

Planning Committee (Major Applications) A

Tuesday 14 October 2025

6.30 pm

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

Supplemental Agenda No. 1

List of Contents

Item No.	Title	Page No.
7.	Development Management	1 - 56
	Tabled items: addendum report and members' pack	

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Webpage: www.southwark.gov.uk

Date: 14 October 2025

Meeting Name:	Planning Committee (Major Applications) A
Date:	14 October 2025
Report title:	Addendum report Late representations, clarifications, corrections, and further information
Ward(s) or groups affected:	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, representations and further information received in respect of the following items on the main agenda. These were received after the preparation of the report(s) and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

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

ITEM 7.1: 25/AP/0772 - Site Known as Snowsfields Quarter including 92-95 Snowsfields, 96 Snowsfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowsfields (the Former Margaret House), London, SE1 3SS

Late objections

4. A further objection was received in relation to application 25/AP/0772, which was submitted as a PDF and published on the Council's planning register. In total 127 consultation responses have been received, 96 through the planning register and 31 by email, including some response with multiple appendices. This total number includes 22 from previous or repeat submitters. This included 110

objections, 15 comments of support, and 2 neutral comments. Officers note the total is incorrectly stated as 130 in the main officer's report, however this was due to double counting of some submissions which include appendices.

5. The main focus of the further objection received relates to the following points:
 - Objection in response to letter from Guy's and St Thomas' NHS Foundation Trust and Velocity's further Blue Badge Parking survey
 - Objection as these documents were submitted late in the process and do not provide new information
 - Objection to patient transport plan
 - Objection due to disagreement with the findings of parking survey results

Officer response

6. Transport matters and equalities impacts are assessed in full in the main officer's report, and the updated survey from Velocity was considered in the assessment in the main report. The applicant's further responses were intended to provide clarifications only, including an additional on-street survey taken in September, during the school term time, which confirmed that the findings from the August survey were consistent with the findings taken in September. As assessed in the main report, officers consider that on-street parking on Snowfields and the northern extent of Kipling Street may not be possible during construction. The applicant's findings indicate that there would be sufficient surplus blue badge parking within 150m of the entrances of the Hospital to accommodate increased demand associated with the loss of the car park, even when blue badge parking on Snowfields and Kipling Street is not considered.

Conditions

7. The applicant has agreed to amended Condition 27 as shown below to specify the locations of obscure glazing to be incorporated into the design to mitigate privacy impacts. Condition 27 shall be updated to include the following additions in **bold**:

27. Details of the means of enclosure Details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall be carried out in accordance with the details approved and the boundary treatment shall be provided prior to the occupation of the building and maintained as such thereafter.

The following obscure glazing shall be incorporated in the design for approval and shall be maintained as approved for the lifetime of the development:

- **Stairwell windows on southern façade of Plot 1,**
- **Lower level windows on southern façade of Plot 1 as shown in section 5.2.3 figure 11 of the Design and Access statement, and**

- **Eastern ground floor windows of Plot 2 adjacent to Guy Street Park as shown in section 6.1.6 figure 20 of the Design and Access statement.**

Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

8. For the avoidance of doubt, the applicant has agreed to add an additional compliance condition, Condition 65, which shall incorporate the wording below and the full list of plans as shown in the recommendation in Appendix 1 of item 7.1 25/AP/0772.

65. The development shall be carried out in accordance with the following approved plans:

[Full list of approved plans in the recommendation in Appendix 1 of item 7.1 25/AP/0772 to be inserted]

Reason:

For the avoidance of doubt and in the interests of proper planning.

Corrections to main report

9. Correction to Paragraph 5 summary table: The table indicates 4 electric vehicle charging points are proposed. However, no car parking spaces are offered. The proposal features only loading bays and an electric cycle parking and charging bay is proposed in the service yard for delivery use only.
10. Correction to Paragraph 5 summary table: The table states the incorrect heights for Plots 1 and 2, however the correct heights are referred to in the body of the officer's report and the correct heights are referenced in recommended Condition 63 which secures the maximum heights. The correct heights for all proposed buildings are:
 - Plot 1 – Maximum height of +39.6m AOD (At Ordnance Datum)
 - Plot 2 – Maximum height of +69.55m AOD (At Ordnance Datum)
 - Plot 3 – Maximum height of +36.10m AOD (At Ordnance Datum)
11. Paragraph 21 incorrectly refers to the Community Floor space as being located at the ground and first floor of Plot 1. The Community Floor space in Plot 1 is proposed at the ground floor only, as correctly shown in the main Officers report in Figure 8 and on plan 350- DSD-P1-GF-DR-A-020100. This space has a Gross External Area of 108 m² (with Gross Internal Area of 102 m² / Net Internal Area of 97 m²). This space would be secured at a peppercorn rent under the agreed s106 heads of terms.
12. Paragraph 357 set out requirements for a s278 agreement. The application has agreed that this wording be amended to include a requirement to enter into a s38

adoption agreement, in relation to the land being offered up for adoption as public footway. Accordingly, the introduction of paragraph 357 should be read with the following additions in bold:

Further to the above, the following requirements would be secured in relation to s278 improvements **and s38 adoption**:

Conclusion of the Director of Planning and Growth in respect of item 7.1 25/AP/0772

13. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that that planning permission in respect of Item 7.1. 25/AP/0772 be granted, subject to:
 - conditions as set out in the attached draft decision notice in Appendix 1;
 - referral to the GLA;
 - the timely completion of a Section 106 Agreement;
 - notification to the Secretary of State;
 - publication of this report (and any addenda and delegated reports) as necessary under the EIA regulations; and
14. 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.
15. In the event that the requirements of paragraph 13 above are not met by 01 February 2026, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 409 of the main report.

FACTORS FOR CONSIDERATION

16. An additional response has been received from a consultee in respect of the following items on the main agenda:

ITEM 7.2: 24/AP/3803 and 24/AP/3804 - New City Court, 4-26 St Thomas Street, London, SE1 9RS

Additional consultation response

17. An additional response from CAAG was received:
 - Stating that representatives will be attending the Committee meeting to again speak in objection.
 - Asking which members will be on the Committee.
 - Asking ahead of the meeting why in the Committee Report paragraph 128 it states no statutory consultees have objected "*and has no issues raised by statutory consultees*" when clearly statutory consultees have objected to the changes to the Kings Head Yard frontage and massing.

- Questioning how the Officer came to the decision that such advice allowed them to conclude that there was a reduction in harm resulting as “*from a middle range of less than substantial harm to a low middle range of less than substantial harm, which is welcomed*” at paragraph 124 when this has not been supported by Historic England. Similarly at paragraph 126 “*although those harms have been reduced by the most recent scheme amendments*” which Historic England and CAAG both contest strongly as ‘tokenistic’ and raised ongoing issues that such changes have not addressed. Suggests these would appear to be directly misleading the Planning Committee on what has changed, and should be clearly and objectively retracted ahead of the meeting.
 - Noting a mistake was made by Officers during the July Committee meeting which could have mislead the Committee (by suggesting Historic England “supported” the application). Fortunately, the Member later corrected the officer. Ask that the Constitutional team can and will assure that such mistakes by officers will not be repeated in this meeting.
 - CAAG objects to the listed building consent application too, in terms of the information submitted with the application that reference the Victorian screen on Kings Head Yard, the harmful impacts of the historic yard from its removal and replacement with a taller structure, and the lack of features to enliven the yard and enhance its character.
18. Officer responses: Paragraph 128 relates to the listed building consent application (to which no consultees objected), not the planning application. On the planning application the objections received from consultees and local groups/organisations have been summarised within the supplementary report for the recent revisions and in the report to the July Committee. As set out in the supplementary report, Officers consider that the reduced massing of the eastern side has reduced some of the harm to heritage assets, even if consultees consider them to be “tokenistic” and “modest”. Decision makers are not required to adopt the same view as HE or CAAG but to consider all planning matters before them. Officers are not misleading the Planning Committee, the report clearly sets out the responses from HE and CAAG in the relevant report paragraphs. CAAG’s recent objection to the LBC application is noted, repeating its objection to the proposal along the yard which are included in the planning application; the harms associated the locally listed Kings Head Yard screen demolition and replacement building having been included in the report’s assessment of the planning application.

