor Emily Tester

Item 6.1 – 24/AP/3803 and 24/AP/3804
New City Court, St Thomas Street, SE1 9RS

1) Redevelopment of the site to include:

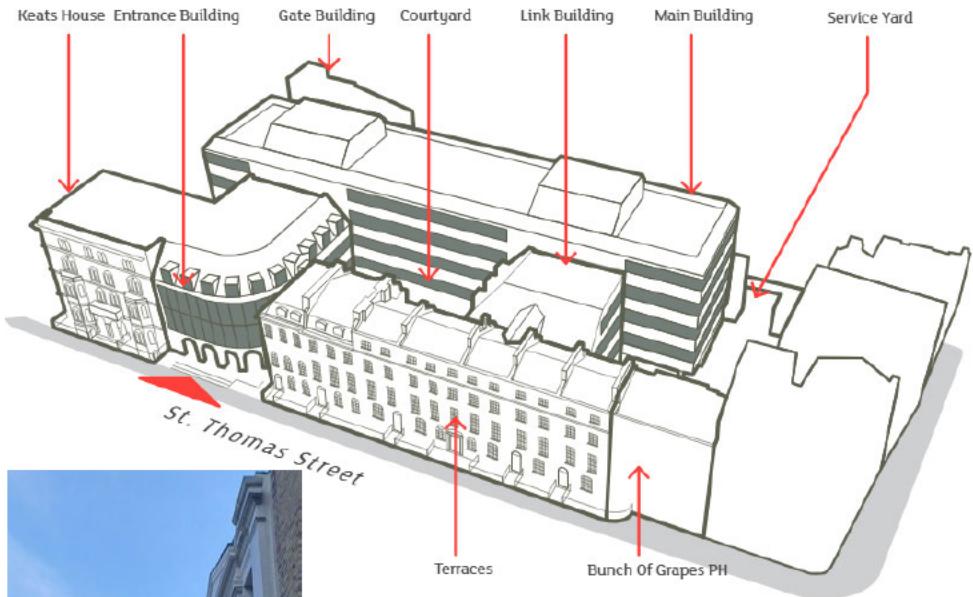
- Redevelopment of the existing 1980s office building with partial demolition (including demolition of the St Thomas Street entrance building and the King's Head Yard facade); the construction of side extensions and upward extension to add 5 storeys and create a 10-storey office building plus plant, balconies and roof terraces;
- Redevelopment of Keats House (nos. 24-26 St Thomas Street) with retention of the historic frontage and construction of a roof extension to add one storey of office floorspace;
- Restoration and refurbishment of the listed Georgian terrace (nos. 4-16 St Thomas Street) to create level front entrances to the offices, internal alterations and new glazed roof to the rear courtyard;
- Associated public realm and highway works to St Thomas Street and King's Head Yard, cycle parking and all ancillary works.

2) Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and reconfiguration of circulation space on each floor; Reinstatement of front doors along St Thomas Street.

Existing Site Plan and Context



Existing Site Buildings



Planning History

- Two earlier schemes considered at appeal in 2022/2023.
- 2018 scheme for a 37-storey building (plus two basement levels) at 144m (AOD) providing c.46,400sqm of office space and ground level retail floorspace, basement leisure floorspace, a “hub space” B1/D2, and elevated public garden, relocation of Keats House façade, refurbishment of the Georgian terrace, creation of public realm, highway improvements, provision for a new access to the Borough High Street entrance to the Underground Station.



Planning History

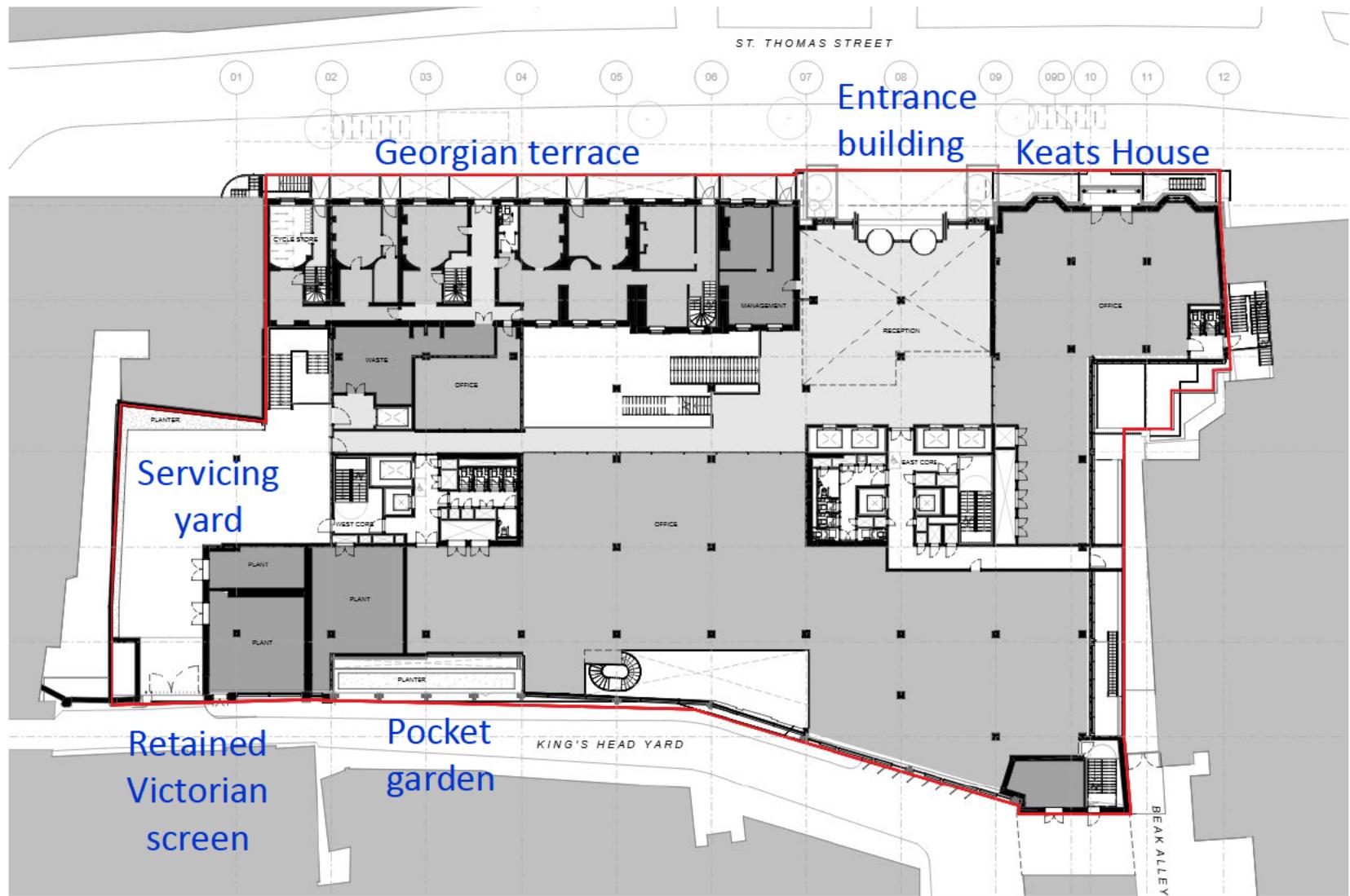
- 2021 scheme for a 26-storey building (plus mezzanine and two basement levels) at 108.0m AOD providing c. 46,400sqm of office space, c.5,450sqm of affordable workspace and ground floor retail, restaurant and public rooftop garden, relocation of Keats House façade, refurbishment of the listed terrace, creation of public realm, highways improvements, provision for a new access to the Borough High Street entrance to the Underground station.
- Both planning applications dismissed, LBCs allowed.



Proposed Development

- Remove the cladding to the 1980s main building to reveal its concrete frame.
- Extend the 1980s building to the sides and upwards to create an 11-storey office building. Uplift of 11,174sqm GIA office space.
- Replace the main entrance on St Thomas Street.
- Demolish most of the Victorian screen on Kings Head Yard.
- Keats House roof extension and new side elevation.
- Georgian terrace would be refurbished internally to replace modern partitions, to re-open the front doors with levelling of the entrances, and make good the roof (LBC application). 1,132sqm affordable workspace.
- Landscaping with two areas of public realm created, balconies, and planted roof terraces.
- Highway works on St Thomas Street and Kings Head Yard, servicing yard retained, basement cycle parking.

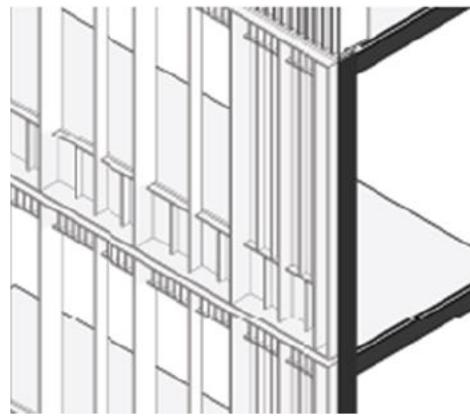
Proposed ground floor plan



Proposed North Elevation St Thomas Street



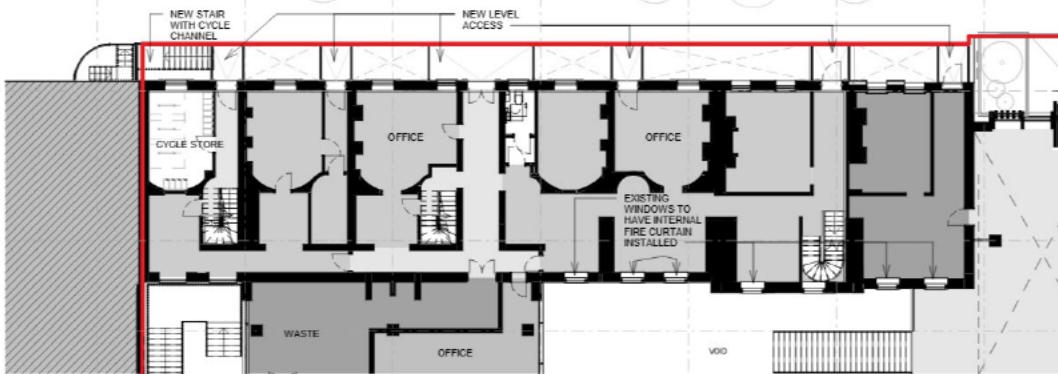
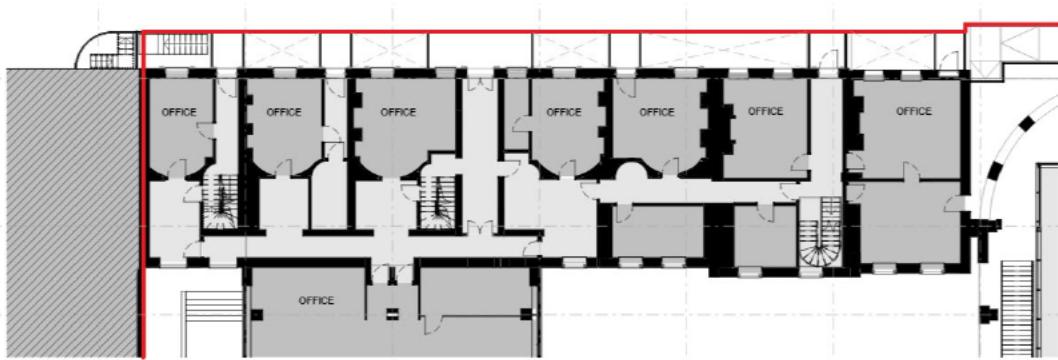
Proposed South Elevation Kings Head Yard



Amendments



LBC proposed works



Consultation Responses

Neighbours letters date of posting (updated version)	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
19.2.2025	13.2.2025	11.2.2025	2	0	0	2

Responses received from:

- Guy's and St Thomas Foundation
- Guy's and St Thomas' NHS Foundation Trust
- Southwark Cathedral
- Team London Bridge
- Historic England – significant concerns
- Georgian Group
- Conservation Area Advisory Group
- GLA
- TfL and others
- Addendum with Living Bankside



Office Use

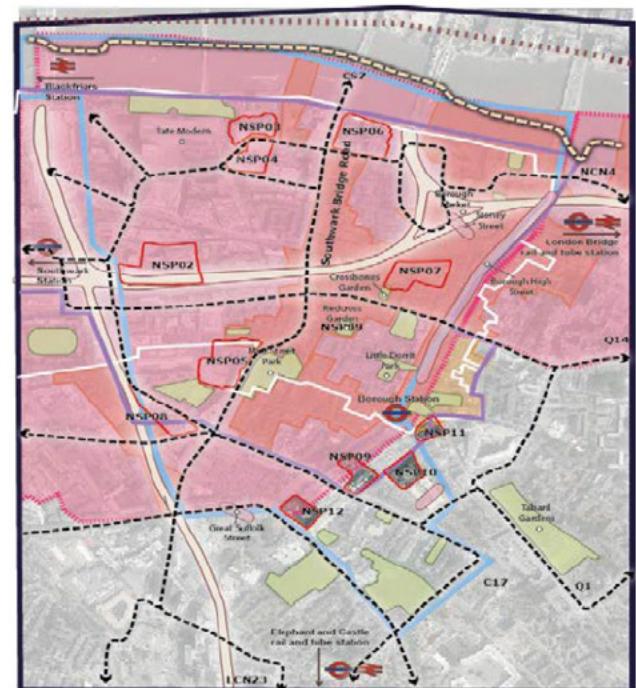
The Southwark Plans strategic target is to deliver at least 58,000 jobs over the plan period to 2036 and provide at least 460,000sqm of new office within the Central Activities Zone (CAZ) and in town centres. This site is within the CAZ, London Bridge, Borough and Bankside Opportunity Area and London Bridge town centre.

The London Bridge Area vision AV. 11 identifies that this area will deliver at least 10,000 new jobs including in new office space.

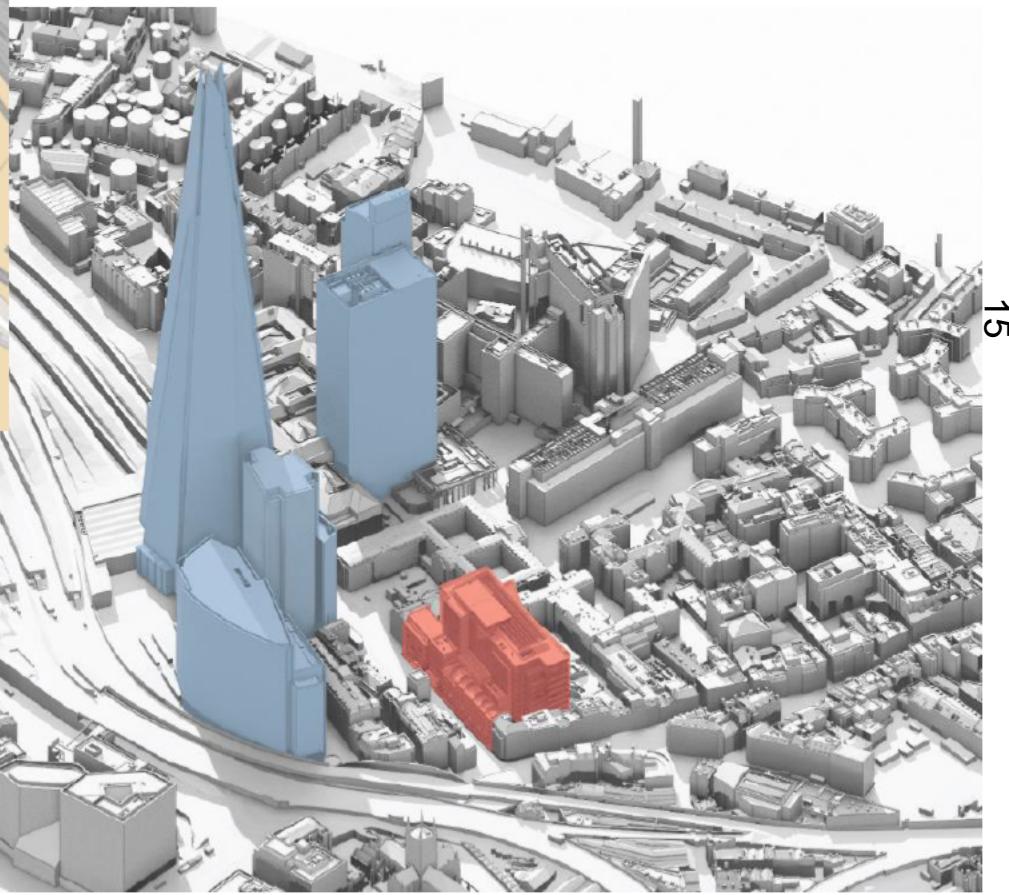
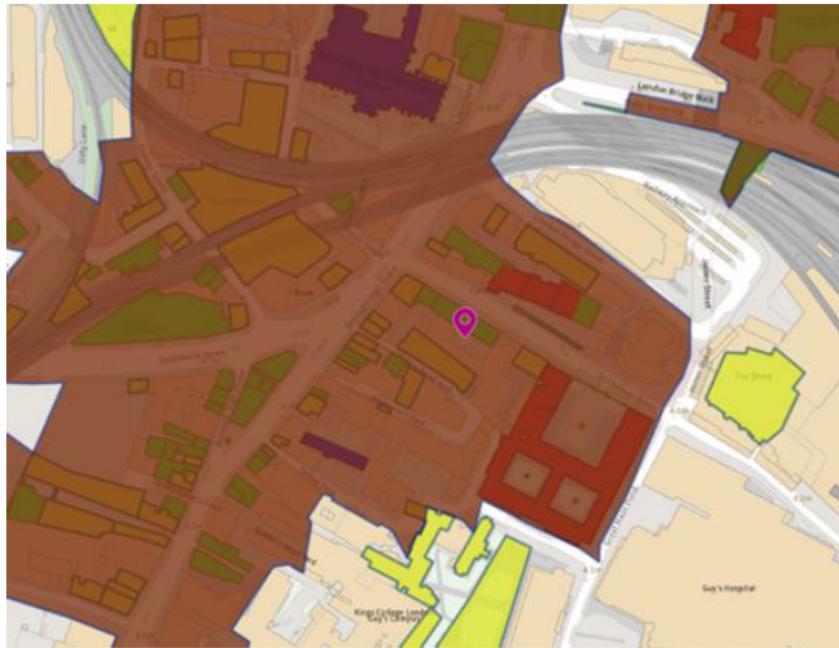
This development helps deliver these plan aspirations.

	Existing	Proposed	Change +/-
Office use (across all buildings on site)	12,763sqm	23,397sqm	+11,174sqm
Affordable workspace	0	1,132sqm	+1,132sqm

Bankside and The Borough Area Vision Map



Visual of the proposal and townscape context



View from London Bridge and Southwark Street



Views from Borough High Street



View looking west along St Thomas Street



Views showing main entrance and Keats House extended, and Kings Head Yard



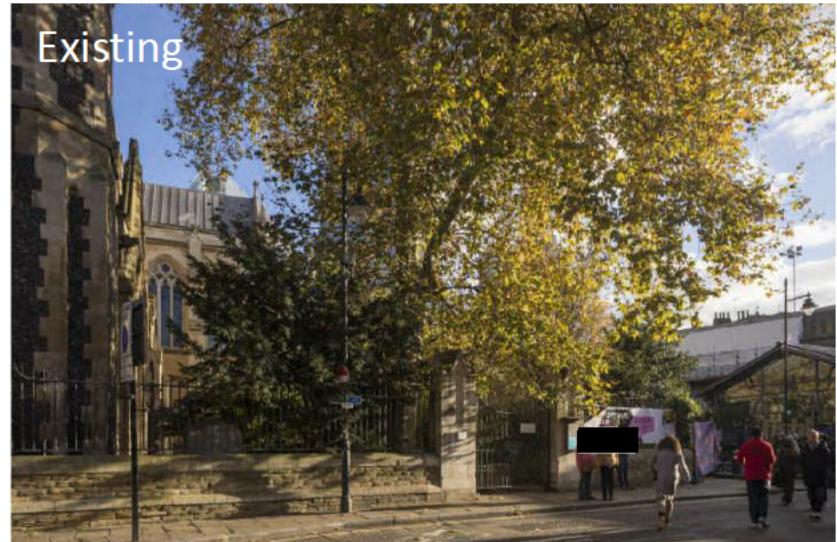
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Southwark Cathedral

Existing



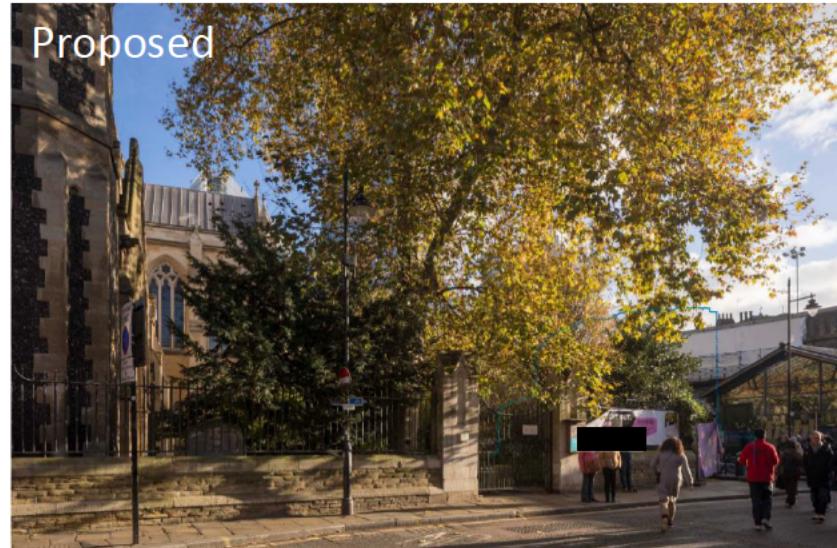
Existing



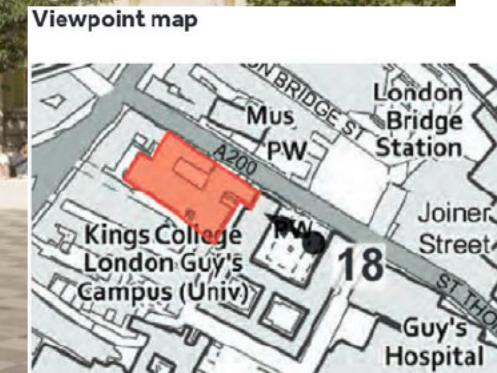
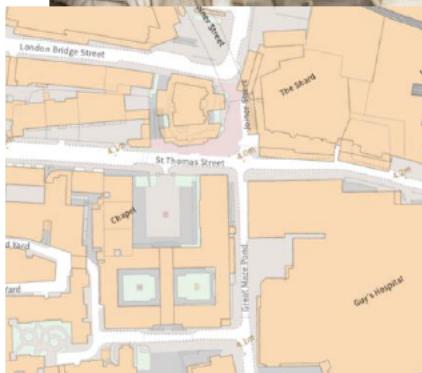
Proposed



Proposed



View looking west from within Guy's Hospital



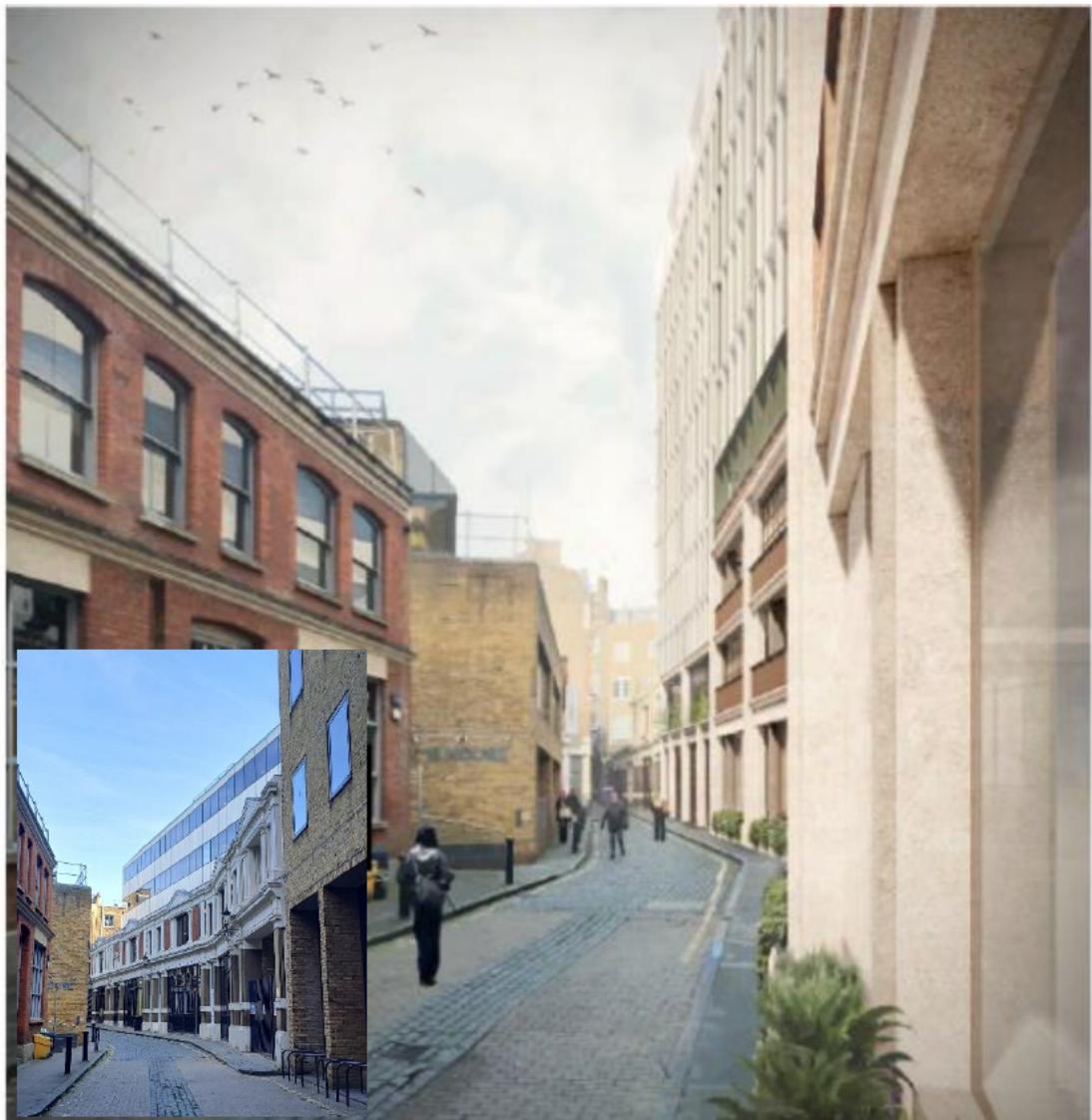
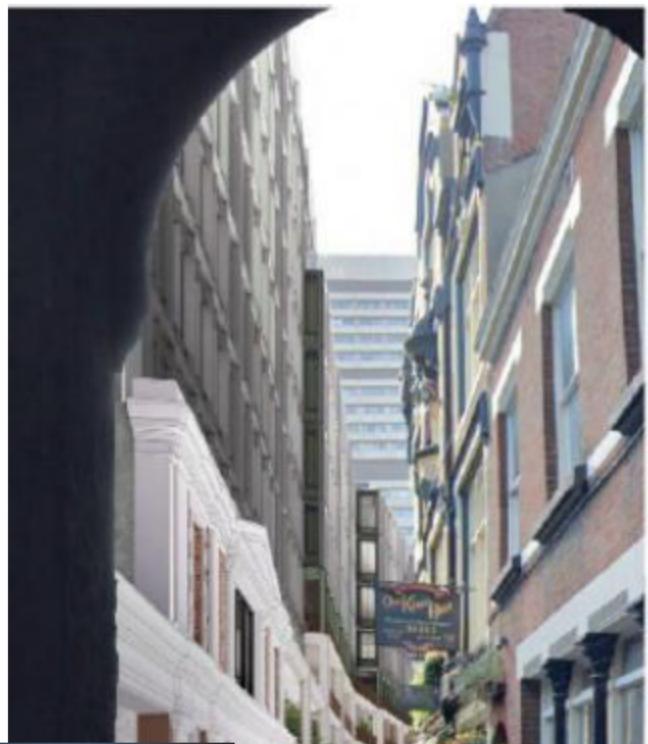
Views from within Guy's Hospital



View looking west along St Thomas Street and from the north



Views along Kings Head Yard



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Heritage impacts

Harms to heritage assets:

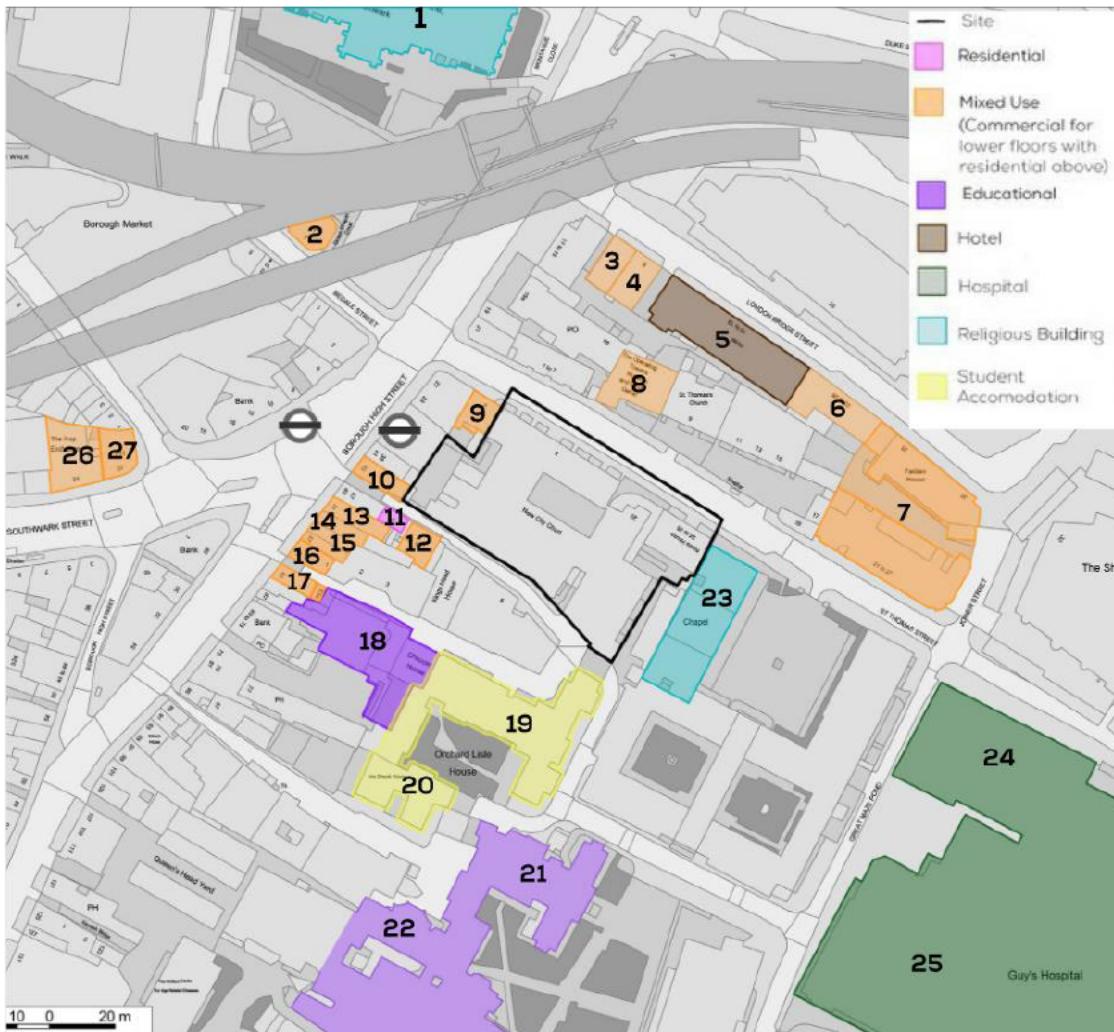
A middle level of less than substantial harm to the **Borough High Street Conservation Area** from the tall building and removal of most of the locally listed Victorian screen.

The scale, bulk and height would cause harms to listed buildings on the site and around the site including:

- a low level of less than substantial harm to grade I listed **Southwark Cathedral**;
- a middle level of less than substantial harm to grade II* listed **Guy's Hospital**;
- a low level of less than substantial harm to grade II* listed **9, 9a and Mary Sheridan House**;
- a low level of less than substantial harm to grade II listed **The Old King's Head pub**;
- a middle level of less than substantial harm to grade II listed **Georgian terrace** on the site and adjoining **Bunch of Grapes pub**;
- a mid-to-low level of less than substantial harm of the grade II listed buildings on the eastern side of **Borough High Street (nos. 41-57)**.