Conclusion of the Director of Planning and Growth in respect of item 7.2 24/AP/3803 and 24/AP/3804

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

REASON FOR URGENCY

20. Applications are required by statute to be considered as speedily as possible. The applications have 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

21. The additional responses 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

Welcome to Southwark Planning Committee A Majors 14 October 2025

MAIN ITEMS OF BUSINESS

Item 6 - To release £742,188 from Section 106 agreements to be applied to landscape improvements for Guy Streets Park

Item 7.1 - 25/AP/0772- Site Known As Snowsfields Quarter including 92-95 Snowsfields, 96 Snowsfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowsfields (the Former Margaret House), London, SE1 3SS

Item 7.2 - 24/AP/3803 & 24/AP/3804 - New City Court, 4-26 St Thomas Street, London, SE1 9RS



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 6 -To release £742,188 from Section 106 agreements to be applied to landscape improvements for Guy Streets Park



CGI – Aerial view Guy Street Park

ILLUSTRATIVE CONCEPT MASTERPLAN



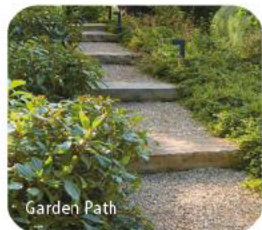
Contemplation Shade Garden



Fitness Zone: Hoop & Informal Activities



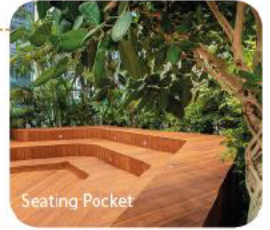
Re-surfaced Multi-use Sports Court



Garden Path



Terraced Seating



Seating Pocket



Lawn Area



Bio Swale

Reef Group



EXTERIOR ARCHITECTURE

Estimated amount	Description
£150 per SQM / c3,900 = £585,000 + VAT = £702,000	Main works contract
£ 70,200	Main works contingency at 10%
£95.94 per SQM / c3,900 = 374,166	Fees, surveys and other project costs
£1,146,366	Total project cost to deliver

Amount	Details of funding	Status	Purpose
£400,000.00 (index linked)	Proposed for approval under Snowfields Quarter application 25/AP/0772	Recommended for approval	Improving Guy Street Park
£742,188.00	S106 funding	To be secured through recommended release	Various; see table in paragraph 1
Total:	£1,142,188.00		

Planning application reference	Spend category	Address	S106 Contribution
<u>13/AP/1403</u>	Public Realm Improvements	Kings Reach Tower, Stamford Street, SE1 9LS	£1,603.51
<u>11/AP/1341</u>	Public Realm Improvements	St Ives House, 22 Lavington Street, SE1 0NZ	£2,708.52
<u>11/AP/3510</u>	Public Realm Improvements	16 Winchester Walk, SE1 9AG	£10,000.00
<u>08/AP/0351</u>	Public Realm Improvements	Newspaper House, 40 Rushworth Street, SE1 0RB	£6,043.00
<u>12/AP/2702</u>	Public Realm Improvements	Marshall House, 6 Pages Walk, SE1 4SB	£20,000.00
<u>14/AP/1302</u>	Play, Children's Play Equipment and Sports Development	Fielden House, 28-42 London Bridge Street and 21-27 St Thomas Street, SE1	£240,827.13
<u>15/AP/4072</u>	Play, Children's Play Equipment and Sports Development	175-179 Long Lane, SE1 4PN	£11,762.00
<u>12/AP/1784</u>	Parks and Public Open Space	1-16 Blackfriars Road, SE1	£109,356.82
<u>16/AP/3020</u>	Parks and Public Open Space	Car Park, 5-11 Pope Street, SE1	£52,258.17
<u>18/AP/3229</u>	Play, Children's Play Equipment and Sports Development	2-4 Melior Place, SE1 3SZ	£7,189.14
<u>20/AP/0489</u>	Play, Children's Play Equipment and Sports Development	46-48 Grange Walk, SE1 3DY	£3,931.80
<u>12/AP/2062</u>	Parks and Public Open Space	Guys Hospital, Great Maze Pond, SE1 9RT	£276,507.91
Total			£ 742,188.00

Recommendation

Officers recommended that approval be granted to release £742,188.00 from the Section 106 agreements for improvements to Guy Street Park as outlined in this report.

**Item 7.1- 25/AP/0772 – Site Known As
Snowfields Quarter
Including 92-95 Snowfields, 96
Snowfields (The Miller Pub), NCP London
Bridge Car Park, And 111 Snowfields (the
Former Margaret House), London, SE1
3SS.**

**Demolition of the existing buildings and
the construction of three new buildings,
providing flexible commercial floorspace
(Class E (g)), ground floor retail (Class E
(a-b)), science on display (Class E(g)/F1),
community performance floorspace (Class
E/F1), a Public House (Sui Generis); cycle
parking, servicing, refuse and plant areas,
public realm and highway improvements,
and other works incidental to the
development.**



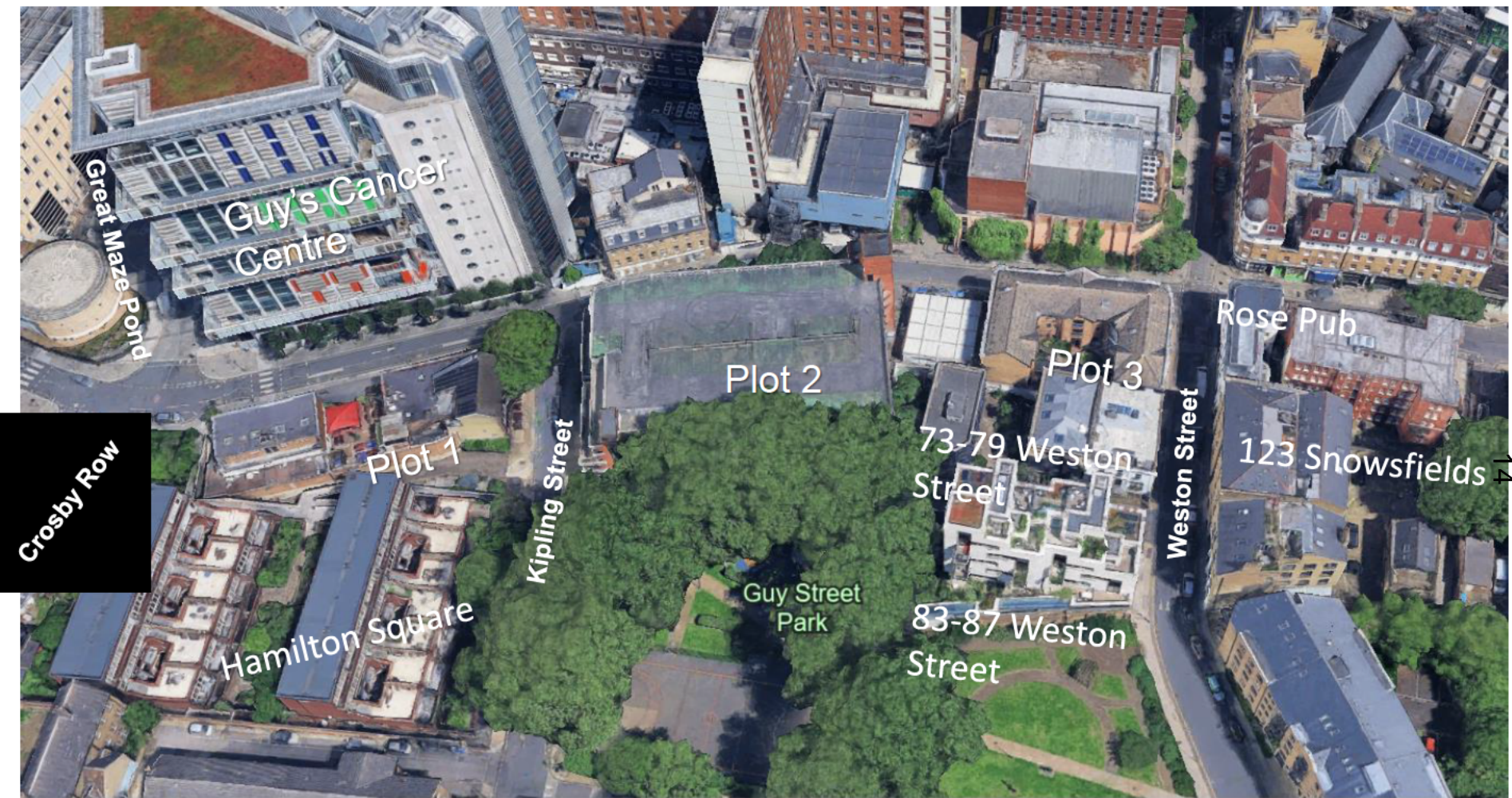
Proposed – View looking from southeast to northwest

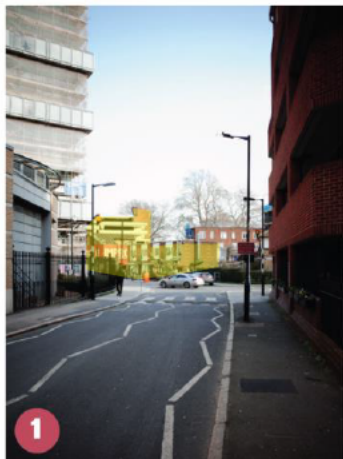


Proposed – View looking from north to south on Kipling St.