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Proposed development in relation to immediate surrounding area



Properties tested for daylight and sunlight

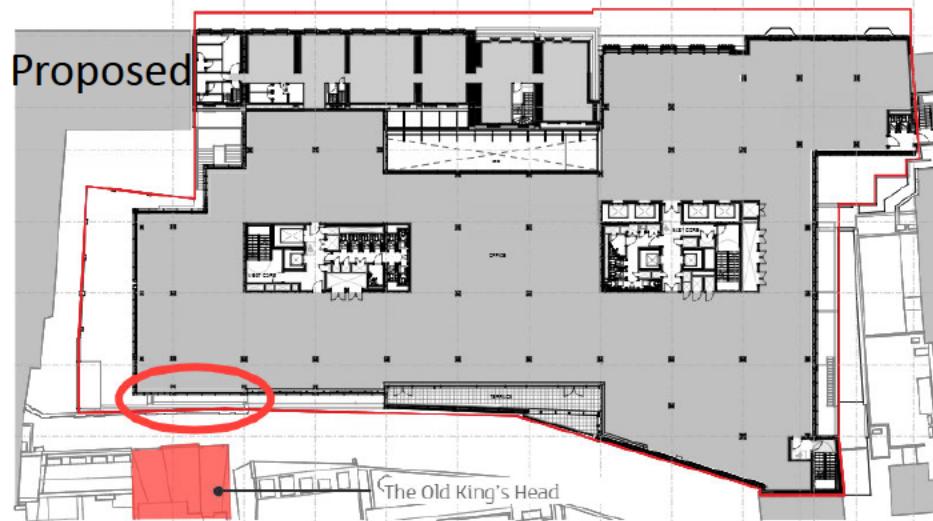
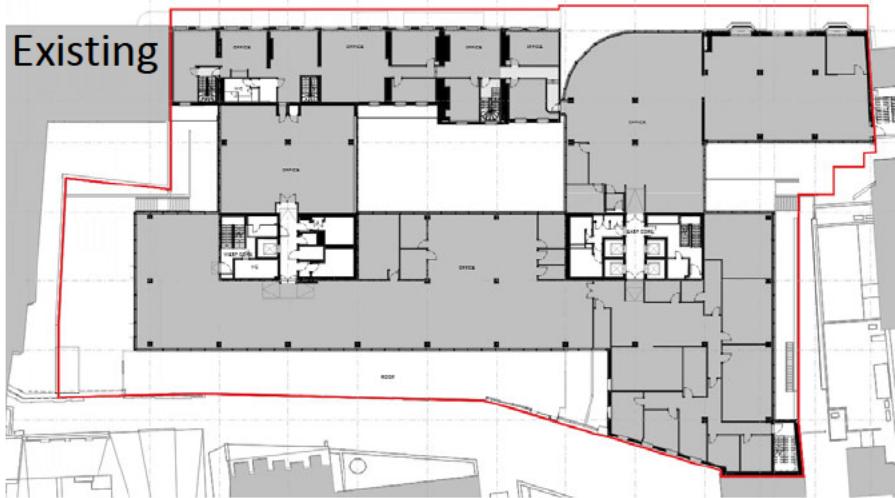
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Summary of Daylight VSC and NSL

VSC results					
Address	Number of windows tested	Windows that pass	20.1-29.9% loss	30-39.9% loss	40%+ loss
St Thomas Church	8	6 (75%)	0 (0)	2 (25%)	0 (0)
2 St Thomas Street (The Grapes)	1	0 (0)	0 (0)	1 (100%)	0 (0)
43 Borough High Street	8	0 (0)	6 (75%)	2 (25%)	0 (0)
53-55 Borough High Street	5	5 (100%)	0	0	0
63a Borough High Street	22	20 (91%)	1 (5%)	1 (5%)	0
3 Kings Head Yard	8	2 (25%)	0 (0)	6 (75%)	0 (0)
Old King's Head public house	22	0 (0)	1 (5%)	0 (0)	21 (95%)
Orchard Lisle House	107	36 (34%)	27 (25%)	40 (37%)	4 (4%)
Chaucer House	82	32 (39%)	38 (46%)	8 (10%)	4 (5%)
Iris Brook House	58	58 (100%)	0	0	0
Guys Hospital Chapel	23	12 (52%)	0	0	11 (48%)

NSL results					
Address	Number of rooms tested	Rooms that pass	20.1-29.9% loss	30-39.9% loss	40%+ loss
St Thomas Church	4	4 (100%)	0 (0)	0 (0)	0 (0)
2 St Thomas Street (The Grapes)	1	0 (0)	1 (100%)	0 (0)	0 (0)
43 Borough High Street	7	4 (57%)	3 (43%)	0 (0)	0 (0)
53-55 Borough High Street	4	2 (50%)	2 (50%)	0	0
63a Borough High Street	0	-	-	-	-
3 Kings Head Yard	3	3 (100%)	0 (0)	0 (0)	0 (0)
Old King's Head public house	7	2 (29%)	0 (0)	1 (14%)	4 (57%)
Orchard Lisle House	97	31 (32%)	4 (4%)	4 (4%)	58 (60%)
Chaucer House	0	-	-	-	-
Iris Brook House	53	48 (91%)	5 (9%)	0 (0)	0
Guys Hospital Chapel	3	2 (67%)	0	1 (33%)	0

Relationship with Old King's Head Public House



Planning balance

Harms to heritage assets:

Harms to neighbour amenity

Public benefits:

- Additional c.11,200sqm of high quality office space
- Improved quality of the existing office space.
- On-site affordable workspace (1,132sqm)
- Jobs and training in the completed scheme c.675-875 FTE additional jobs including 70 jobs for local people
- Jobs and training during the construction stage
- Sustainability-focus
- Carbon emissions reductions
- Greening and biodiversity improvements
- Provision of two areas of public realm
- Highways improvements to St Thomas Street and Kings Head Yard
- Financial contributions towards transport improvements
- Heritage benefit of the renovation of the Georgian terrace.
- Approximately £3.59m of CIL payments to the council and for Mayoral CIL, and the retention of business rates uplift.

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Recommendation

As set out in the addendum:

1. That planning permission be granted for application ref. 24/AP/3803 subject to conditions, the completion of a section 106 legal agreement and referral to the Major of London; and
2. That listed building consent be granted for application ref. 24/AP/3804 subject to conditions; and
3. That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and
4. That the Planning Committee in making its decision has due regard to the potential equalities impacts that are outlined in the report; and
5. In the event that the requirements of paragraph 1 above are not met by 31 October 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the report.

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Partial demolition of the viaduct structure, remodelling and refurbishment and change of use of existing arches within the viaduct structure to flexible office, retail, gymnasium and restaurant uses (Class E) and flexible cultural, drinking establishment, live music venue, nightclub, cinema, and theatre uses (Sui Generis); construction of two buildings (ground plus-12 storey plus plant and ground plus 15-storey plus plant) for flexible office and indoor sport and recreation facilities (Class E); associated landscaping, new public realm, creation of new entrances and frontages, cycle parking, highways works, plant and equipment and all other associated works

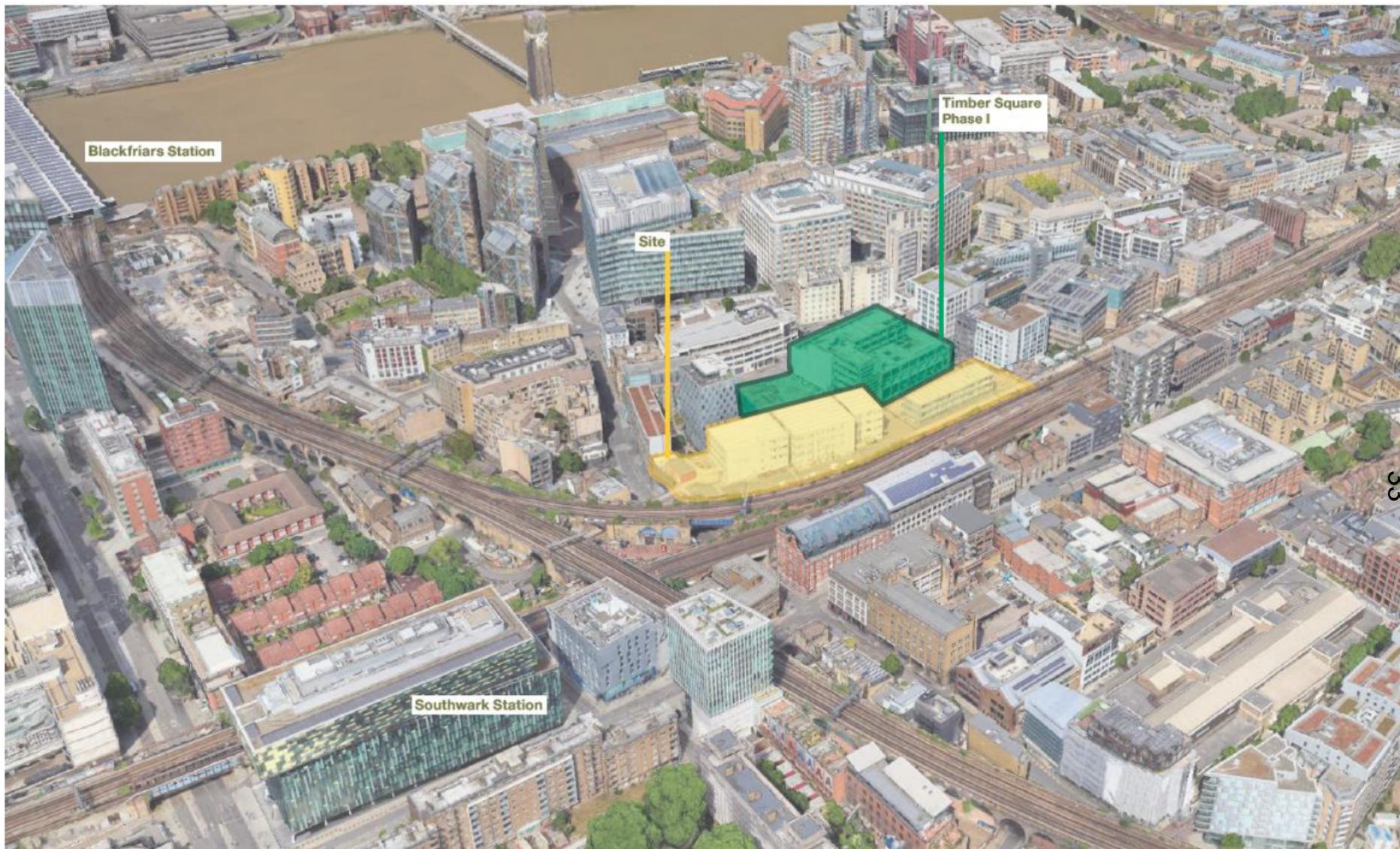
Consultation responses (from members of the public)

Public consultation was undertaken on 15.04.2025. 1056 neighbours were consulted, **8 comments were received** (2 in support, 6 in objection):

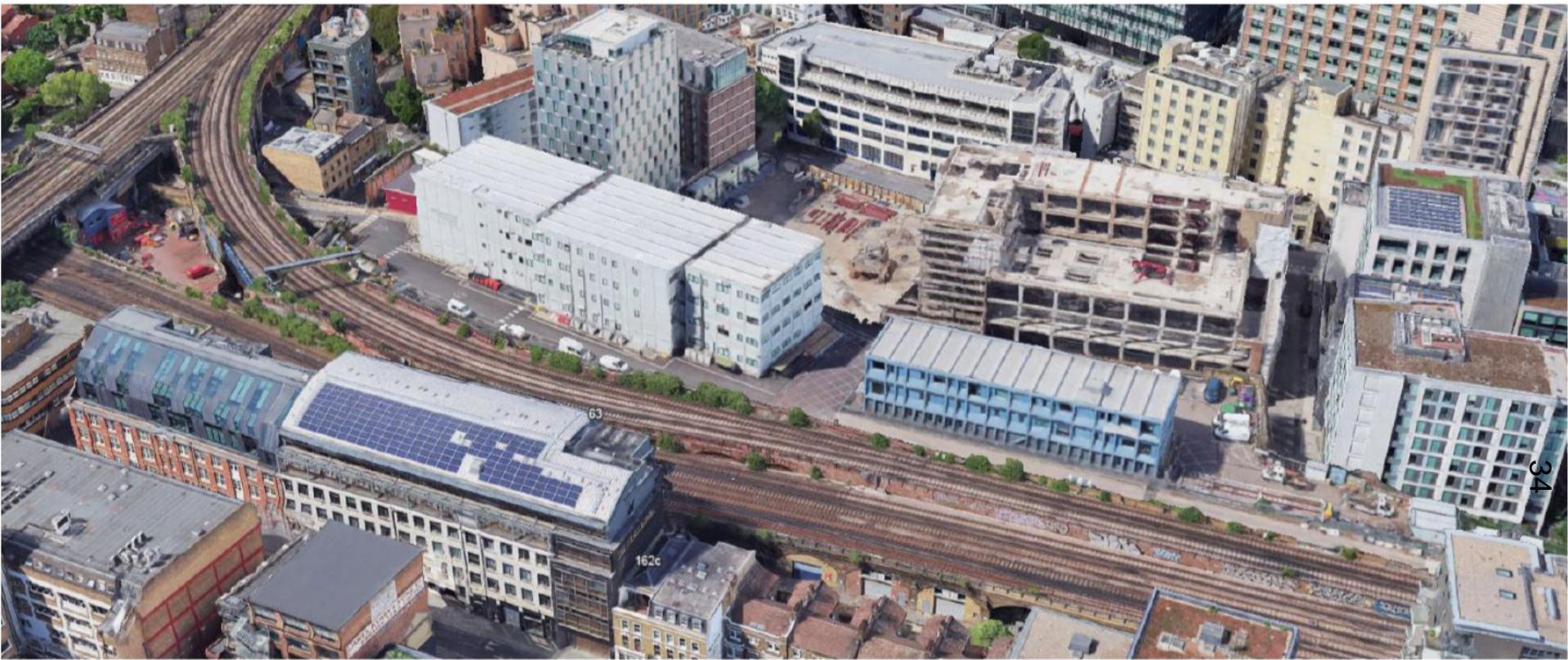
- Excessive height
- Overlooking
- Lack of connectivity (to Ewer Street)
- External lighting
- Servicing and delivery (noise/disturbance)
- Insufficient notification

Community consultation (by applicant)

- Held nine consultation events, with over 267 attendees in total. The first six of these events were held at Arch 23 in Flatiron Square, nearby the site, with an engaging 3D installation created by award-winning creative agency Music providing a unique and exciting approach to displaying information related to the scheme. Refreshments were also provided at events.
- As part of the above the Applicant team organised a community fair on site showcasing local businesses, charities and groups in order to demonstrate potential activation of the space, build interest in the site and invite the public to a currently inaccessible space.
- Hosted a Commonplace website with over 1,735 unique individual visitors across the lifetime of the project (September 2024 to January 2025). Visitors were able to hear about the scheme, view the proposals and submit online feedback.
- Held five Design Champion Workshops, with 12 members of the local community able to learn about the design and development process and give direct and extensive feedback to the project team on various aspects of the proposals – all while being paid for their time.
- Received over 29 individual responses to the proposals, alongside informal feedback collated by project team members in person.
- Held meetings with local stakeholders, including meetings with neighbours, councillors, and local interest groups – with some meetings being frequent and ongoing.
- Distributed leaflets to over 2,828 addresses as part of our outreach to local residents and neighbours.
- Received over 185,000 impressions via Instagram targeted advertising for nearby residents and workers to participate in the consultation programme.



Aerial view looking north-east

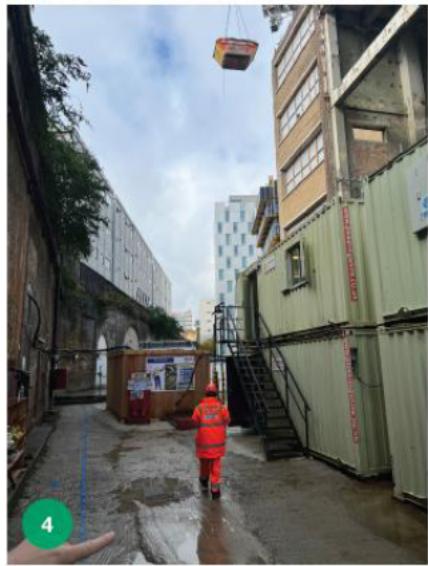


Site south view - Google earth 5.5.2024

Aerial view looking north-west (05.05.2024)



Key



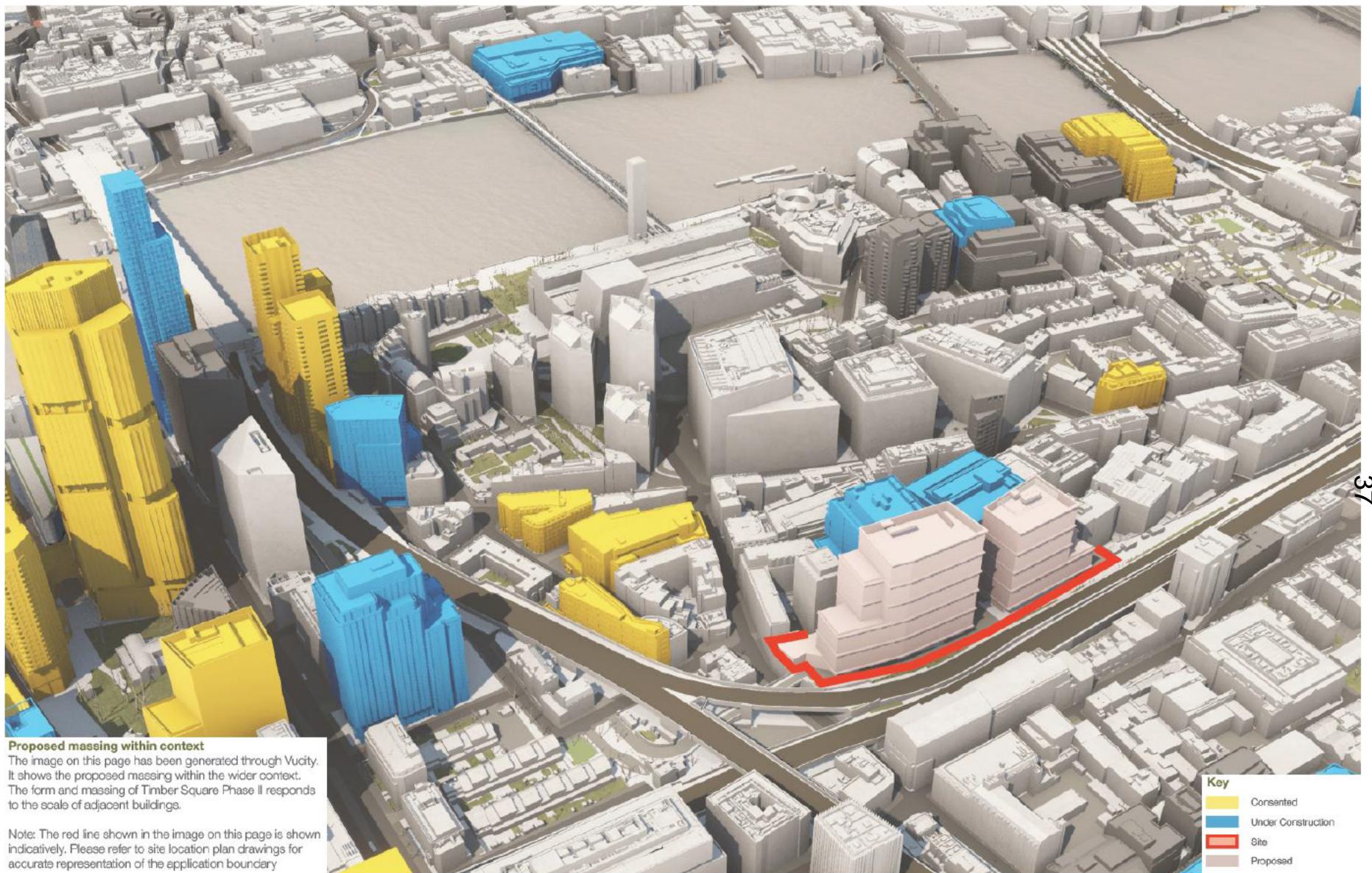
Existing site entrances



Key



Existing arches



Site context (including proposal, consented schemes, and under construction)



CGI looking north-east

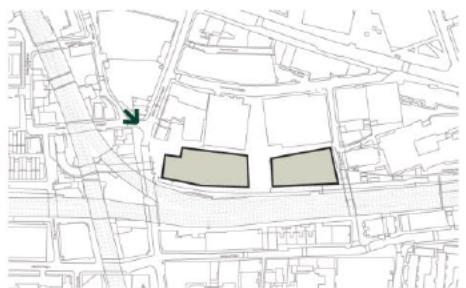


CGI looking north-west

*This CGI is an illustrative artist's impression of the scheme and shown indicatively. The delivered scheme may look different to this representation.

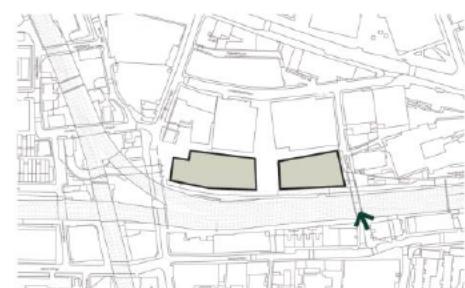


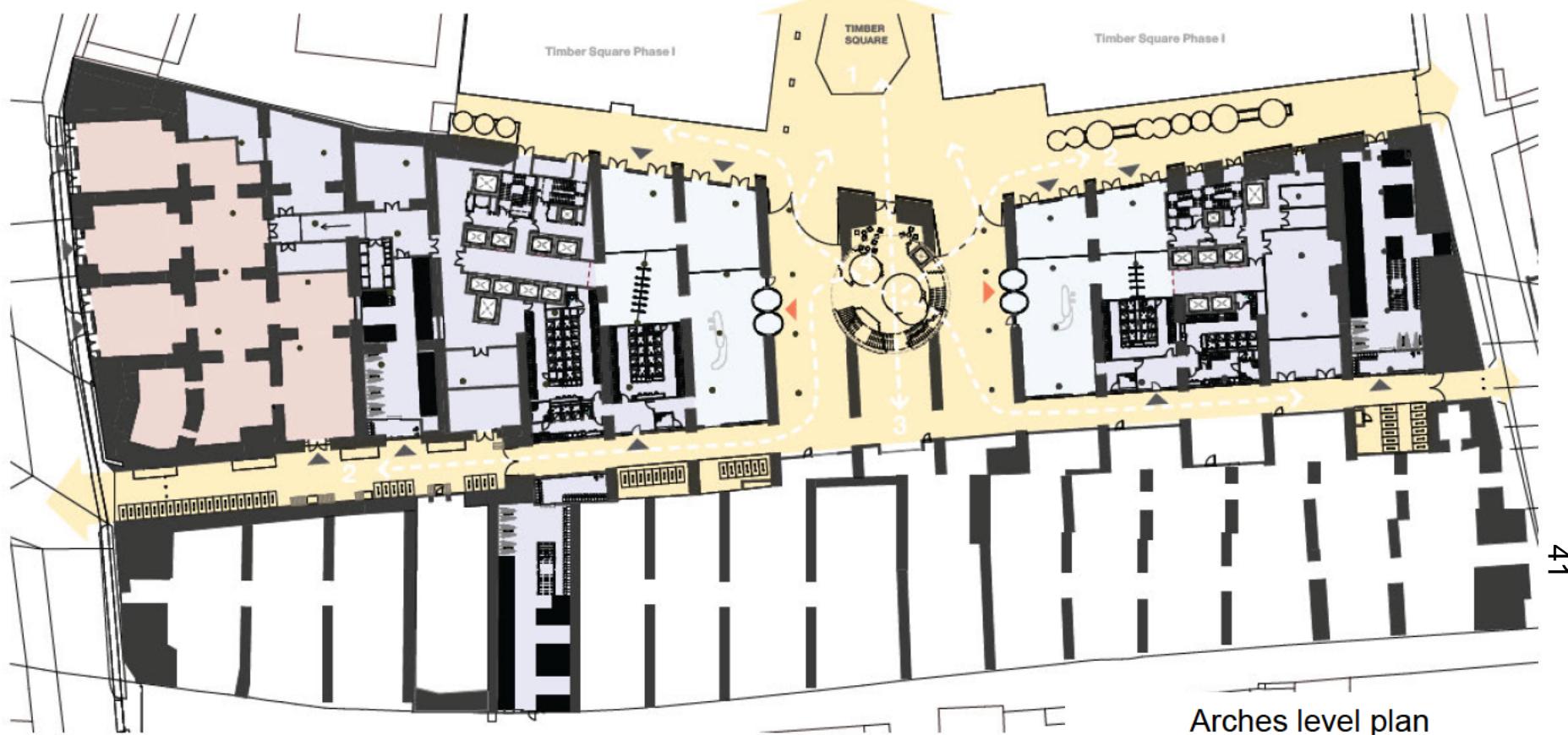
Key plan



CGI of street level views

Key plan





Arches level plan

Key

- Public realm
- Class E
- Sui Generis*
- Servicing and plant
- Main building entrance
- Building entrance

* flexible cultural, drinking establishment, live music venue, nightclub, cinema, and theatre uses

1. Connection to Timber Square Phase I

- Three central arches are opened up to create an external covered public route through the site on the ground floor which activates the southern part of Timber Square and extends the public realm into the arches.

2. Linking the site for access and routes

- The proposals will create a safe and legible network of routes and spaces which will stitch the site back into its local context, linking Great Suffolk Street to the west and Ewer St to the East.
- Allow pedestrians and cyclists to access the arches, while controlling vehicle access for essential servicing and maintenance only.

3. Low-line Connection

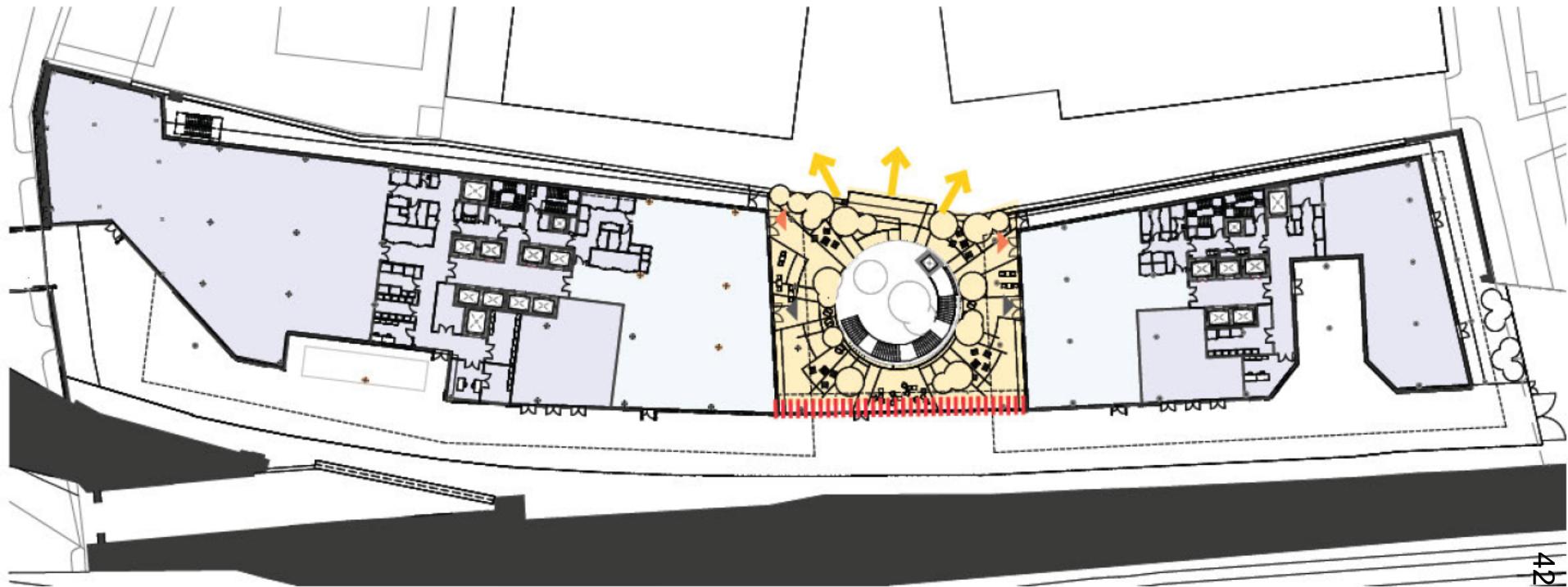
- The colonnade will be opened up and activated with glazed frontages. Considered and dynamic lighting will compliment the active frontages to create a safe public route.

4. The Oculus

- A circular opening that cuts through three of the central arches allows natural light to penetrate through to the ground floor public realm and concentrates activity into the heart of the site connecting into Timber Square.
- The oculus provides a visual North-South link and contributes to added passive safety measures.

5. Public realm

- The public realm and active uses facing onto timber square provides activation to public routes through the site and a greater mix of amenity spaces. The public realm also extends to podium level through a spiral staircase and lift that sits within the opening.

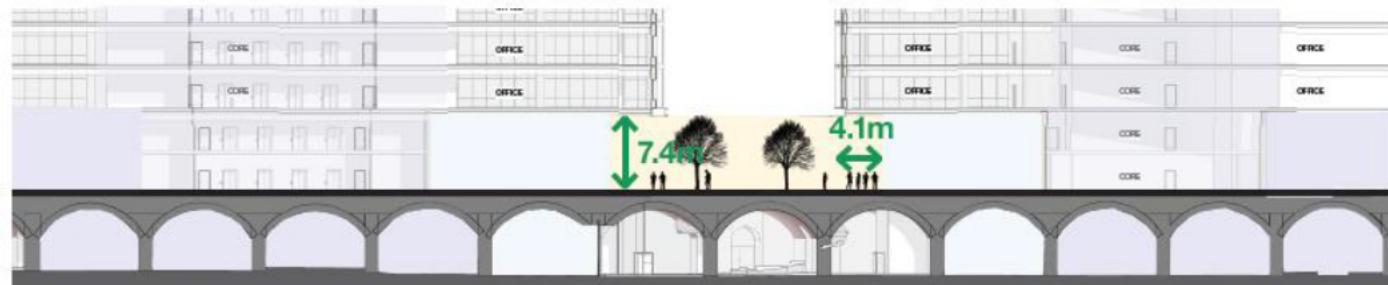


Podium level plan

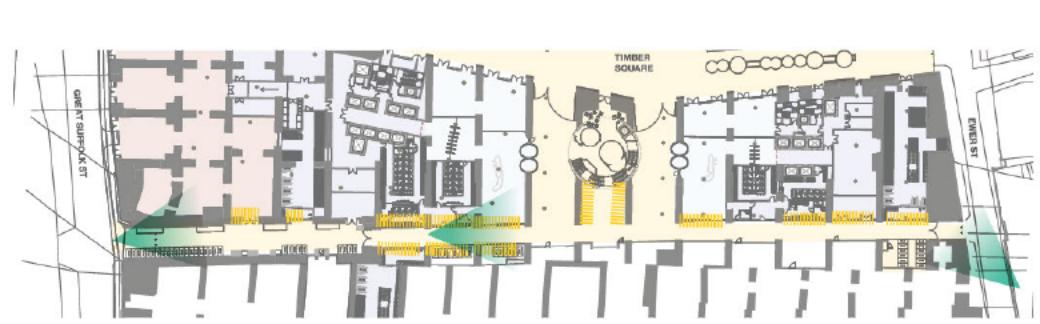
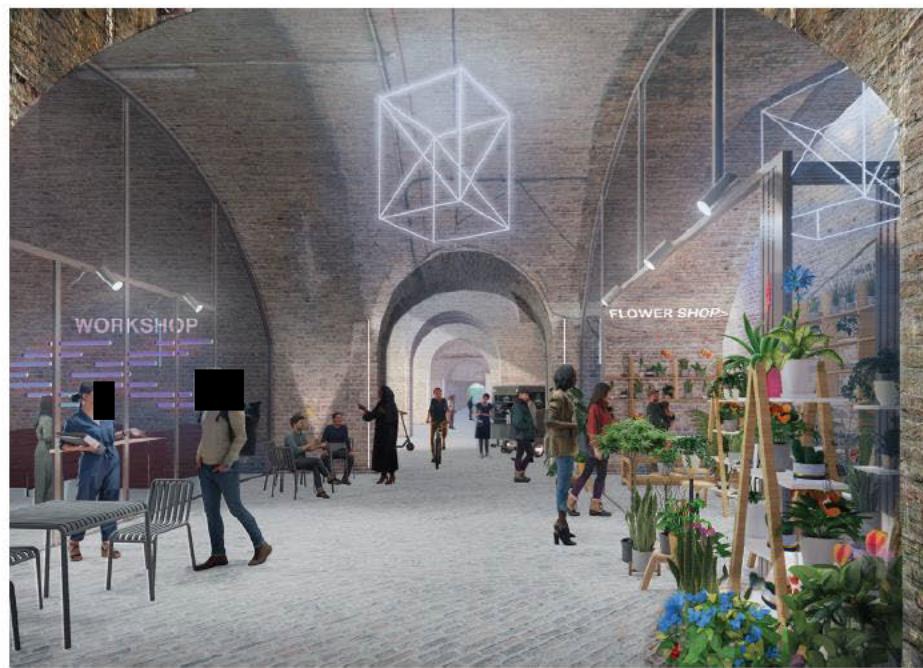
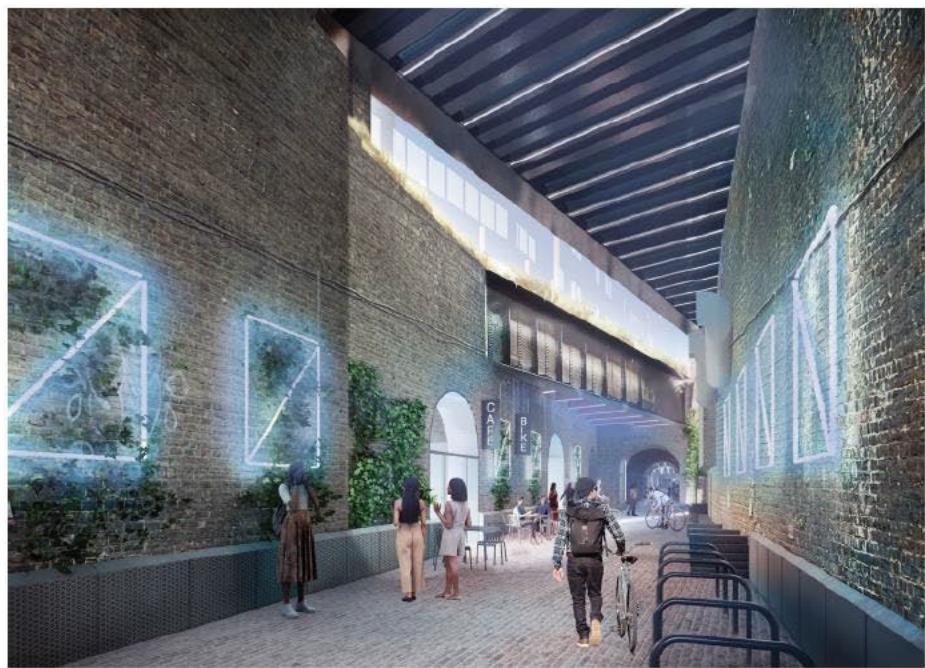
Key