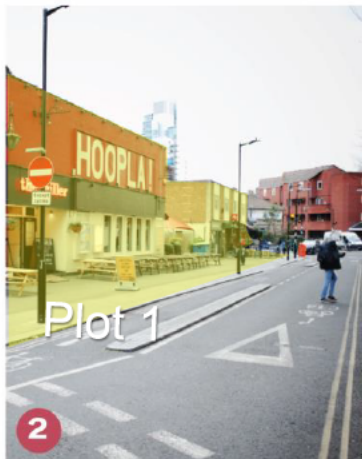
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Site location





1



Plot 1

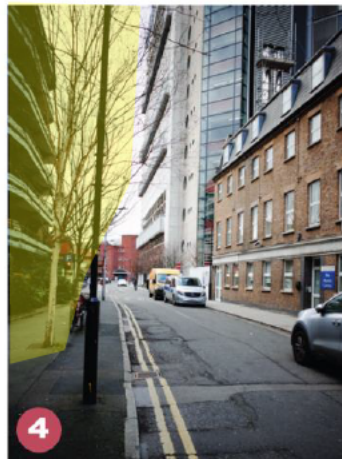
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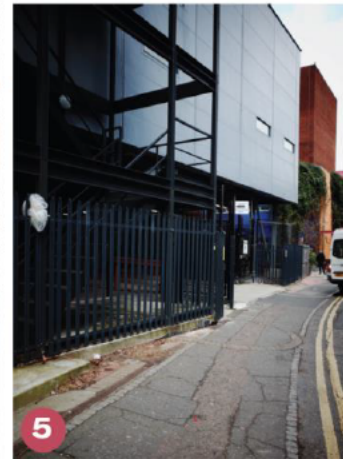
Plot 2

Plot 1

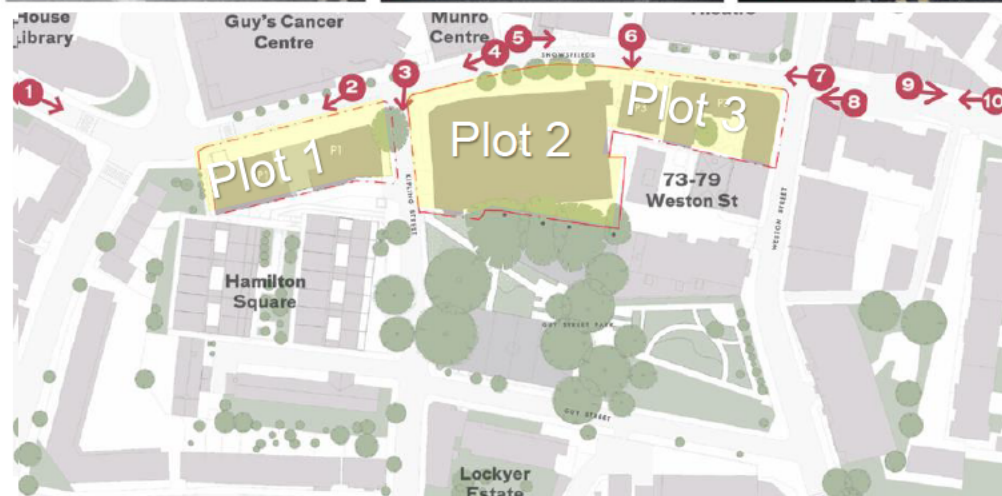
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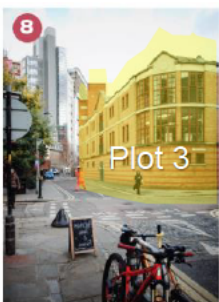
Plot 2

Plot 3



7

Plot 3



8

Plot 3



9



10

Engagement Summary

Consultation events

April - October 2023 Stage 1:

Listening exercise

- 10 pop-ups
- 2 door-knocking sessions
- 1 advertised drop-in event
- 17 stakeholder meetings

October - November 2023 Stage 2:

Reporting back and vision

- 2 advertised drop-in events
- 4 stakeholder meetings

November 2023 - January 2024

Stage 3: Early plans

- 2 advertised drop-in events
- 1 residents workshop
- 3 workshops with young people
- 4 stakeholder meetings

January - March 2024 Stage 4:

Detailed plans

- 2 advertised drop-in events
- 7 stakeholder meetings

March 2024 - January 2025 Stage 5:

Design update information sessions

- 2 advertised drop-in events
- 7 stakeholder meetings

Guy Street Park re-design : £43,000 spent on design

Hamilton Square security: £19,250 spent on design

Pre-application meetings with Council

Over 20 pre-application meetings including two

Council-led design review panels

Ongoing transport meetings local

stakeholder:

including post submission on 24/4/2025
and 20/8/2025

Sensitive design on Plot 3

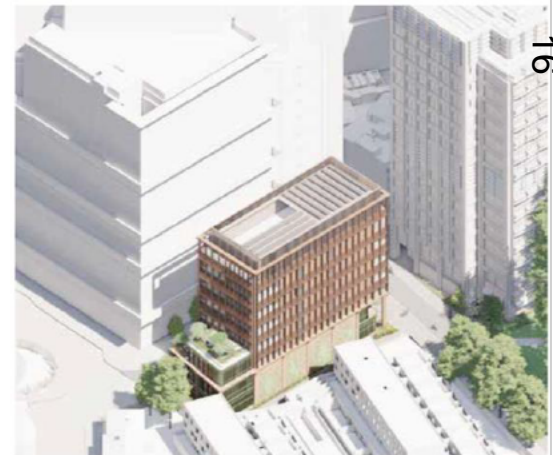


8.6m height reduction of Plot 1

Previous Massing



Proposed Massing



16

Consultation Responses

127 responses received.

**This included 110 objections, 15 comments of support, and 2 neutral comments.
This total number includes 22 from previous or repeat submitters.**

Main issues in include objections to / due to:

- heritage and character impacts
- concerns with proposed approach related to green space, landscaping, and trees
- contribution to crime and anti-social behaviour
- environmental impacts
- amenity impacts and other nuisance impacts, including construction impacts
- transport issues (during the developed stage and during construction stage)
- equalities impacts
- impacts on local schools and nurseries
- lack of utilities considerations
- concerns with planning obligations (including CIL) and benefits - lack of clear, binding community benefits (including commitment to deliver life science)
- energy performance and sustainability criteria
- local businesses impacts
- level of consultation undertaken

Consultation Responses – Support

Public comments:

15 comments of support, and 2 neutral comments

Letter of support were received from the following local business and from organisations:

Onsite

- Canela Espresso Bar - 93 Snowsfields
- Clubhouse Café - 94 Snowsfields
- SE1 Hair (hairdressers) - 95 Snowsfields
- The Miller (Pub) - 96 Snowsfields
- one neutral response from Hoopla Impro who are supportive of the proposal to re-provide the community space onsite

Other

- King's Health Partners Academic Health Sciences Centre
- King's College London - Office of the Vice-Chancellor & President
- Guy's and St Thomas' - Chief Executive Officer
- Morley College
- Essentia (submitted two letters)
- Catapult - Cell and Gene Therapy
- MedCity London / London & Partners
- SC1 London Life Sciences Innovation District

18

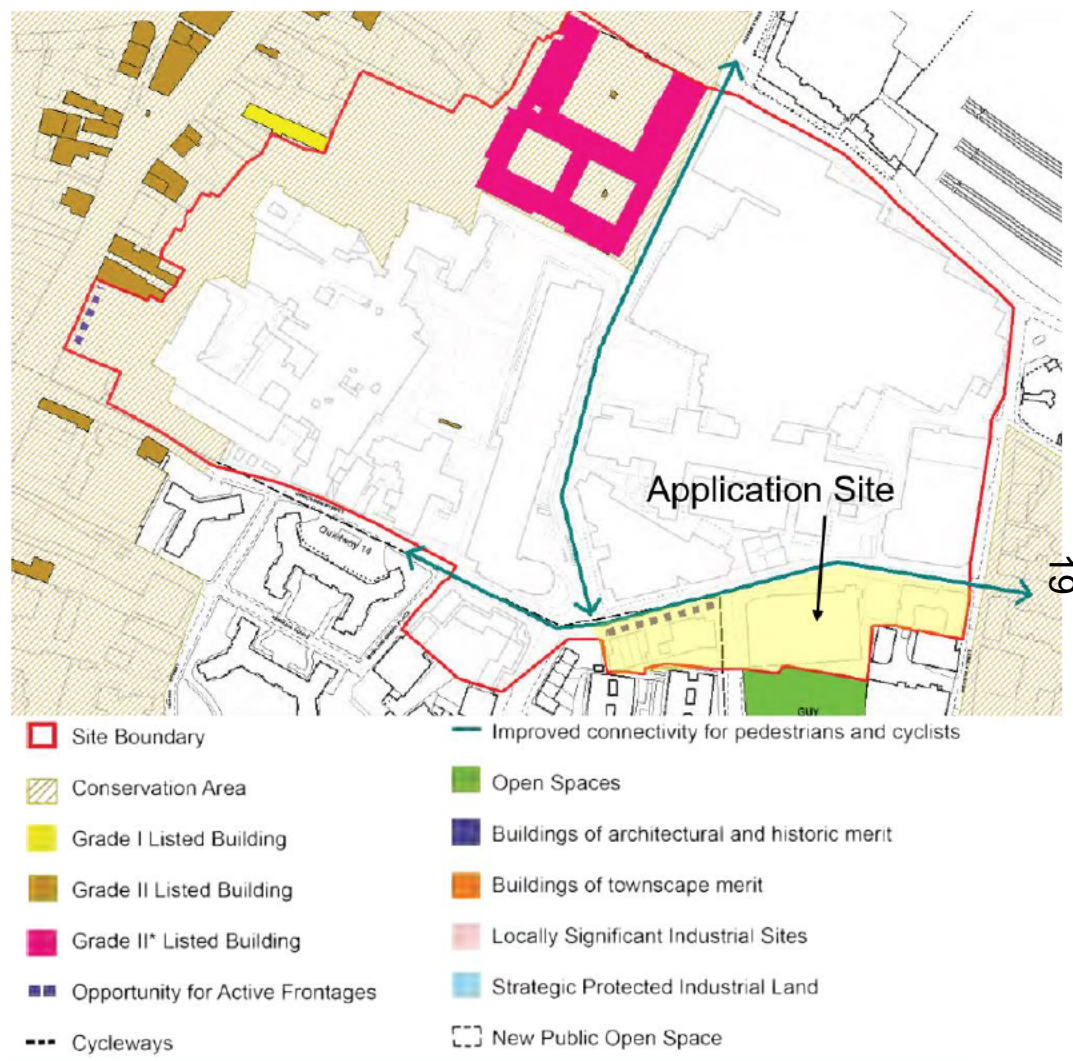
The site is subject site allocation **NSP52** London Bridge Health Cluster:

NSP52 Redevelopment of the site must:

- Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster; and
- Improve pedestrian movement and permeability through the site.
- Appropriate for tall buildings subject to consideration of impacts on existing character, heritage and townscape
- Scale of any new buildings should step down towards the site boundaries.