- Public realm
- Class E
- Servicing and plant
- ▲ Main building entrance
- ▲ Building entrance
- Visual connection to Timber Square
- Visual buffer from southern access road

* flexible cultural, drinking establishment, live music venue, nightclub, cinema, and theatre uses







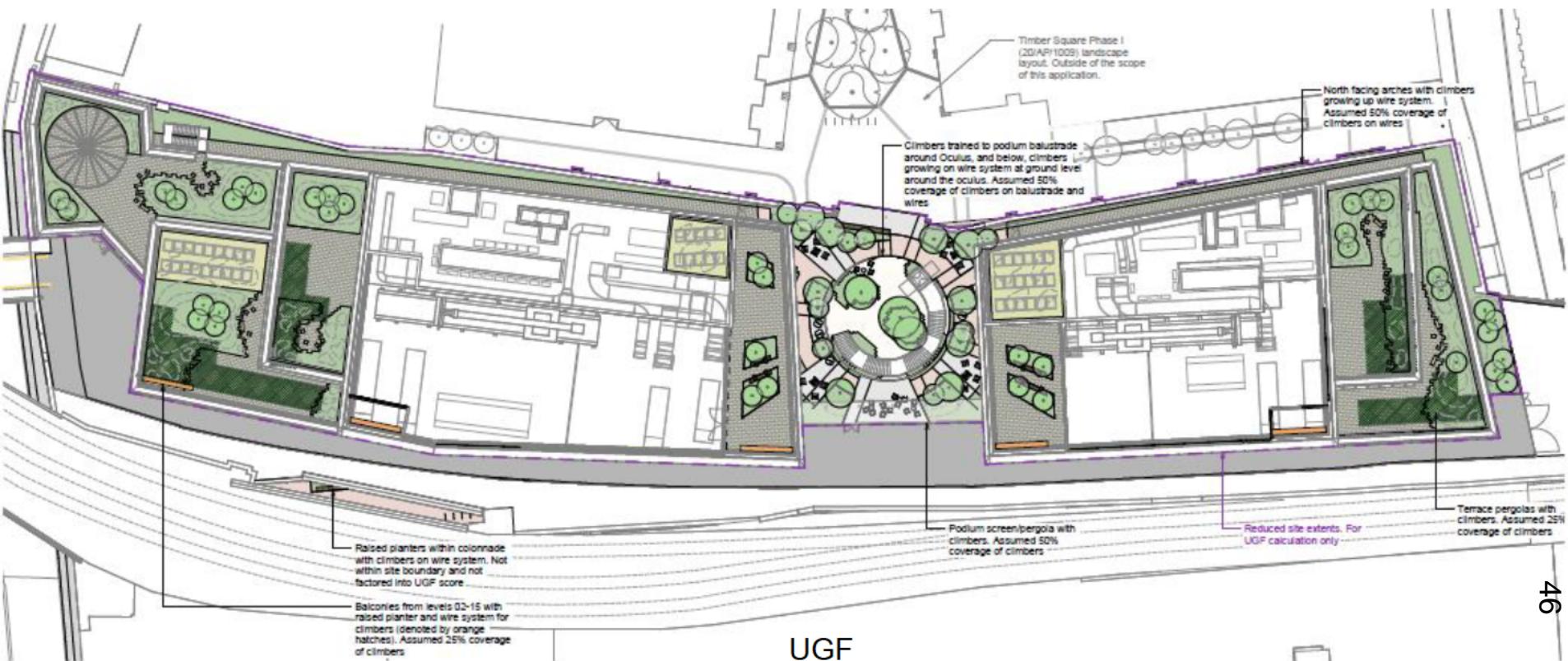
Key

- Zone of ground floor public realm
- Opportunity for active frontages
- Views into the colonnade illustrated in visuals below

CGI of colonnade







UGF

Surface cover type	Factor	Area m ²	Value	UGF
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.8	1315	1052	
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.6	330	264	
Flower-rich perennial planting	0.7	167	117	
Raingardens	0.7	67	47	
Green wall - modular system or climbers rooted in soil	0.6	374	225	
Site area:		5635		
Total:		1704	0.303	

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- **Intensive green roof/vegetation over structures** of 150mm minimum substrate depth (located at podium, terraces, upper roofs and balconies)
- **Standard trees** planted on the podium, terraces and ground floor
- **Climbers rooted in soil**, accounting for 25-50% of the available area in various locations:
 - along the north arches walls on supporting frame,
 - twined up the oculus along the brick structure,
 - along the south metal screen at podium,
 - on pergola trellis system at the terraces,
 - on the web-net screen facade of the balconies.
- **Rain gardens** located at ground floor level.
- **Flower-rich perennial planting** at podium level.

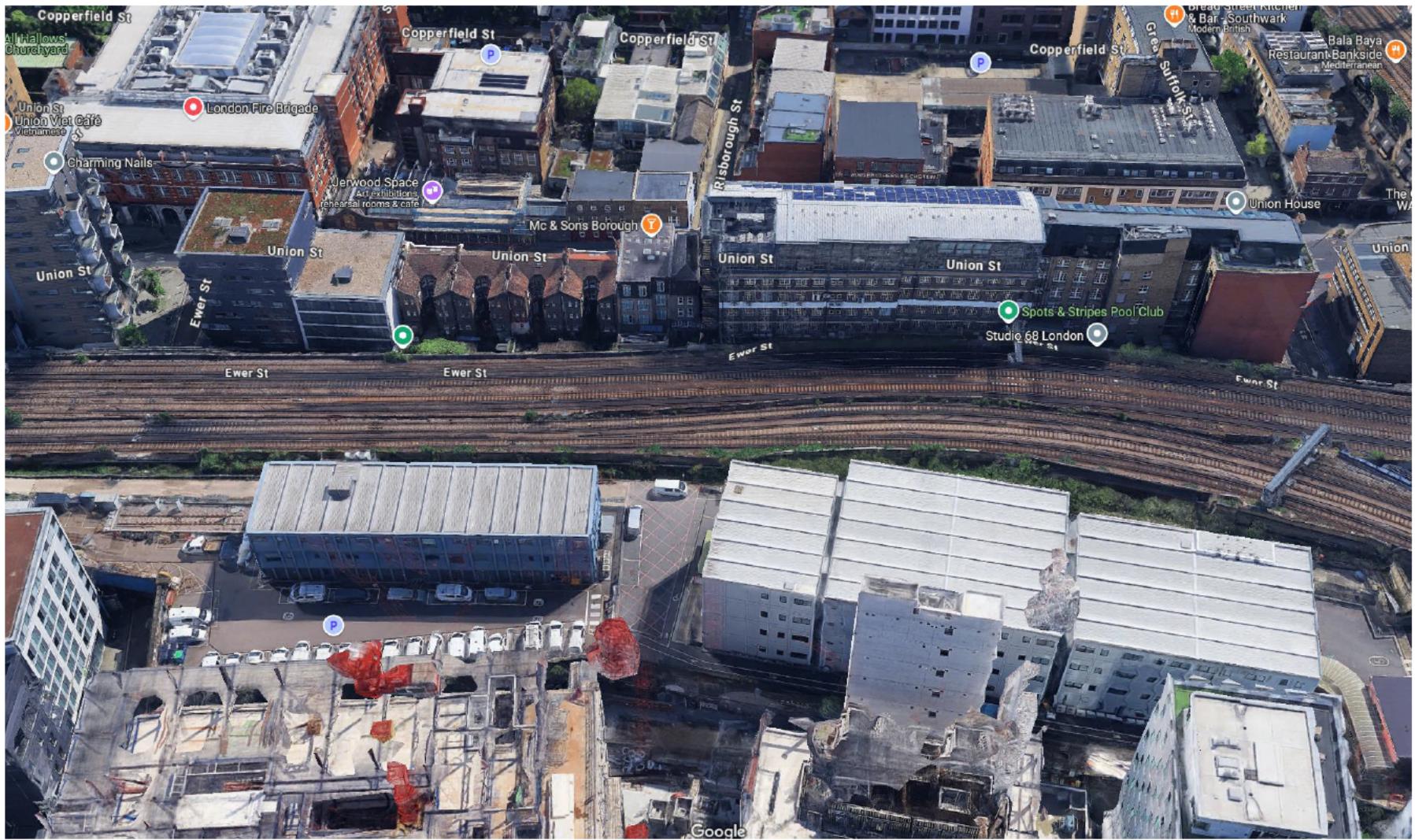


Proposed Development and the Surrounding Properties Considered for Assessment (daylight/sunlight)

- The Site (aqua)
- Residential (purple)
- Transient residential (hotel/ student - dark blue)
- Commercial (orange)

Vertical Sky Component (VSC) Summary Results for Surrounding Residential Properties

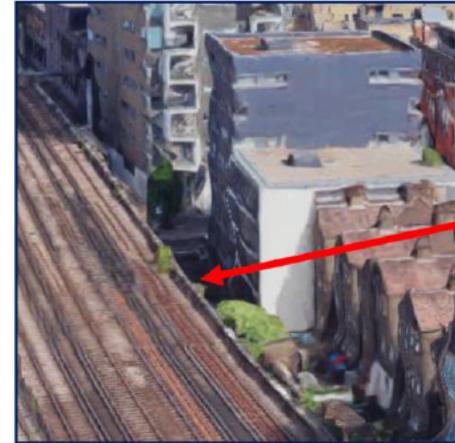
Property Address	No. of windows Assessed	Windows that meet the BRE criteria	No. of windows beyond the BRE Guidelines criteria			
			21%-30% loss	31%-40% loss	40%+ loss	Sub-total
28 Great Suffolk Street	12	0	12	0	0	12
30 Dolben Street	8	8	0	0	0	0
31-32 Dolben Street	17	16	0	0	1	1
22 Great Suffolk Street	4	4	0	0	0	0
18 Great Suffolk Street	68	65	0	2	1	3
67-69 Southwark Street, Isis House.	42	42	0	0	0	0
85 Ewer Street, Rosler Building	29	22	4	1	2	7
Braque Building	51	31	20	0	0	20
Ernst Building, 142 Union Street	16	0	2	12	2	16
144-146 Union Street	12	3	1	1	7	9
148-150 Union Street	18	3	3	1	11	15
152-154 Union Street	14	1	1	4	8	13
156-158 Union Street	14	3	1	5	5	11
160 Union Street	9	0	0	0	9	9
162 Union Street	6	1	0	0	5	5
38 Copperfield Street	12	12	0	0	0	0



Union Street properties rear outlook



Obstruction – Railway Viaduct that limit light passage to lower windows.



Obstruction – Railway Viaduct that limit light passage to lower windows.

Braque Building (7 storeys)

- Assessed 51 windows serving 26 rooms.
- 31 windows experience VSC alterations that meet the BRE Guidelines criteria.
- The 20 windows that do not meet the BRE guidelines will experience only minor adverse reductions and the majority of these windows will be marginally above the BRE criteria by 1 or 2%. In addition, all but 2 windows will retain VSC of at least 20%.
- The remaining 2 windows, are located on the ground floor and are obstructed to some extent by the railway viaduct.
- These windows while experiencing minor adverse effects (circa 24% reductions), will retain VSC of at least 16% (considered acceptable).

Ernst Building (4 storeys)

- Assessed 16 windows serving 8 rooms.
- From the 16 windows, all but 3 windows will retain levels of VSC of at least 15%-21.44% (average 18% VSC).
- These levels are therefore considered acceptable for an urban area.
- The remaining 3 windows labelled will retain VSC levels of 14.1%, 13.51% and 14.57% respectively. However, similar as the Braque Building, these windows are located right in front of the railway viaduct, and thus slightly lower daylight levels are expected.

Braque and Ernst Building impact



Windows serving 144 Union Street are situated within the rear extensions. The entire terraced building is further obstructed by a railway viaduct, resulting in lower Vertical Sky Component (VSC) levels, particularly for the lower windows.



Windows serving 156 Union Street

Percentage reductions are beyond the BRE guidelines, the affected windows will experience actual percentage reductions of approximately 1-5%. These reductions are not considered significant.

While the retained VSC levels are in some instances as low as approximately 3% (with many are closer to 15%), they are not unexpected for this area and when in between the rear extensions. In addition, these levels are better than some observed in the immediate area, even in the absence of the Proposed Development.

The assessment demonstrates that the Proposed Development will result in only minor actual reductions to daylight levels these flats, with retained VSC values that, while low, are commensurate for an obstructed window within the immediate area. The alterations are largely influenced by the pre-existing design constraints of the property, including U-shaped rear extensions and the railway viaduct, rather than the Proposed Development itself.

144-156 Union Street impact

Summary

- Deliver the sustainable development of an underutilised brownfield site within Central London;
- Deliver a high-quality design which promotes sustainability measures throughout its design, construction and lifetime of the building. This includes the design achieving a BREEAM rating of “Excellent”;
- Contribute to the sustainable travel objectives of national, regional and local planning policy, by providing a car free development which would promote other means of travel such as cycling (through provision of new cycle spaces) and walking through the creation of new routes through the Site;
- Deliver new greening and landscaping throughout the Site, meeting BNG and UGF requirements;
- Reuse and enhance the railway viaduct, to create a unique and exceptional cultural and commercial destination;
- Provide active uses at ground floor level that would be open to members of the public;
- Provide opportunities for space for local businesses, and use of local supply chain where possible;
- Offer free access to public realm at ground floor and podium level, that would benefit the community;
- Assuming a 3-year construction programme, 10 years of estate management and 10 years of occupation, the Social Value created by the Proposed Development could be as high as circa £390million, as set out in the Social Value Statement.
- Provides a new office development which is expected to generate a 550 FTE of new jobs during construction and circa 2,484 new jobs in the end development;
- Up to £73.6 million of locally delivered Social Value is estimated to be generated through local spend in the supply chain during construction;
- Improvements to local infrastructure through CIL and s106 planning gain payments, of more than £10 million.

Item: 6.3- 24/AP/3800 for: S96A Not Material Amendment Application to amend description

Chambers Wharf, Chambers Street London, SE16 4XQ

Non material amendment to planning permission reference number 07/AP/1262, as amended by 13/AP/4266, to amend the description of development as set out below and to add a new condition of consent to secure the quanta of residential units and commercial floor space to be delivered:

Current description of development attached to reference number 13/AP/4266 Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme; 53

Proposed description of development

Variation of Condition 34 (Approved Drawings) of planning permission 11/AP/1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings and flexible Class A/B1 floorspace at ground level along Chambers Street and Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to the scheme.



Proposed - East end of Chambers Street looking west

Proposal

The applicant proposes to amend the approved description of development by:

- removing residential unit numbers and non-residential floorspace, and
- securing the unit and non-residential floorspace into a new planning condition.

Approved 2014 Description of Development

Variation of Condition 34 (Approved Drawings) of planning permission 11-AP-1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203m² of Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to the scheme'

Recommended Amended Description of Development

'Erection of six residential buildings providing residential units and flexible Class A/B1 floorspace at ground floor level along Chambers Street and Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application.'

Recommended Additional Condition (13/AP/4266)

Condition 35

The development approved by this permission provides for 589 residential units and 275 square metres of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203 square metres of Class D1 floorspace along Llewellyn Street.

Recommendation

The proposed changes are considered to be 'non-material', subject to the recommended amended description and additional condition.