Other Designations include

- Area Vision - AV.11 London Bridge
- Tall buildings - Central Activities Zone
- Bankside, Borough and London Bridge Opportunity Area
- Team London Bridge Business Improvement District
- Strategic Cultural Area - South Bank Strategic Cultural Quarter



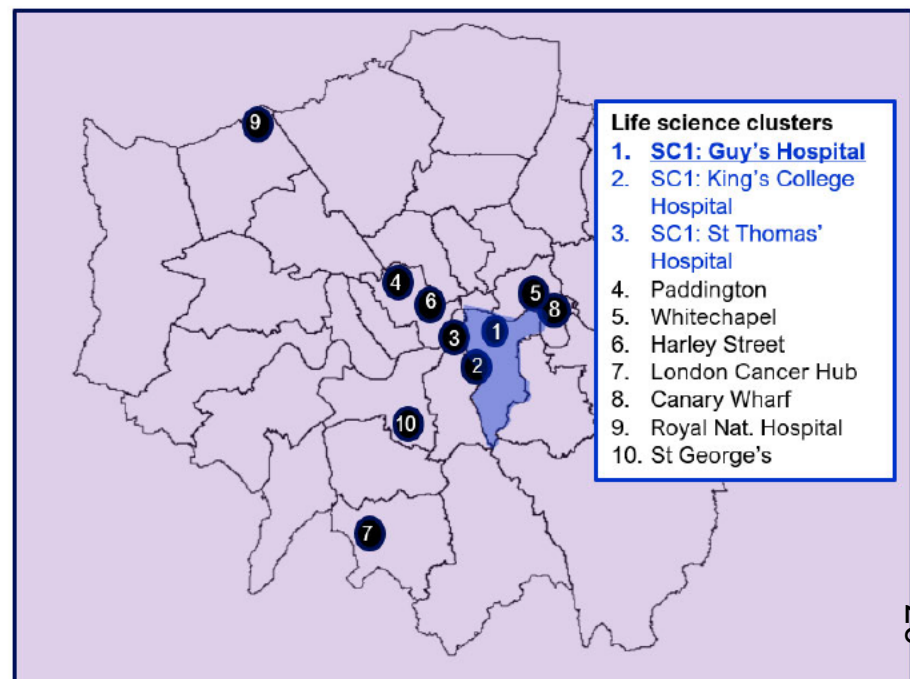
SC1 Life Sciences Innovation District

The London Growth Plan

Highlights key life science cluster in London with [SC1 Guy's Hospital](#) located at the heart of the city.

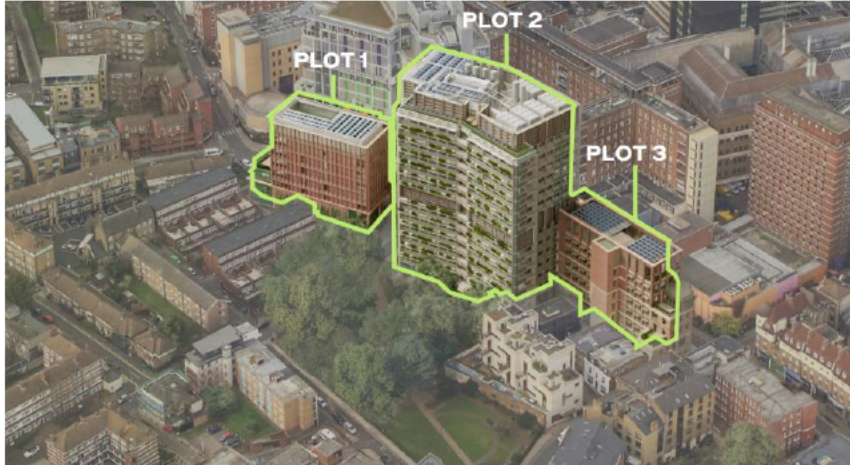
Prior to this application, life science development is yet to be established in this location.

This application would play a key part in supporting life science development in the SC1 cluster.



SC1 is a partnership between Lambeth and Southwark Councils, Guy's & St Thomas' NHS Foundation Trust, South London and Maudsley NHS Foundation Trust, King's College Hospital NHS Foundation Trust, King's College London, and the Guy's & St Thomas' Foundation (the Foundation), alongside a wider network of health innovation partnerships.

Proposed Development



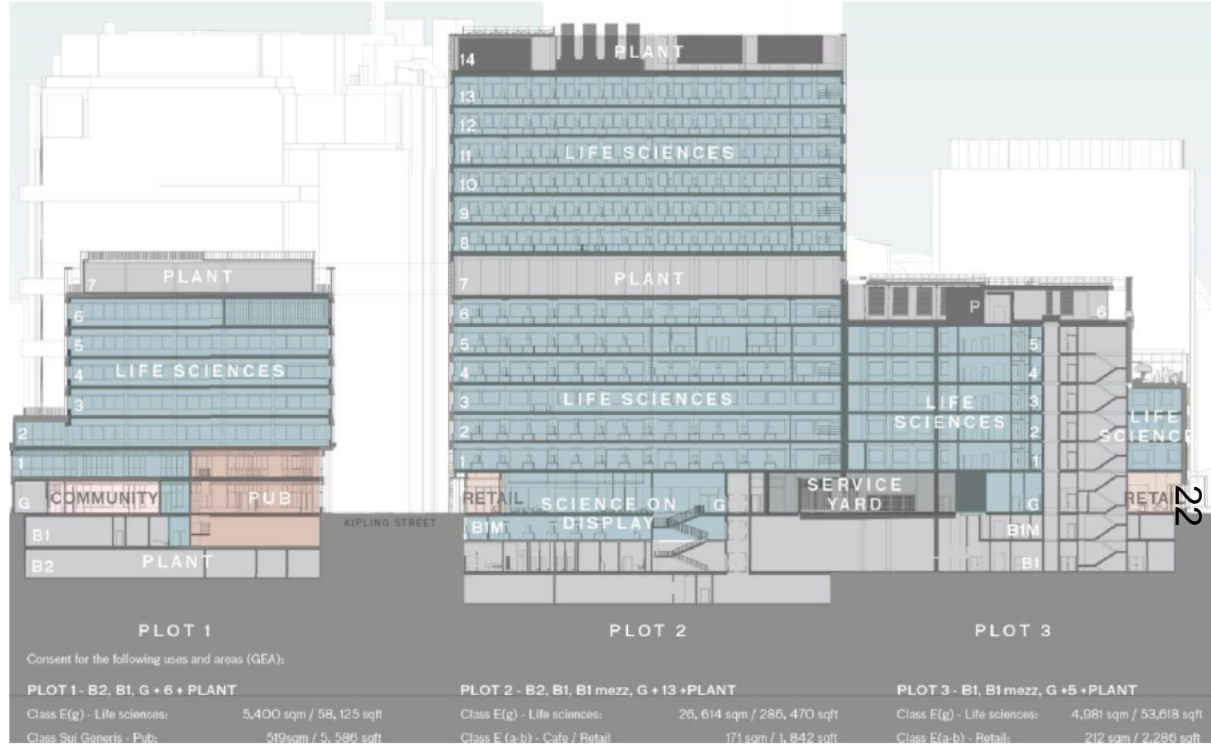
- demolition of all existing structures (loss of 478 parking spaces including 12 disabled bays in NCP garage)
- mixed-use life science scheme with replacement pub, café and new community floorspace (secured for Hoopla)
- 3 buildings 2 and 15-storeys:
 - Plot 1
 - 8-storey building
 - 2-storey basement
 - +39.6m AOD.
 - Plot 2 –
 - 15-storey building
 - 2.5-storey basement
 - +69.55m AOD comparable with The Cancer Centre
 - Plot 3
 - part 2-, part 4-, part 7-storey building
 - 2-storey basement
 - +36.10m AOD.
- site-wide landscaping to improve greening, biodiversity, and visual connection to the surrounding green spaces.

21

Proposed Development

Proposed Use Class	Proposed GIA (sqm)
Office/Lab (Class E (g))	32,466
Public House (Sui Generis)	458
Café/Retail (Class E (a-b))	306
Community Performance Floorspace (Class E/F1)	102
Science on Display Floorspace (Class E(g)/F1)	173
TOTAL	33,505

Existing Uses	Existing GIA (sqm)
Public House (Sui Generis)	729
Residential (Class C3)	117
Retail (Class E)	228
Car Park (Sui Generis)	13,350
Office (Class E)	1,178
Total	15,602



Affordable Workspace

10% affordable workspace will be delivered on the proposed uplift in commercial floorspace.

This is a provision of 3,290 sqm comprised of:

- 5% Community Performance Floorspace (c. 102sqm) – Hoopla will be secured as operator
- 5% Education space (c. 173 sqm) at a pepper corn rent
- 90% Affordable office and lab spaces (c. 3,015 sqm) Delivered to shell and core specification at a 25% discount to full market rent for a period of 30 years.



23

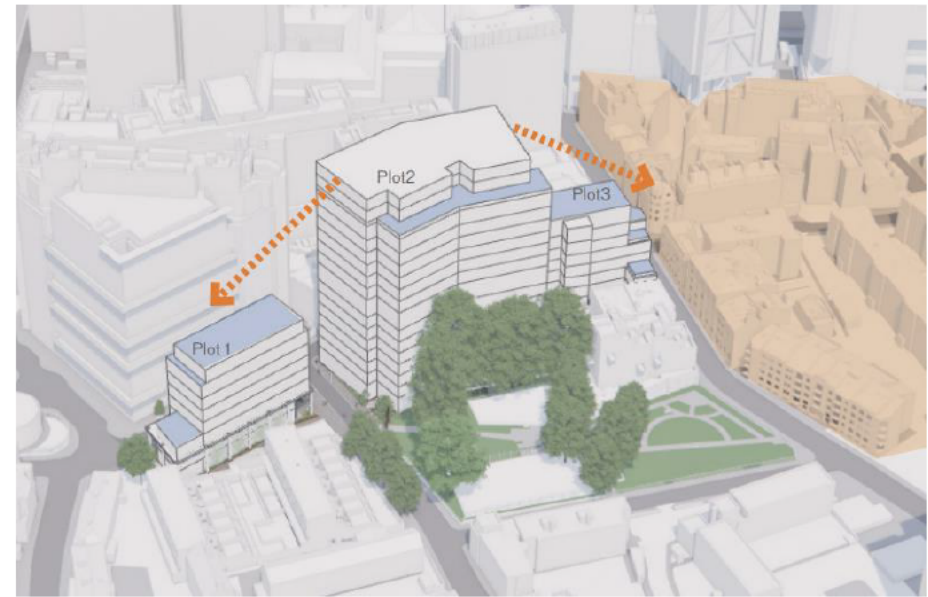
Design

- Plot 1 Steps down to west;
- Plot 2 features stepped back plant on south and cranked form aligned with Snowsfields; and
- Plot 3 dynamic form with lantern pavilion which sits atop the highly visible corner steps down to east to meet Conservation Area boundary and listed buildings.

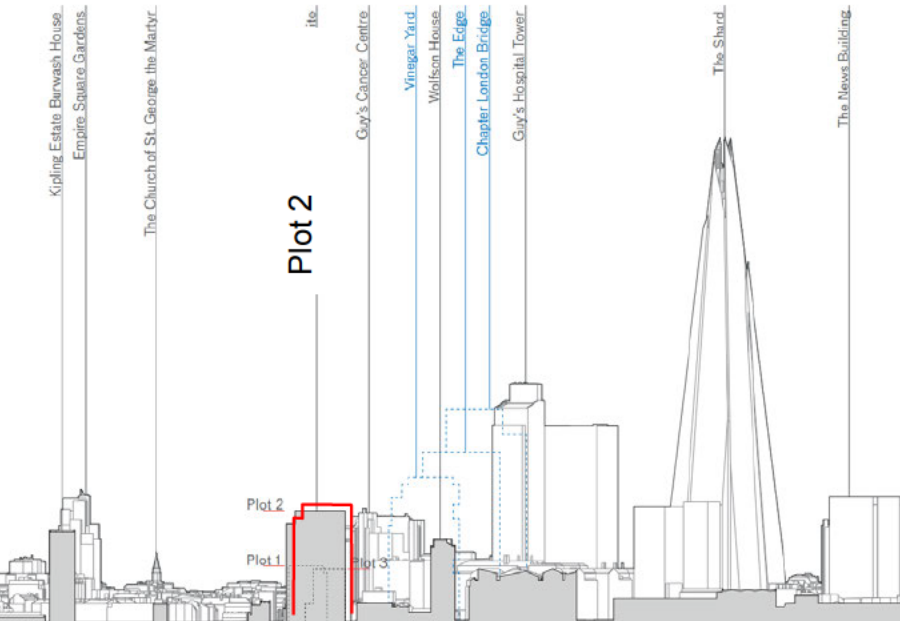


Design

- Plot 1 Steps down to west;
- Plot 2 Stepped back plant on south and cranked form aligned with Snowsfields; and
- Plot 3 dynamic form with lantern pavilion which sits atop the highly visible corner steps down to east to meet Conservation Area boundary and listed buildings.



25



Heritage

Less than substantial harm of very low to low level identified to Rose Pub (not significant in ES terms)



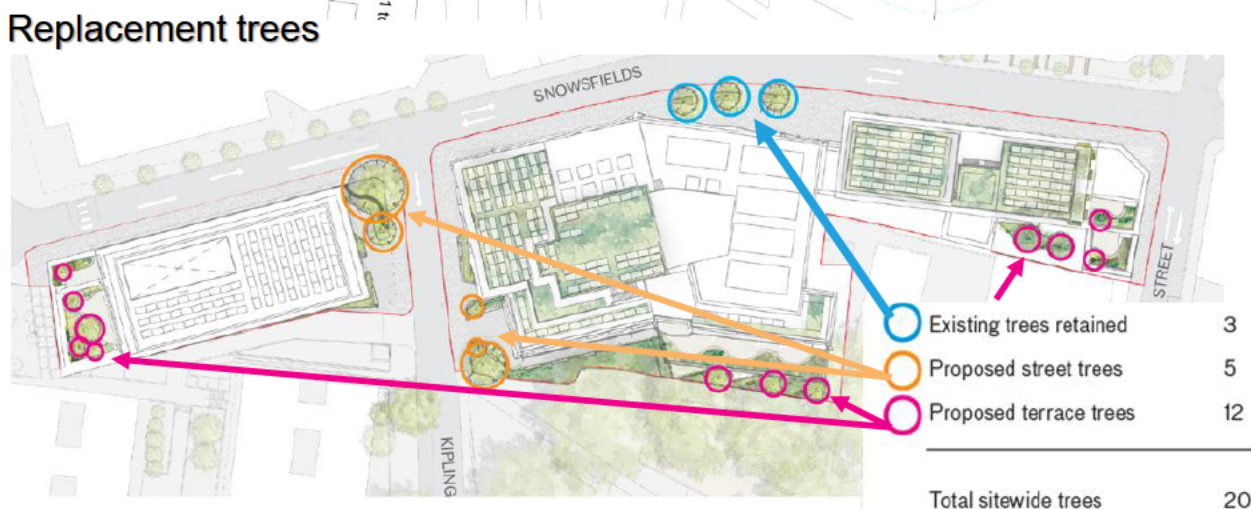
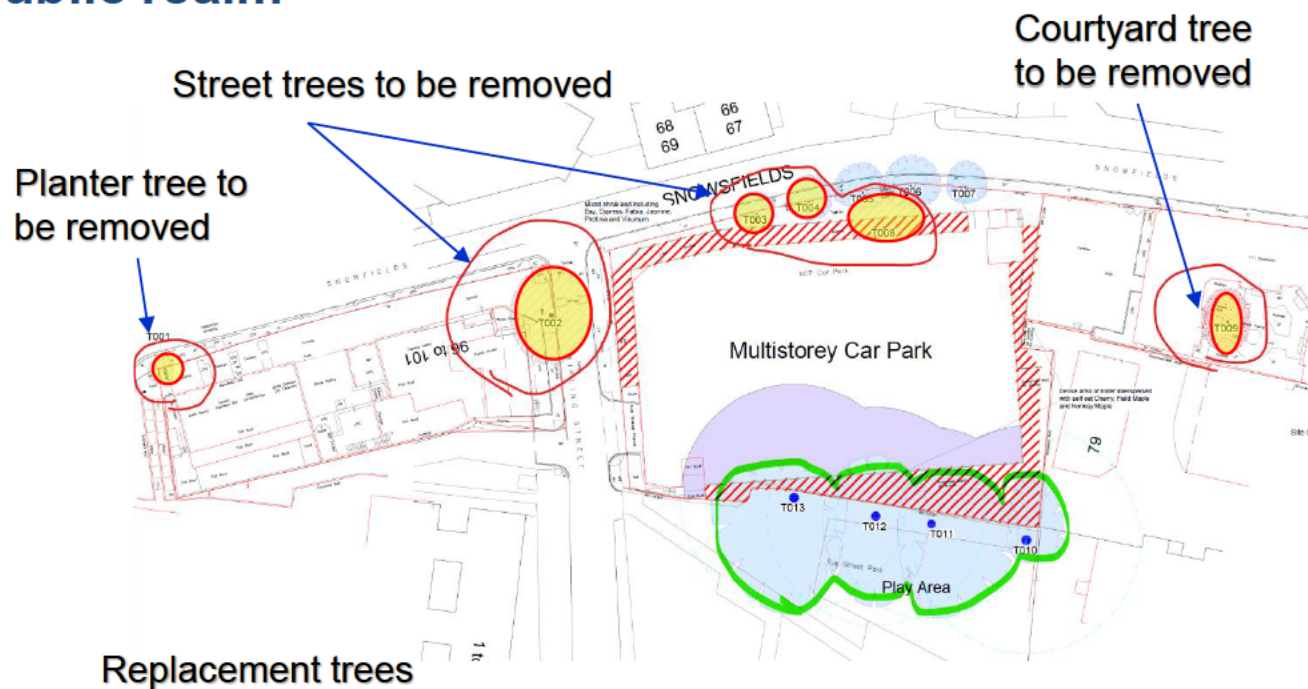
View from east on Snowfields to West (Plot 3 / Rose Pub)