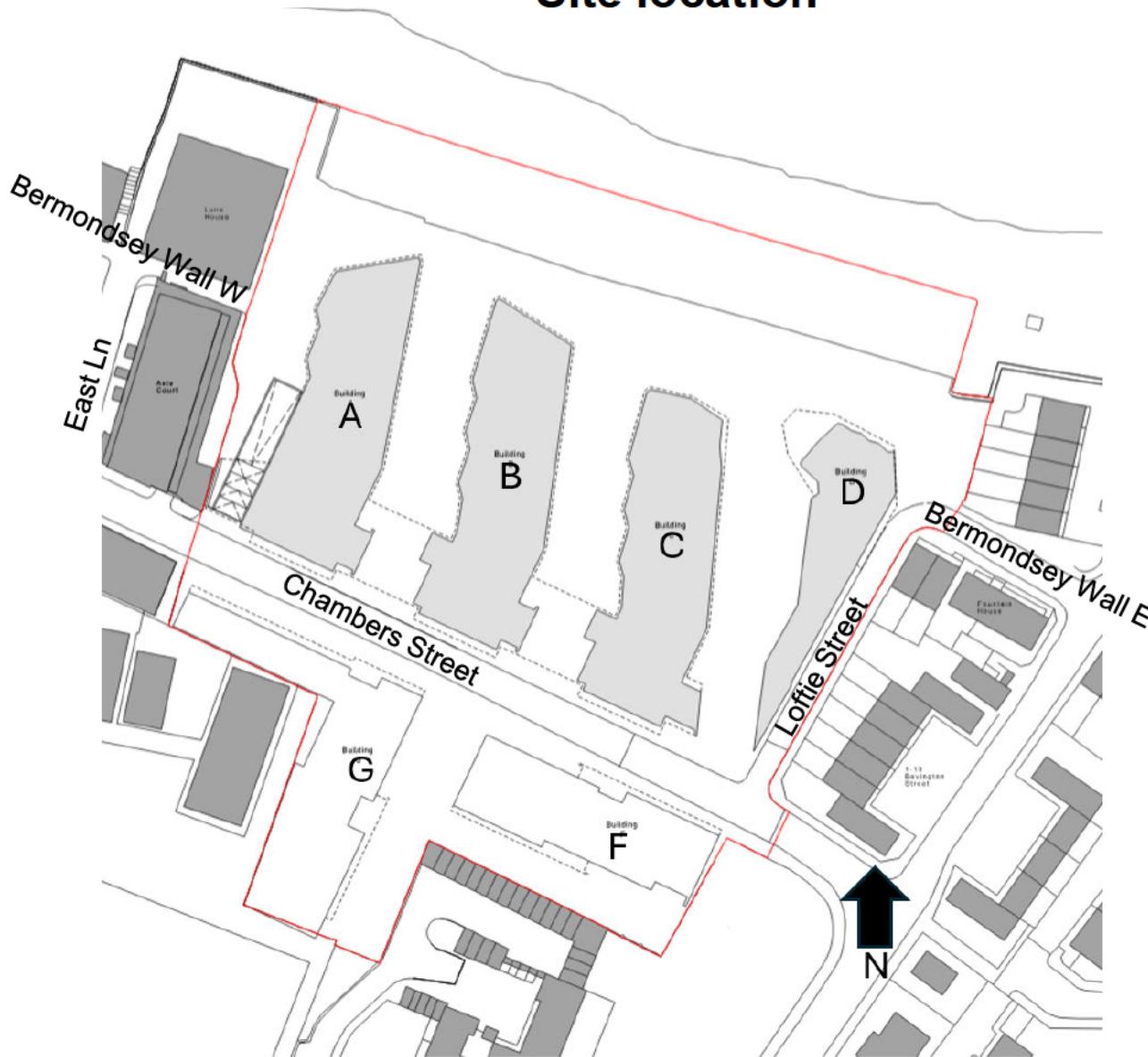
Accordingly, It is recommended that the application for non-material changes is AGREED, subject to the amended description and additional condition to clarify the extent of the permission approved by ref 13/AP/4266 and its associated amendments.

g

Material amendment under s73 of the TCPA 1990 to ref: 07/AP/1262, as amended by 13/AP/4266, to amend **Blocks A, B, C, D** and associated landscape only including the internal configuration, external design and overall massing, mix and unit numbers, and variation of the conditions of consent including to allow for:

- Changes to façade design to meet updated fire regulations and energy and sustainability standards / overheating;
- Adjustments to building footprint, form, and massing;
- Internal reconfiguration of units to meet current Nationally Described Space Standards, change in mix / unit reduction from 589 to 566;
- Added staircases and fire safety features;
- Change from winter gardens to winter gardens / balconies;
- Added plant, lift overruns, smoke vents a to roof of buildings;
- Increases in building massing and heights ranging between 3.9 and 4.9 metres;
- Added residential amenity facilities in Building A, C and D, including swimming pool a gym uses;
- Amendments to conditions;
- Revised energy strategy including change from Combine Heat and Power (gas boiler) to (electric) ASHP;
- Basement layout changed to accommodate TT Tunnel infrastructure;
- Rise in floor level of building C for flood protection.

Site location



SITE AREA

2 hectare

BOUNDED BY

N: River Thames

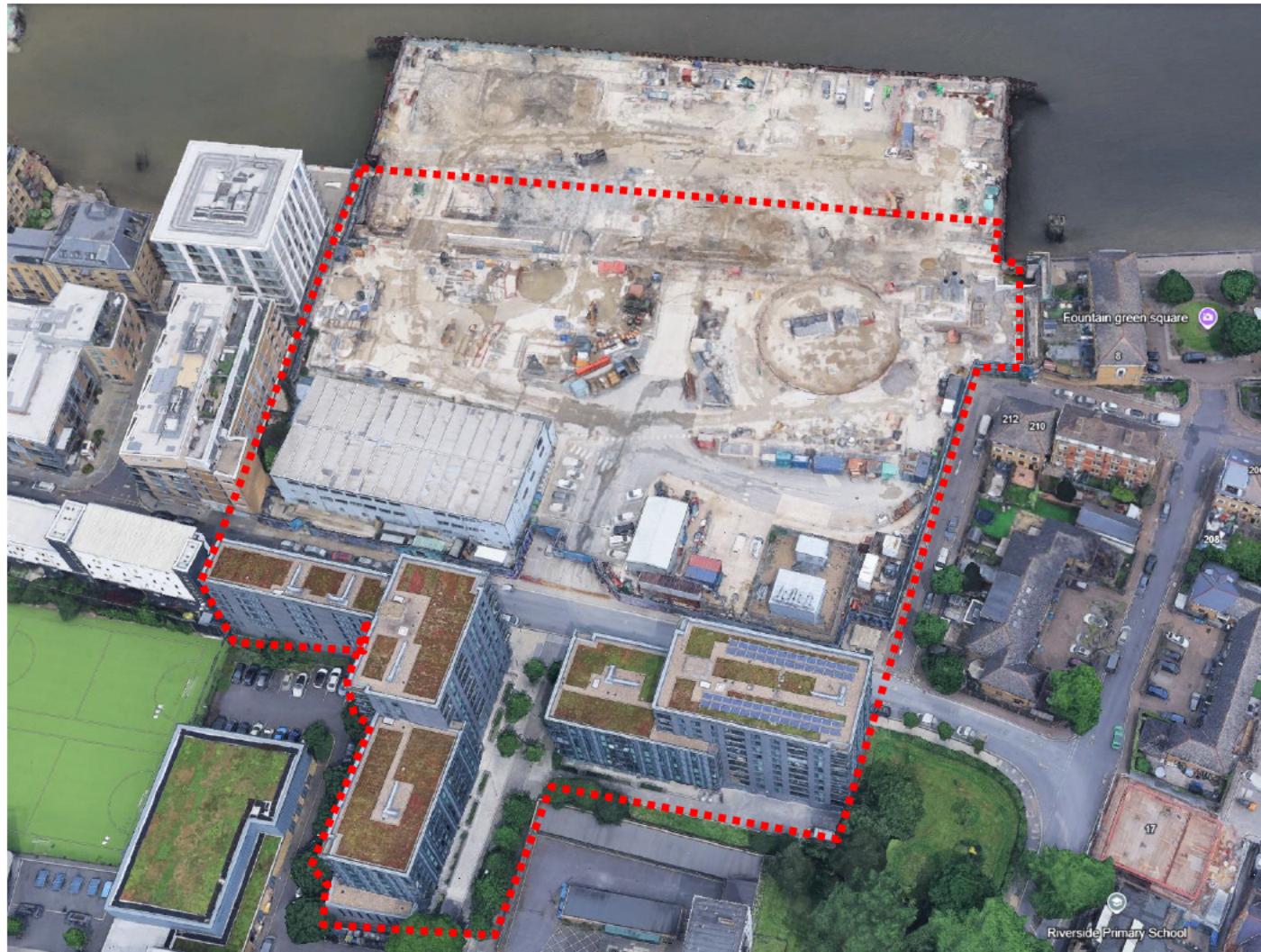
E: Loftie Street /
Bermondsey Wall E

S: Chambers Street

W: Axis Court / Luna
House and

East Lane /
Bermondsey Wall W

Site photos



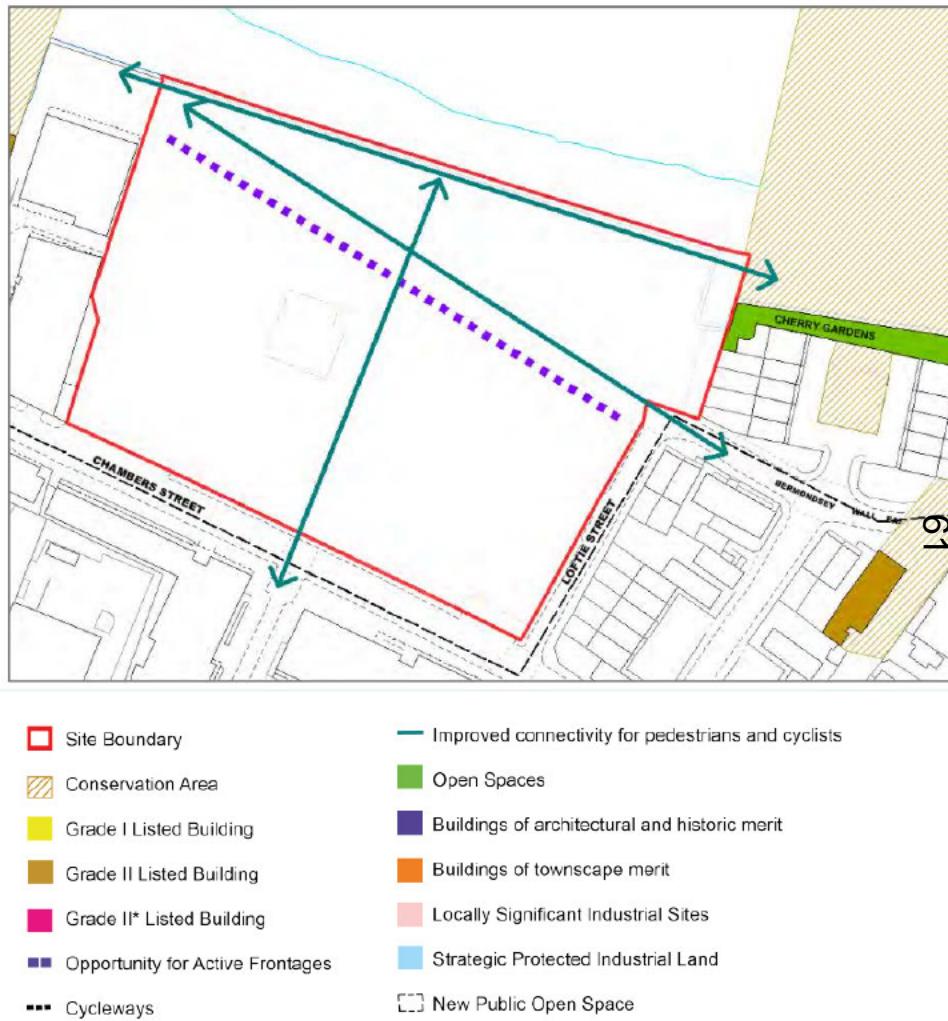
Aerial View

60

NSP15 expects redevelopment to:

- provide a minimum residential capacity of 587 home (specifically larger unit sizes) references 07/AP/1262 / 13/AP/4266 as existing permission
- Provide retail, community or leisure uses (as defined in the glossary) or employment (E(g)) uses compatible with residential use
- Enhance the Thames Path
- Deliver a new community centre (built out)
- tall buildings should be set at least one block back from the river bank

Site allocation NSP15



Consultation Responses- Objections

Objections:

24/AP/1547 (NM - withdrawn comments carried over to 24/AP/3801): 38

24/AP/3801 / 24/AP/3800: 31

- Total 68 objection from 55 objectors. Main issues:
- Impact on daylight and sunlight
- Height and massing
- Impact on parking
- Construction impacts
- Lack of affordable housing
- Change in dwelling mix

23

Statutory and other Consultation Responses

15 comments:

- Largely requesting clarification, conditions, or confirming no objection
- GLA confirmed no strategic issues
- Historic England confirmed no comments to make

Consultation (summary from applicant's cover letter)

Developer's Engagement:

- conversations with the TTT team to understand key local stakeholders
- Local groups, resident associations and schools were also contacted by email, with meetings offered to those closest to the site. This includes Cherry Garden Tenants and Residents Association and Dickens Estate TRA
- A leaflet drop was undertaken covering c.1,400 addresses via Royal Mail, in a 250m radius from the site and leaflets were hand delivered to those living closest to the site
- drop-in at the Old Justice pub on the 13th of May
- Project team met with local ward councillors, Rachel Bentley and Hamish McCallum

Planning Consultation

- 2x rounds of Press notice;
- 2x rounds of Site notices around the site;
- 2x rounds Consultation letters sent to residents and one update letter
 - At least 900 letters were sent to neighbours

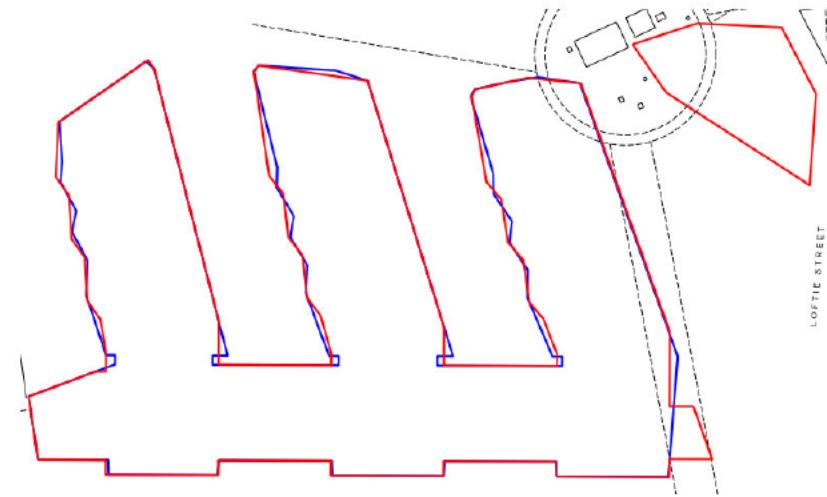
3

Layout amendments – Proposed scheme

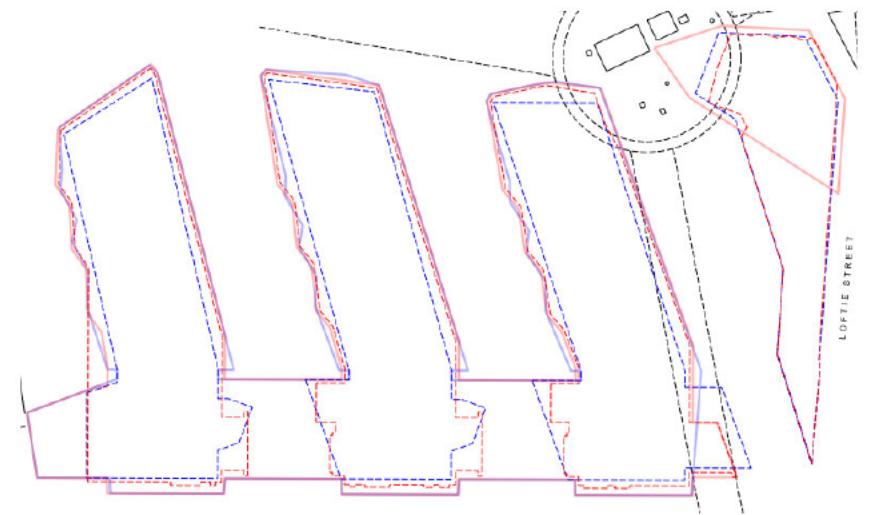
Consented Blue and Proposed Red

key

- consented predominant facade line above
- - - consented ground floor facade line
- proposed predominant facade line above
- - - proposed ground floor facade line