View from east on Snowfields to West (Plot 3 / Rose Pub)

Landscaping and public realm

- 4 street trees lost and 2 other trees (including one in planter)
 - 17 trees proposed including 5 street trees
 - Adjacent London Plane Trees now subject to TPO
 - 49.96% BNG subject to 30 year monitoring
 - Compliant UGF



Landscaping and public realm

Green wall and Terrace planting

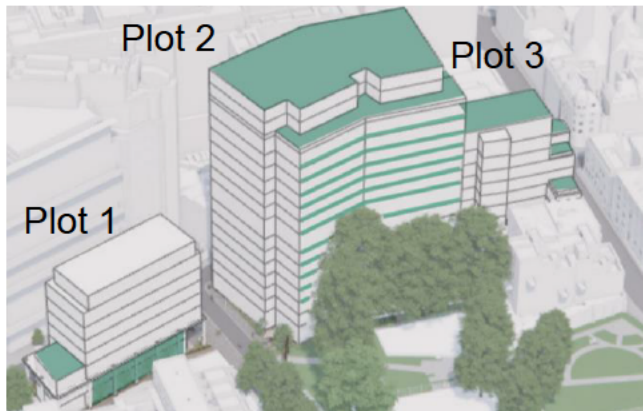
Plot 1



Plot 2



28



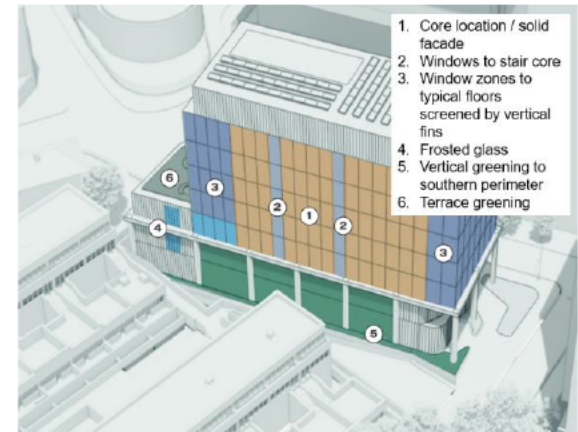
Plot 3



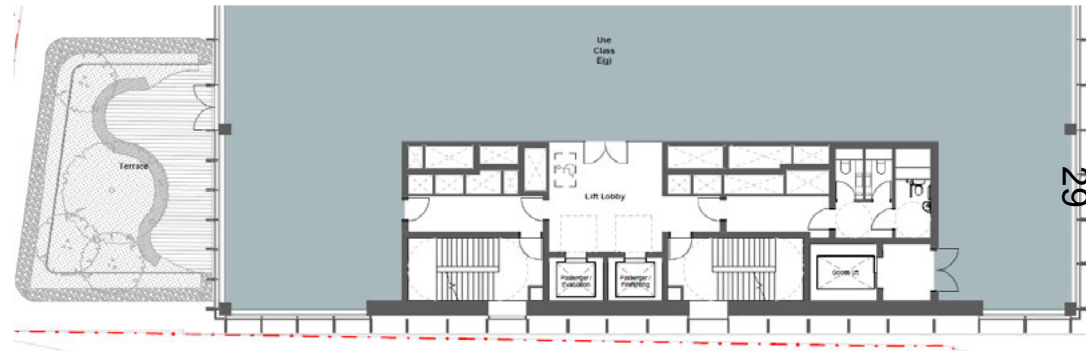
Privacy and overlooking

Plots 1 – 3 appropriately respond to the surrounding environment in terms of addressing privacy and overlooking issues.

Plot 1



Plot 2



Plot 3



Traffic and Transport

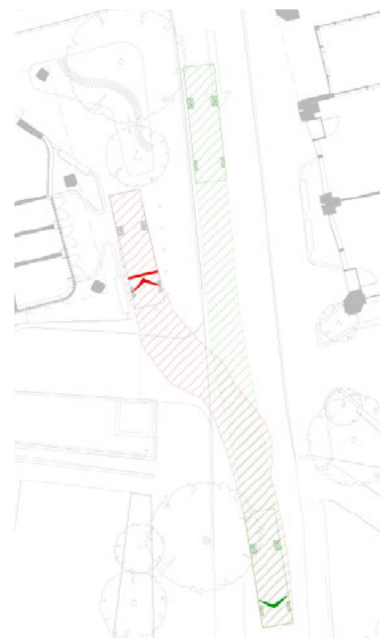
- Plot 1 service bay revised to resolve safety concern

Loss of car parking

- Hospital schedules over 256,000 rides a year for vulnerable patients
- local blue badge spaces

Provision within 150m walking distance of Hospital

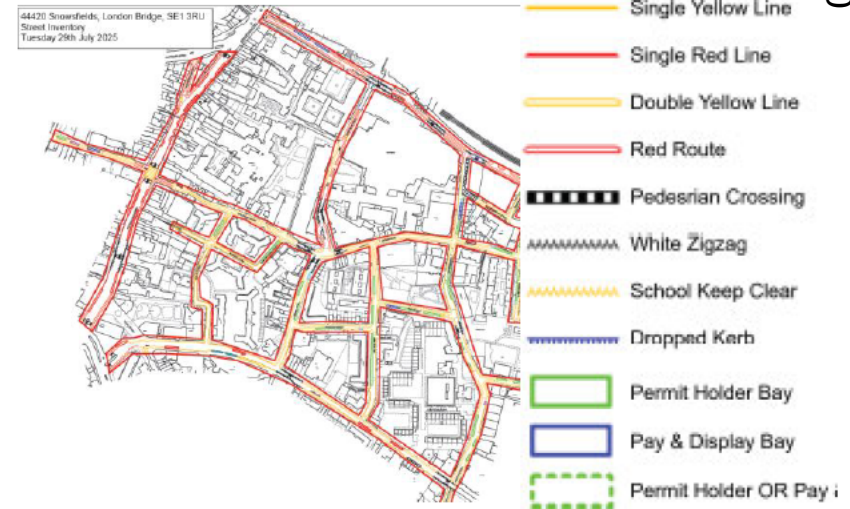
- 44 Blue Badge-eligible spaces (single-yellow and permit-holder bays) in worst case excluding double yellow line and 15 blue badge spaces at Guy's Hospital.
- highest parking stress recorded at 20% demonstrates a spare capacity of 35 spaces.
- Occupancy was 11–18%, with 36–39 spaces free throughout the day.



Initial Plot 1 Servicing Bay



Revised Plot 1 Servicing Bay



Traffic and Transport

Velocity survey demonstrates 91 spaces available for blue badge parking 150m distance from hospital entrances with c30 percent occupancy (27 spaces).

Demand associated with loss car park is anticipated to be c25 spaces over day.