Updated predominant facade lines shown in red



Updated ground floor facade lines shown in red

Massing amendments – proposed scheme

Consented Blue and Proposed Red

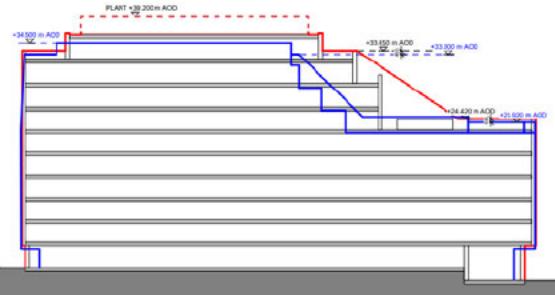


Figure 1 Height and massing increases Building A

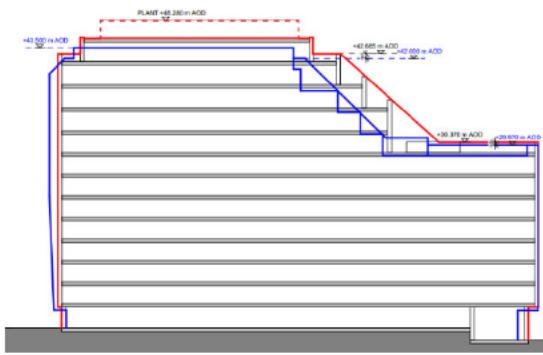


Figure 2 Height and massing increases Building B

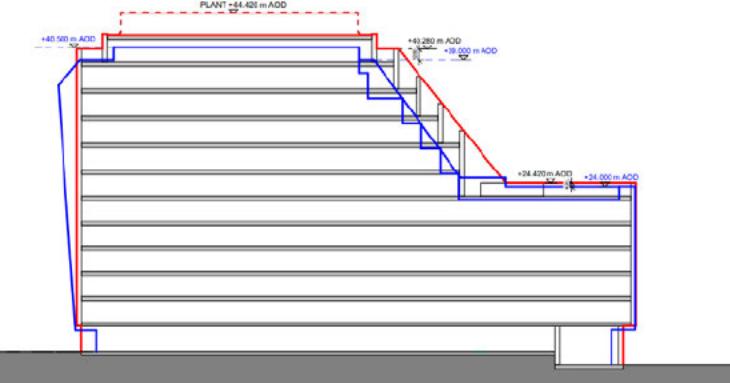


Figure 3 Height and massing increases Building C

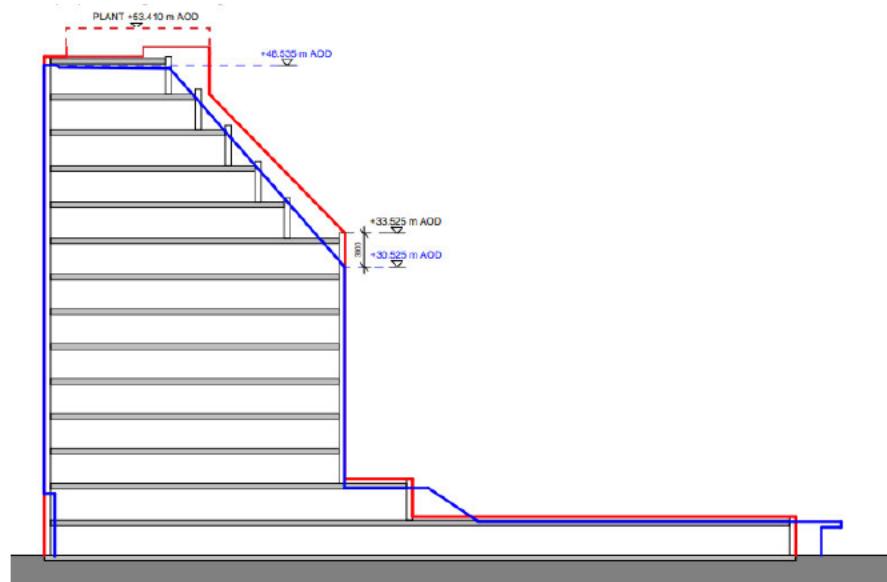


Figure 4 Height and massing increases Building D

Massing amendments – proposed scheme

Consented Red and Proposed Blue



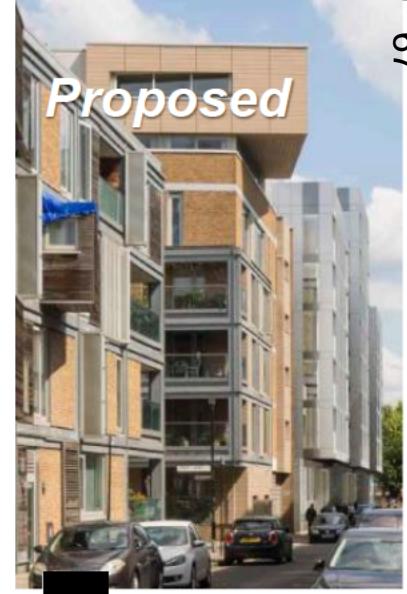
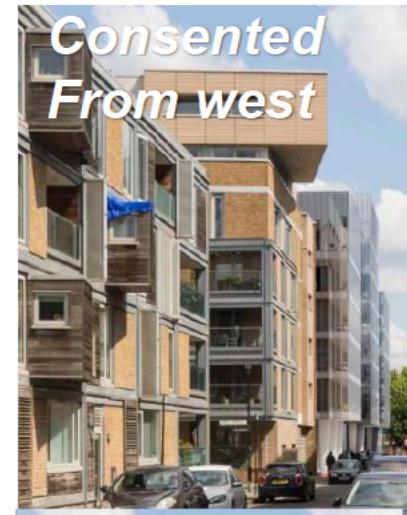
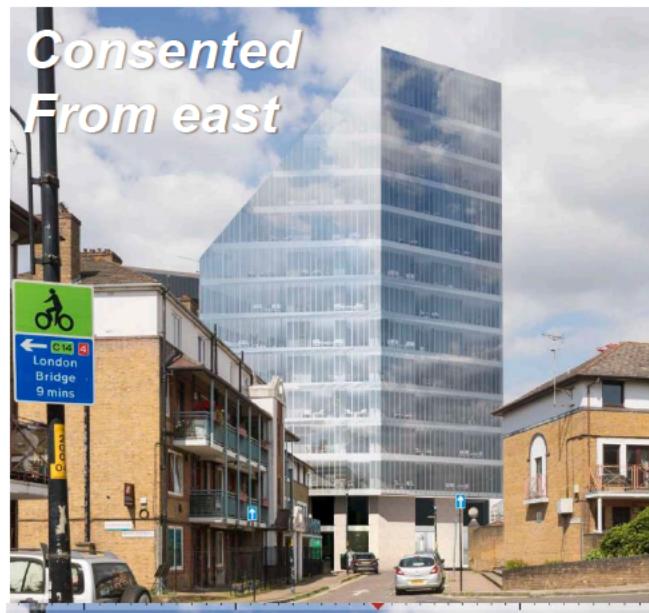
Consented Red



Proposed Blue

2010 Permission	2024 Application
A: 10-storey +34.5mAOD	A: 10-storey +39.2mAOD (+ 4.7m)
B: 13-storeys +43.5mAOD	B: 13-storeys +48.28mAOD (+ 4.78m)
C: 12-storeys +40.5mAOD	C: 12-storeys +44.42mAOD (+ 3.92m)
D: 14-storeys +48.5mAOD	D: 14-storeys +53.41mAOD (+ 4.41m)

Local View comparison



Proposed Development

	Units	Hab rooms	Habitable rooms	Consented	Proposed	% Change
Consented	407	1272				
Proposed	384 (23 unit reduction)	1227 (45 room reduction)	Building A	317	280	-11.67%
			Building B	447	428	-4.25%
			Building C	344	367	6.69%
			Building D	164	152	-7.32%
			Total	1272	1227	-3.54%

Mix acceptable

- 2-bed or larger has improved from 57.74% of the approved scheme to be 62.75%.
- Less than 25% 3-bed as sought by policy P2, but increases from 20.88% to 22.65%
- increase in studio units from 1.4% to slightly over 14%

68

Affordable housing

The affordable has already been constructed as part of the original pp.

Due to private unit reduction:

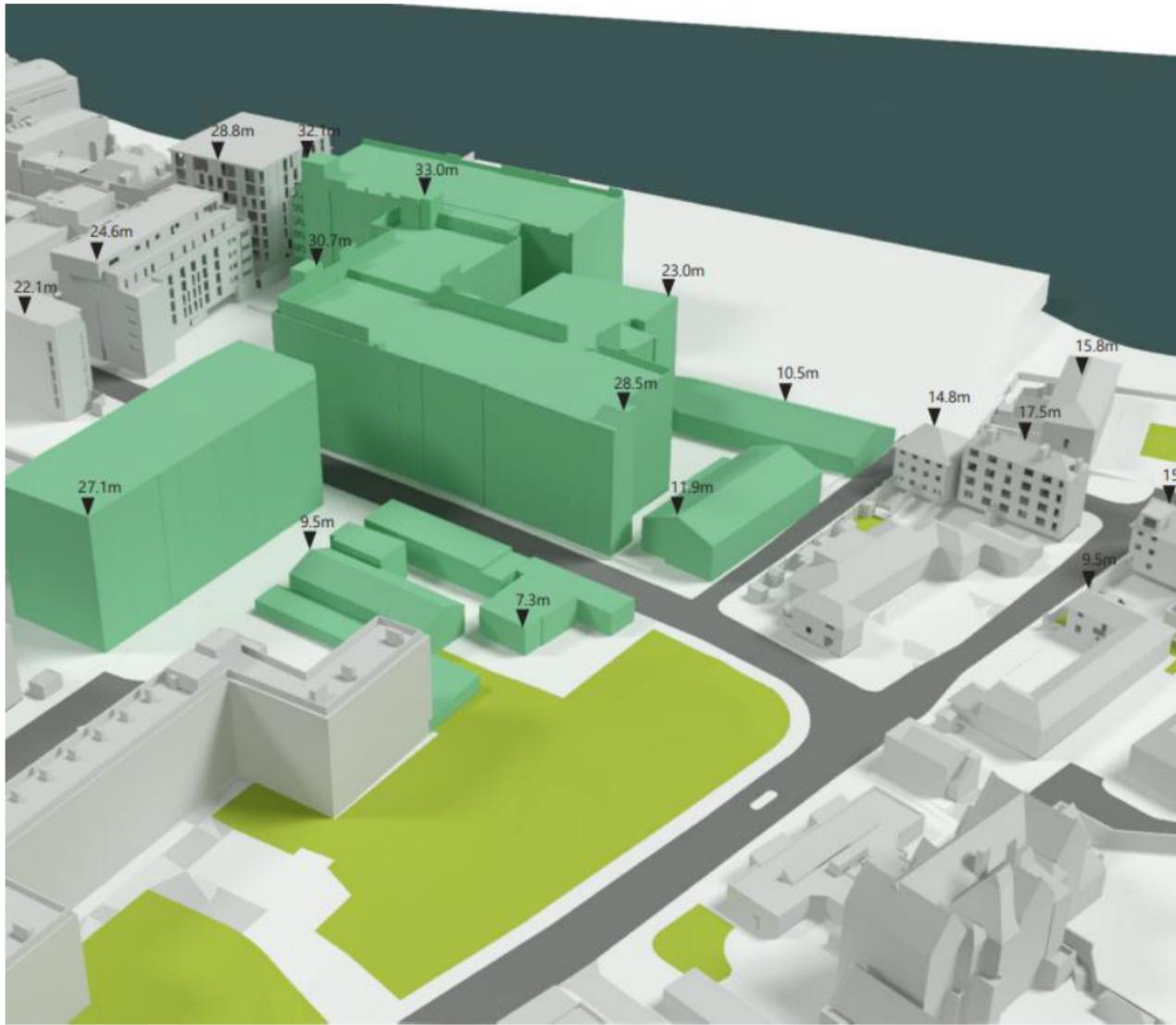
- Private unit numbers will reduce from 407 units to 384 units.
- Private habitable rooms will reduce by 45 habitable rooms.

The reduction in private habitable rooms will ensure the percentage of onsite affordable is not reduced.

8

	Affordable housing consented scheme	Affordable housing proposed scheme
By habitable rooms	28.9% (519 / 1791)	29.7% (519 / 1746)
By unit	30.9% (182 / 589)	32.1% (182 / 566)

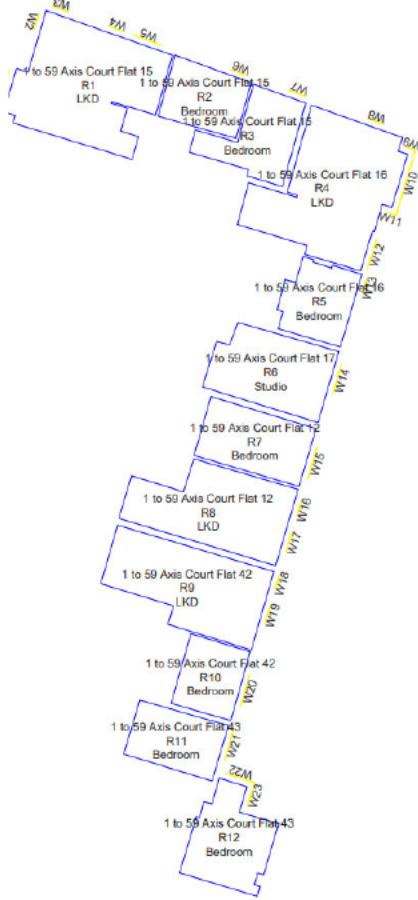
Daylight impacts- baseline



70

Daylight impacts (VSC)

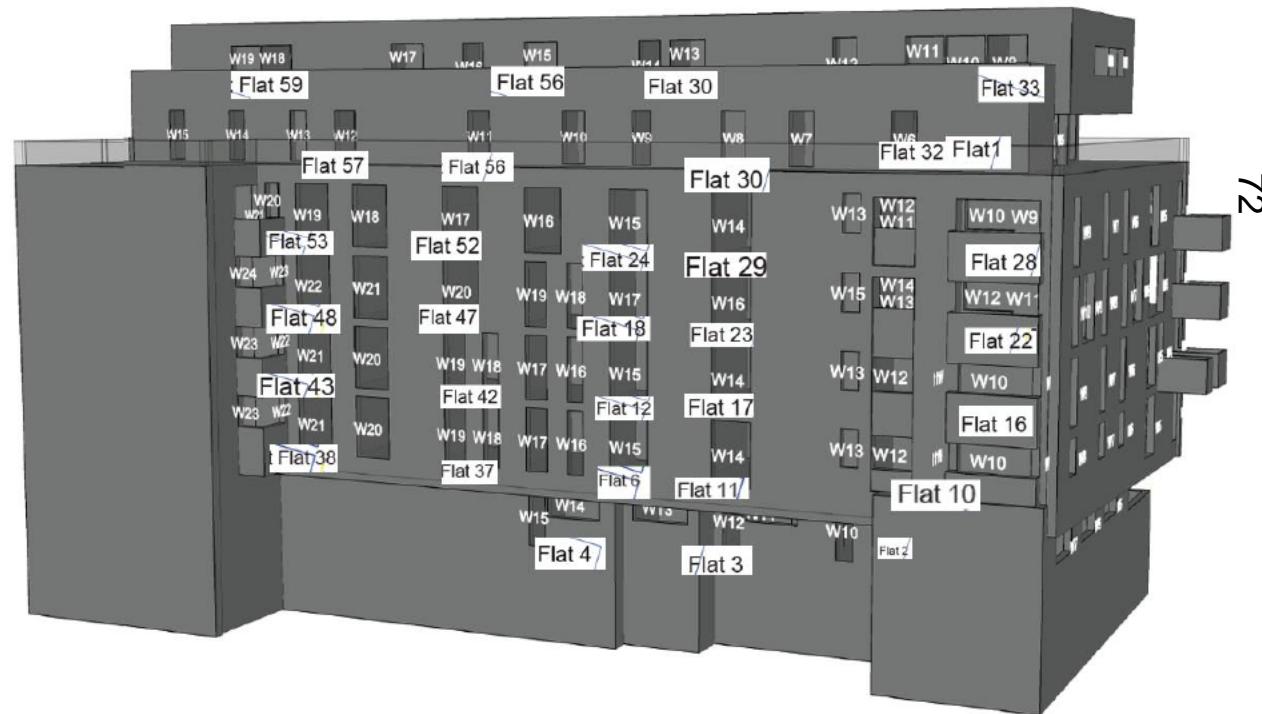
Address	# of windows tested	Windows that pass	20.1-29.9% loss	30-39.9% loss	40%+ loss	proposal VSC reduction range (2007 VSC range)
208 Bermondsey Wall East	11 (11)	11 (11)	0 (0)	0 (0)	0 (0)	-
2-10 (evens) Bevington Street	31 (31)	29 (29)	2 (2)	0 (0)	0 (0)	26.3% - 27.2% (22.2% - 23.1%)
210-212 Bermondsey Wall East	32 (32)	28 (28)	1 (1)	0 (0)	3 (3)	24.7% - 88.7% (24.7% to 86.9%)
1-13 (odds) Bevington Street	45 (45)	10 (10)	7 (16)	10 (2)	18 (17)	21.7% - 95.6% (20.4% to 95.6%)
8-14 Fountain Green Square	37 (37)	37 (37)	0 (0)	0 (0)	0 (0)	-
Fountain House, Bermondsey Wall East	55 (55)	55 (55)	0 (0)	0 (0)	0 (0)	-
14-28 Chambers Street	99 (99)	94 (95)	2 (2)	1 (1)	2 (1)	26.3% - 58.5% (20.5% to 49.3%)
Luna House	171 (171)	164 (167)	4 (2)	3 (2)	0 (0)	21.4% - 38.9 % (25.4% to 33.5%)
Axis Court	128 (128)	64 (75)	8 (13)	14 (22)	42 (18)	20.2% - 95.5% (20.7% to 100%)
Total	609 (609)	492 (507)	25 (36)	28 (27)	65 (39)	



Axis Court

11 fewer properties will be BRE compliant in terms of daylight level and 24 properties will experience VSC reductions of greater than 40% .

However, the majority of changes will be less than 3 VSC.



Ground/First floor uses

Use Class	Existing sqm	Proposed sqm	Change +/- sqm
Ancillary residential uses (use class C3) Building A	0	Resident's Lounge 103	+695
		Spa (inc changing) 95	
		Swimming Pool 179	
		Cinema Room 43	
		Fitness suite 46	
		Gym 229	
Use Class A/B1 Building B	150	78	72
Use Class A/B1 Building C	127	86	41
Ancillary residential uses (use class C3) Building C	0	Resident's amenity 104	+104
Ancillary residential uses (use class C3) Building D	0	Resident's amenity 120	+120
Total Use Class A/B1	277	164	113
Total Ancillary residential uses (use class C3)	0	919	+919



Proposed amenity

Proposed commercial



Public Realm / Other



	Proposed sqm
Public realm	4,880 (+260 from consented position)
Communal external amenity (for residents use only)	
Building A	321*
Building B	921
Building C	844
Building D	0
Play space	470

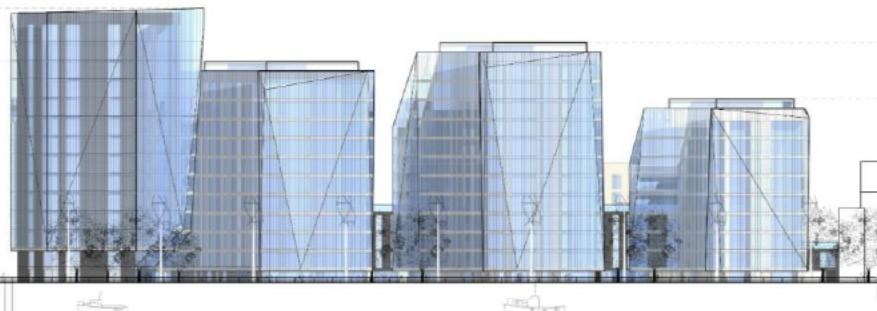
	Existing	Proposed	Change +/-
Urban Greening Factor	2.9	No amendments proposed to landscaping plan / UGF of 4.0 to be secured via condition and assessed at submission of details stage	Increase of +1.1 to be secured by condition
Car parking spaces	163	124 car parking space (including 56 Blue Badge spaces)	-39
Cycle parking spaces	450	670	+220

CO2 savings beyond Part L Building Regulations	65% over Part L 2021 at Be Lean Stage minimum offset payment of £280,107 proposed
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Proposed Scheme Elevation

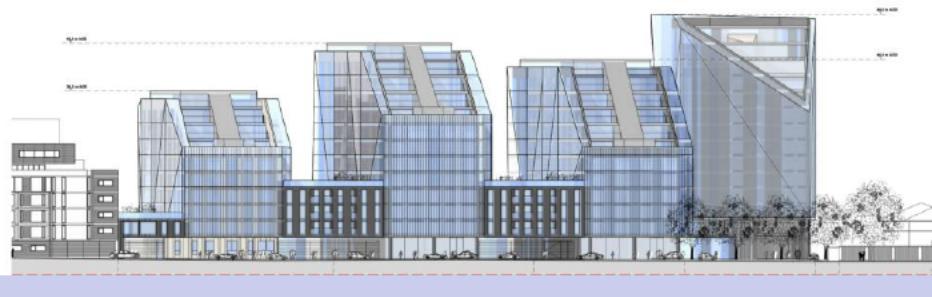
Existing: Proposed Elevations: North
080 P2

Proposed: 080 P3



Existing: Proposed Elevations: South
081 P3

Proposed: 081 P4



S106 and Planning Obligations – Deed of variation

- Deliver & Service Bond £2,790
- Car club Membership residents for 3-years + commercial 1 year.
- CPZ Parking Permits not be permitted for any use classes
- Membership to the Cycle Hire scheme 3 years
- archaeological matters £11,171
- Carbon offset contribution of £280,107 proposed
- Employment and enterprise contributions
- Commitment and provision to ensure Blocks F and G will not be subject to service change requirements associated with these amendments
- Public access to open space and the children's playspace

79

CIL

- gross estimated CIL £493,564.16

In addition to the delivery of the 182 affordable housing onsite, the following contributions have already been paid in full under the approved s106 agreement.

Secured s106 Contributions to date: £1,166,294.23

Summary

- Some degree of impact to neighbouring amenity (as was the case under the original permitted development) but that impact is relatively limited beyond what has been consented
- Complies with current dwelling size standards and fire safety requirements,
- Lower carbon emissions (change from gas powered boilers to ASHP)
- Delivery of publicly accessible Thames Path
- Increase in publicly accessible playspace,
- Benefits of the redevelopment of the site to provide new housing and delivering the vision and objectives of the development plan including site allocation (NSP15),
- local job opportunities through construction and operation, and
- Delivery of secured planning obligations

Meeting Name:	Planning Committee (Major Applications) A
Date:	22 July 2025
Report title:	Addendum report Late representations, clarifications, corrections, and further information
Ward(s) or groups affected:	North Bermondsey, Borough and Bankside & London Bridge & West Bermondsey
Classification:	OPEN
Reason for lateness (if applicable):	Clarifications to published reports and response to further public comments
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, and to respond to further public comments received in respect of items 24/AP/3800 and 24/AP/3801 on the main agenda.

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:

Late representations received

Item 6.4: 24/AP/3801 - Chambers Wharf, Chambers Street, London, SE16 4XQ

Late objections

4. A further three objections were received in relation, including a PDF with detailed commentary. The main focus of the objection is related to the following points:
 - Loss of light to Axis Court as a result of increase in height and massing to building;

- Request that building height should not be taller than Luna House;
- Extensive consultation years ago and the height of the new building was very contentious and it was agreed that the height would be restricted;
- View that more than 60% of Axis Court are tenants so the number of people who responded is not representative of level of local concern;
- Severity of damage to studios and 1 windowed flats in Axis Court is not accounted for by the planning officers, particularly in the context the Chocolate Studios appeal (APP/U5360/W/23/3318030);
- Lack of NSL commentary in officers report in relation to Axis Court; and
- Objection to officers' response regarding request to condition seeking to limit increases to height of building A's

Officer response

5. Loss of light to Axis Court and the height of the proposed buildings, including requests to limit the height of Building A, are considered in full in the officer's report.
6. As set out in the BRE guidance (Site layout and planning for daylight and sunlight, BRE, 2022) :

'The advice .. is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.'

Officers have had regard to the appeal mentioned by the objector and the approach the inspector took in that appeal. Nonetheless, the reductions in daylight and sunlight are similar to the consented scheme and the impacts considered acceptable.
7. Due regard has been given to NSL (no sky line) and APSH and WPSH (annual probable and winter probable sunlight hours) in officers' assessment of the development. Officers consider VSC (vertical sky component) is the principal criterion to assessing impacts to Axis Court in this instance as this metric gives an indication of the daylight provided to this property. It is acknowledged that there will be noticeable reductions from the baseline scenario (the warehouses building existing in 2007). The levels of VSC reduction in this instance are considered acceptable for this site which is allocated in the Southwark Plan 2022 which establishes an expectation of height and density on this site.

Conclusion of the Director of Planning and Growth

8. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that there should be one putative reason for refusal as set out in the officer report and updated through this addendum, which would form the basis for defending the appeal

PURPOSE

9. 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

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

FACTORS FOR CONSIDERATION

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

ITEM 6.1: 24/AP/3803 & 24/AP/3804 - New City Court, 4-26 St Thomas Street, London, SE1 9RS

Corrections on the main report

Recommendation in paragraphs 1-4, 485 and 486:

12. Officers would like to add an item into the recommendation to allow for minor edits be made to the proposed conditions, for example to the conditions regarding Whole life carbon (condition 36 in appendix 1) and Circular economy (condition 37) in response to comments from the GLA and the applicant's agreement to improve the BREEAM rating to "outstanding" in condition 35. This is added as item 3 in the recommendation list, so that the revised recommendation now reads as:

1. *That planning permission be granted for application ref. 24/AP/3803 subject to conditions, the completion of a section 106 legal agreement and referral to the Mayor of London; and*
2. *That listed building consent be granted for application ref. 24/AP/3804 subject to conditions; and*
3. *That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and*
4. *That the Planning Committee in making its decision has due regard to the potential equalities impacts that are outlined in the report; and*
5. *In the event that the requirements of paragraph 1 above are not met by 31 October 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the report.*

Paragraph 406

13. To correct that Guy's and St Thomas Foundation did not reference "loss of daylight and sunlight" in its comments on the earlier appeal schemes, so these words should be deleted from the text in paragraph 406.

Representation from Living Bankside

14. A representation from Living Bankside was received this morning to the planning application which was copied to the Committee.
15. This is summarised that:
 - Living Bankside support the principle of an appropriate development and genuine benefits a scheme could provide, and support the proposal in principle if mitigations and tangible benefits are further developed which are currently not adequate to address the significant harms.
 - The representation lists 11 objections and areas contrary to the development plan, such as daylight and sunlight, absence of consideration on those with protected characteristics, negative impact on heritage assets and local townscape, poor consultation and carbon output.
 - Two positive aspects of the listed building restoration and public realm improvements are noted.
 - This application does not adequately satisfy the objectives and ambition of the Council which seek to improve our neighbourhoods and most importantly the lives of people of Southwark.
 - Further discussion and collaboration between the applicant, Southwark Council, Ward Cllrs, the local community and Living Bankside that the potential positive impacts of this scheme could be improved to be an exemplary of social regeneration.
 - Living Bankside set out 15 examples for how scheme could be improved, such as amending the massing to reduce daylight losses, taking into consideration the needs of protected characteristics from noise, engagement with those who were unable to engage, consult the community on the construction and servicing plans, include privacy measures, contributions to open space and local heritage, require more open space, ensure the jobs and training are provided to local people and businesses, and restrictions on retail etc.
 - Recommend the Committee approve this application if the applicant is willing to include further mitigations. changes and provide further detail on additional necessary tangible benefits - examples proposed above. If further mitigations and direct tangible benefits are not forthcoming then regrettably, Living Bankside proposes that the Committee reject this application.

Conclusion of the Director of Planning and Growth

16. Following consideration of the additional response, 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, that the listed building consent should be granted plus the delegated authority to make minor modifications to the conditions.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

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

ITEM 6.2: 25/AP/0524 - TIMBER SQUARE (PHASE 2), 63 EWER STREET, LONDON, SE1 0NR

Corrections on the main report

Recommendation in paragraphs 1-4, 485 and 486:

19. Officers would like to add an item into the recommendation to allow for minor edits be made to the proposed conditions, for example to amend triggers where appropriate so to add to the recommendation:

That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and

Late representations

20. Late comments were received from two organisations: the Conservation Area Action Group (CAAG) and Living Bankside which are summarised below:

CAAG

21. CAAG object to the application for a number of reasons:

- Lack of housing on the site
- Loss of Sui Generis floorspace
- Inadequate public open space
- Lack of active frontages for retail, community of leisure use
- Impacts on heritage matters
- Impact from height mass and bulk
- Poor public consultation by the applicant and the council

22. The lack of housing, active frontages, impacts on heritage matters and

consultation are addressed in the committee report. The public open space the scheme provides would be 2,269sqm on the ground floor and podium.

Living Bankside

23. Living Bankside support the scheme in principle but feel that the impacts of the scheme outweigh the benefits. The harms they identify include:
 - a. Impact on daylight and sunlight for residents to the south
 - b. Impact on heritage assets and townscape
 - c. Lack of housing
 - d. Poor consultation
 - e. Construction noise
 - f. Lack of green space
 - g. Concern the jobs won't benefit local residents
 - h. Lack of commitment to local procurement
 - i. Impact on businesses whose owners have protected characteristics
24. These matters, as for the comments from CAAG are addressed in the report. The applicant and the applicant met a representative of Living Bankside in November 2024 to present the proposal.
25. Regarding the impact on businesses whose owners have protected characteristics, they are at 52 Ewer Street, across the viaduct and on the ground floor. Being commercial properties, the expectation of natural daylight would be limited, the business being a nail salon and a café. They were not assessed but the impact on them from the scheme would be negligible.

Conditions

26. The condition for plans in the main committee report was not included, officers ask the committee to add the following as approved plans to the condition:

Location Plan

- 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080100 P01 - Existing - Site Location Master Plan
- 0869_A01-HBA-ZZZ-100L-DR-A-080101 P01 - Existing - Site Location Plan - Arches - Ground Floor Level
- 0869_A01-HBA-ZZZ-101L-DR-A-080102 P01 - Existing - Site Location Master Plan - Podium - First Floor Level

Proposed Plans, Elevations and Sections

- 0869_A01-HBA-ZZZ-100L-DR-A-080105 P01 - Proposed Ground Floor GA Plan
- 0869_A01-HBA-ZZZ-100M-DR-A-080106 P01 - Proposed Ground Floor Mezzanine GA Plan
- 0869_A01-HBA-ZZZ-101L-DR-A-080107 P02 - Proposed First Floor GA Plan
- 0869_A01-HBA-ZZZ-101M-DR-A-080108 P01 - Proposed First Floor Mezzanine GA Plan
- 0869_A01-HBA-ZZZ-102L-DR-A-080109 P01 - Proposed Second Floor GA Plan
- 0869_A01-HBA-ZZZ-103L-DR-A-080110 P01 - Proposed Third Floor GA Plan
- 0869_A01-HBA-ZZZ-104L-DR-A-080111 P01 - Proposed Fourth Floor GA Plan
- 0869_A01-HBA-ZZZ-105L-DR-A-080112 P01 - Proposed Fifth Floor GA Plan

0869_A01-HBA-ZZZ-106L-DR-A-080113 P01 - Proposed Sixth Floor GA Plan
 0869_A01-HBA-ZZZ-107L-DR-A-080114 P01 - Proposed Seventh Floor GA Plan
 0869_A01-HBA-ZZZ-108L-DR-A-080115 P01 - Proposed Eighth Floor GA Plan
 0869_A01-HBA-ZZZ-109L-DR-A-080116 P01 - Proposed Ninth Floor GA Plan
 0869_A01-HBA-ZZZ-110L-DR-A-080117 P01 - Proposed Tenth Floor GA Plan
 0869_A01-HBA-ZZZ-111L-DR-A-080118 P01 - Proposed Eleventh Floor GA Plan
 0869_A01-HBA-ZZZ-112L-DR-A-080119 P01 - Proposed Twelfth Floor GA Plan
 0869_A01-HBA-ZZZ-113L-DR-A-080120 P01 - Proposed Thirteenth Floor GA Plan
 0869_A01-HBA-ZZZ-114L-DR-A-080121 P01 - Proposed Fourteenth Floor GA Plan
 0869_A01-HBA-ZZZ-115L-DR-A-080122 P01 - Proposed Fifteenth Floor GA Plan
 0869_A01-HBA-ZZZ-116L-DR-A-080123 P01 - Proposed Sixteenth Floor GA Plan
 0869_A01-HBA-ZZZ-117L-DR-A-080124 P01 - Proposed Roof GA Plan
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080203 P01 - Proposed South GA Elevation
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080204 P01 - Proposed North GA Elevation
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080205 P01 - Proposed East Building East and West GA Elevations
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080206 P01 - Proposed West Building East and West GA Elevations
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080207 P01 - Proposed Ground Floor Arches Elevations
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080208 P01 - Proposed Level 01 Elevations
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080302 P01 - Proposed East and West Building GA Long section
 0869_A01-HBA-ZZZ-ZZZZ-DR-A-080303 P01 - Proposed East and West Buildings GA Short Sections

Conclusion of the Director of Planning and Growth

27. Following consideration of the additional response, 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, that the listed building consent should be granted plus the delegated authority to make minor modifications to the conditions.

REASON FOR URGENCY

28. 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

29. 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	Resources Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403