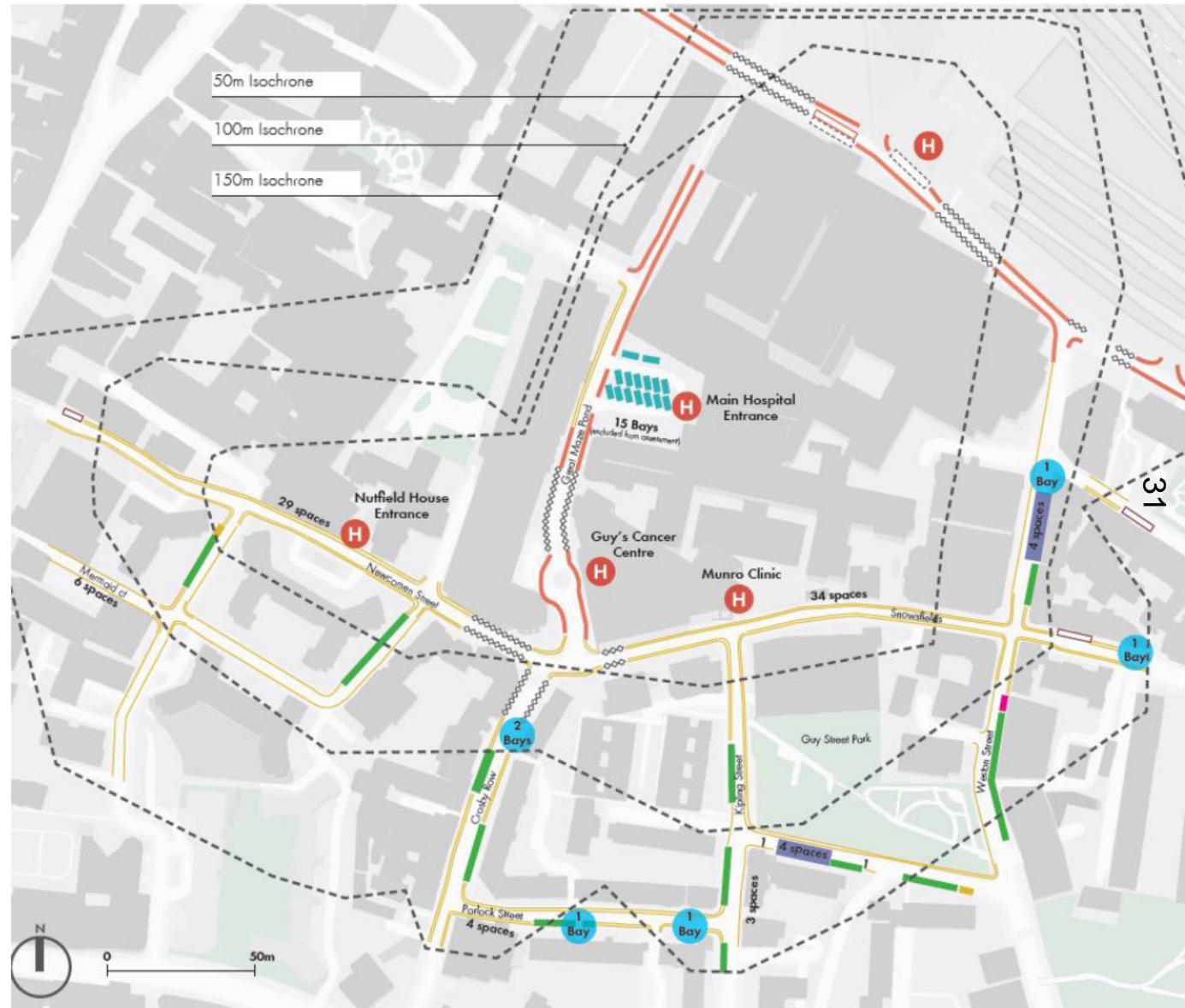
PARKING ASSESSMENT

Parking Spaces Within 50m: 54

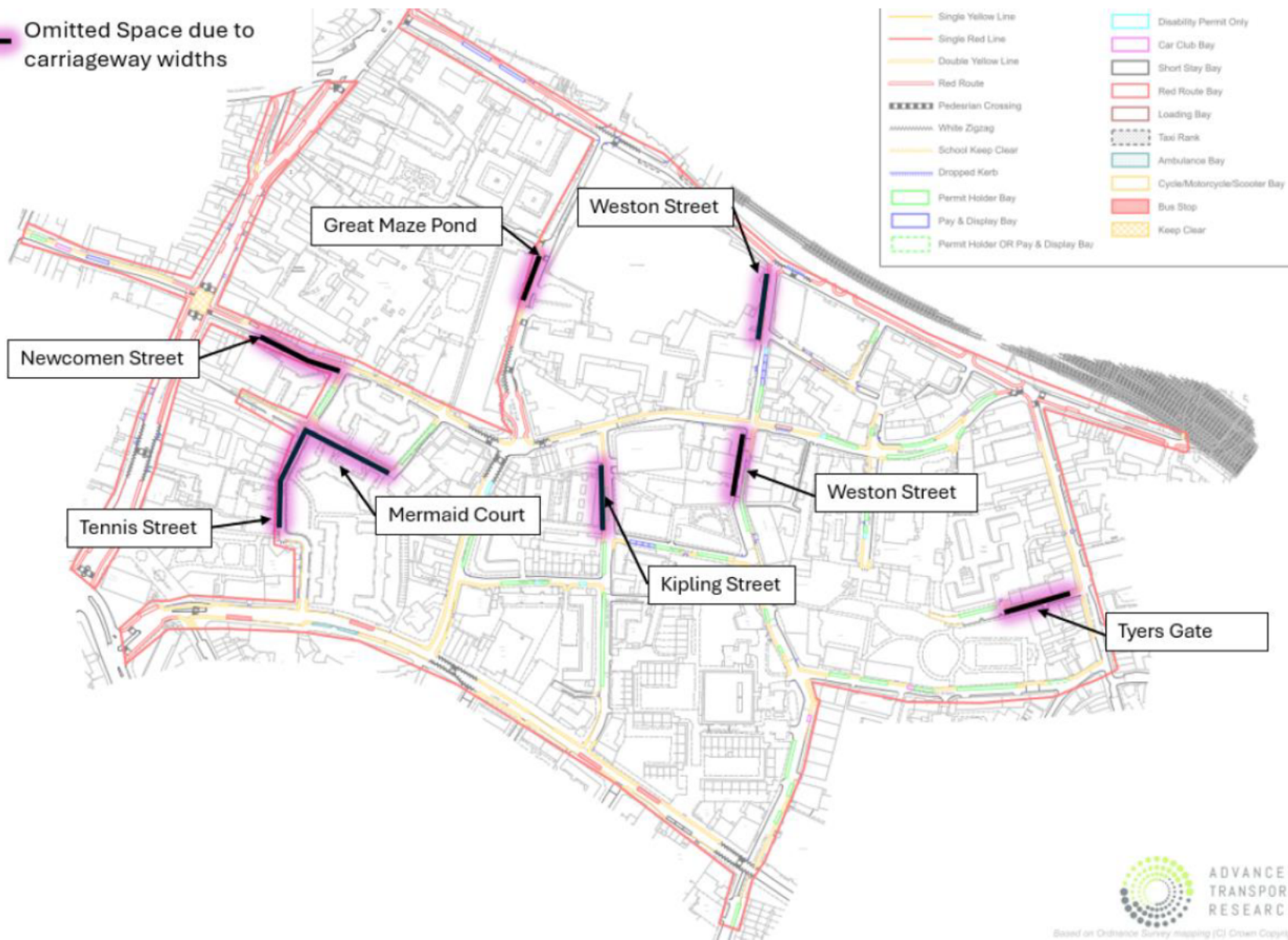
Parking Spaces Within 100m: 68
(14 additional)

Parking Spaces Within 150m: 91
(23 additional)

-  Blue Badge parking Bay
-  15no. Existing Accessible Bays at Entrance
(Excluded from Parking Assessment)
-  Single/Double Yellow lines
-  Red route
-  Pay & Display
-  Permit only
-  Car Club Bay
-  Short Stay Bay
-  Loading Bay
-  Taxi Rank
-  Cycle/Motorcycle/Scooter Bay
-  Bus Stop
-  White Zig-Zag
-  Isochrone Outline



**Omitted Space due to
carriageway widths**



32

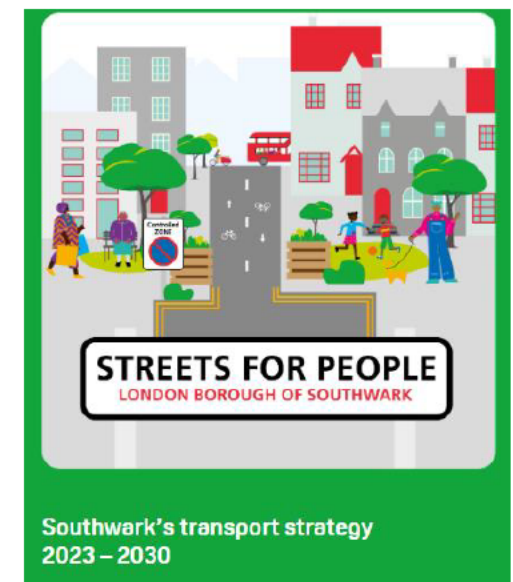


Based on Ordnance Survey mapping (C) Crown Copyright

Construction impacts

Construction traffic impacts

- Further information provided in regard to transports and full CEMP / Construction Logistics plan / local engagement secured by condition
- Council's public realm scheme will widen tight junctions to account for 12m long lorries
- heavy goods vehicles restricted between
 - 8:15 AM and 9:15 AM and
 - 3:15 PM and 4:15PM.
- Hours of work:
 - Mon-Fri 8:00am-18:00pm;
 - Sat 9:00am – 14:00pm; and
 - No Sunday, bank holiday or public holiday working.



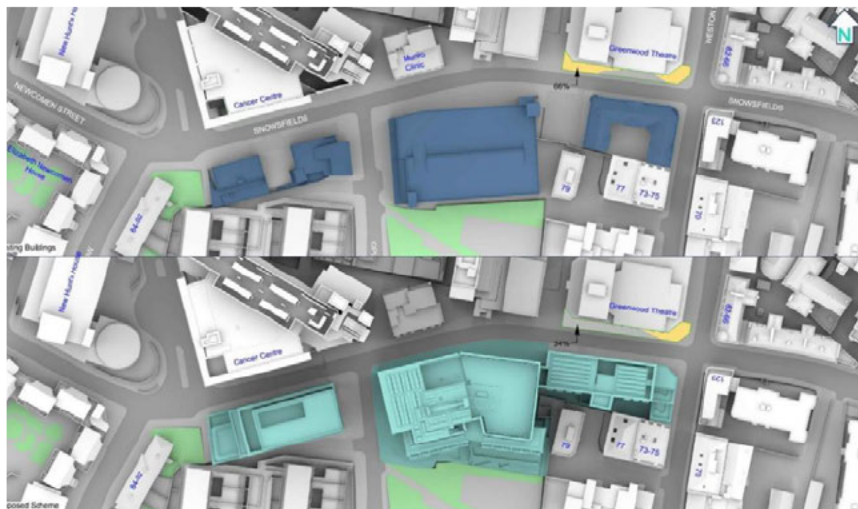
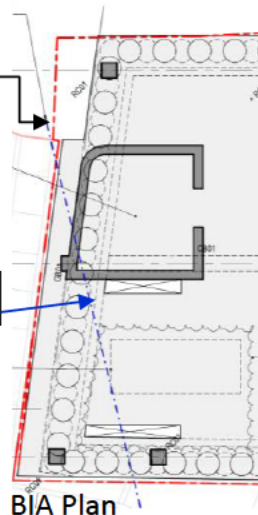
Environmental Impacts

The development is considered acceptable in term of environmental impacts associated with:

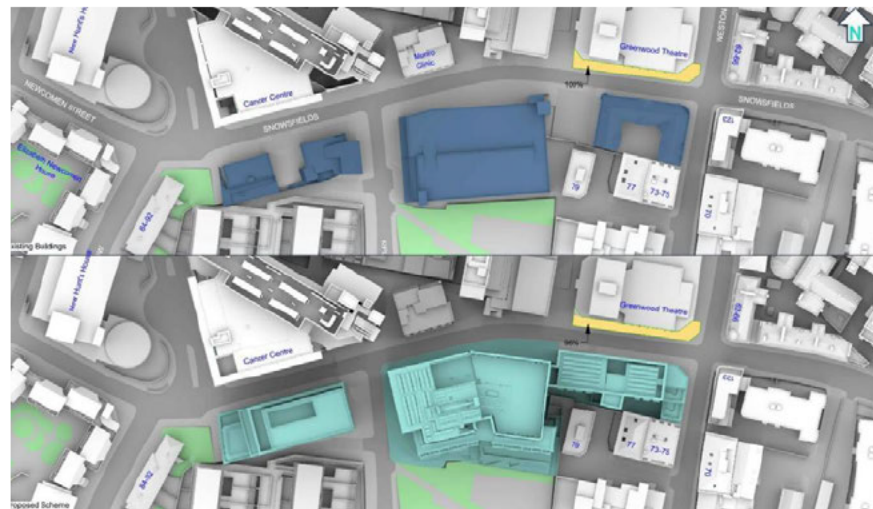
- Daylight and sunlight
- Overshadowing
- Wind and micro climate
- Light spill
- utilities

THAMES WATER SEWER SHOWN ON RECORD INFORMATION. FURTHER INVESTIGATION REQUIRED TO CONFIRM ALIGNMENT AND LEVEL. ONCE CONFIRMED, SEWER MAY REQUIRE DIVERSION OR ADJUSTMENTS TO BASEMENT LAYOUT

Foul Water pipe



BRE 2 Hour Sun on Ground Assessment, March 21st (Existing over / Proposed below)

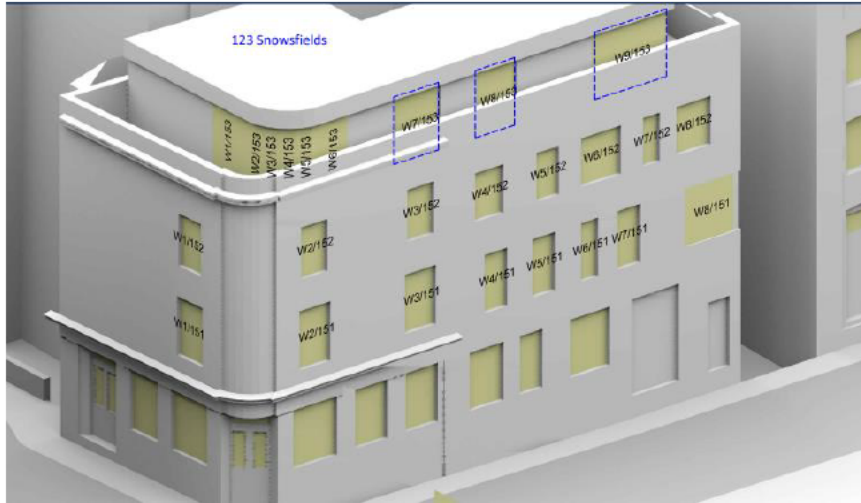


BRE 2 Hour Sun on Ground Assessment, June 21st (Existing over / Proposed below)

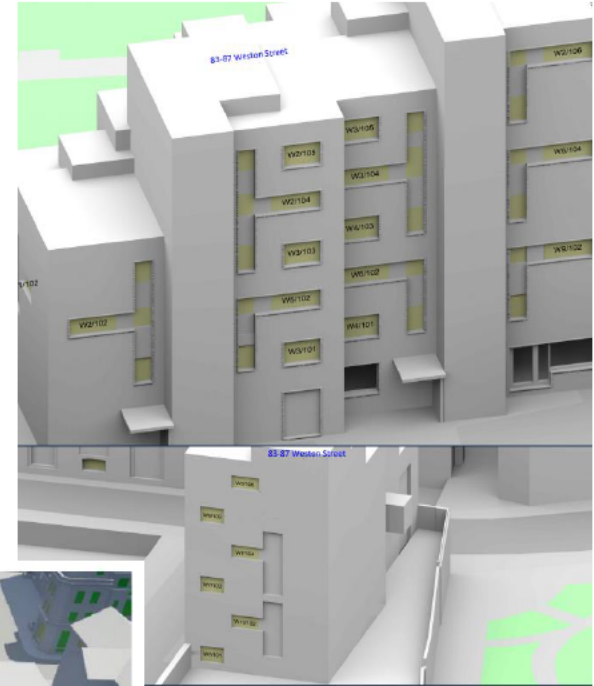
34

Daylight and sunlight:

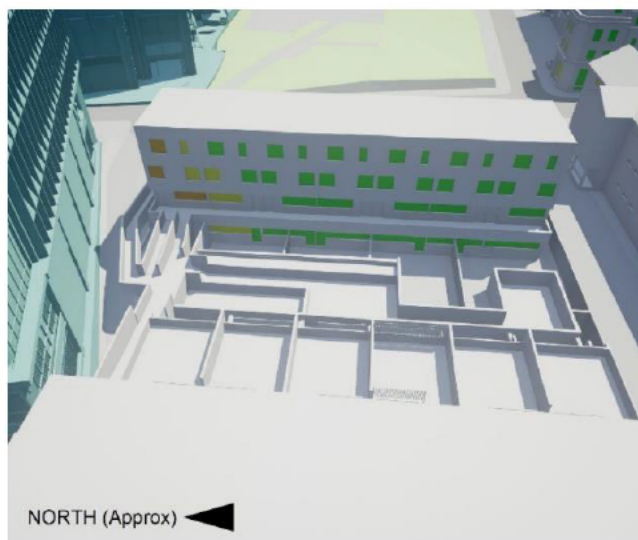
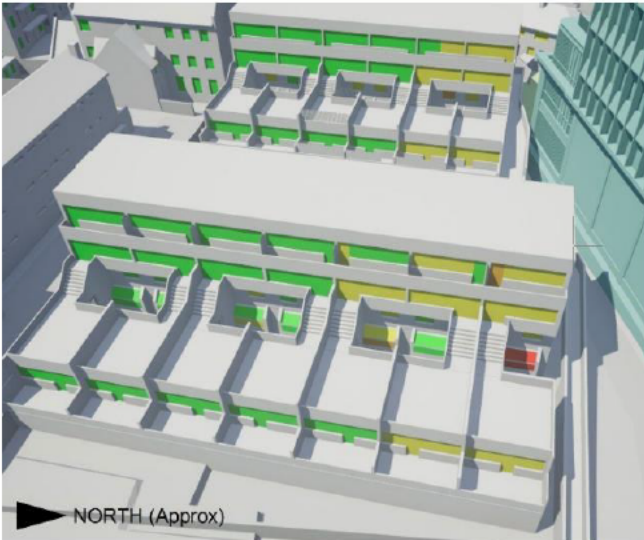
123 Snowsfields



83-87 Weston Street



Hamilton Square



Summary HoTs - S106 Obligation	Financial obligations
Archaeology Contribution	£11,171
Carbon Offset Contribution	£366,937
Tree Contribution (CAVAT)	£137,936
Affordable Workspace	10% of the uplift in floor space comprising: <ul style="list-style-type: none"> • 5% community floor with Hoopla Impro secured as operator at a pepper corn rent; • 5% education space at peppercorn rent; and • 90% E(g)/enabled lab space or Payment in Lieu.
Community Performance Floorspace (fit-out cost for Hoopla)	£392,000
Hamilton Square Estate Improvements Contribution	£529,000 (Paid prior to above grade works)
Guy Street Park Contribution	£400,000 (Paid prior to above grade works)
Employment (construction period)	171 Jobs / £366,700
Employment (operational development)	128 Jobs / £550,400
CCTV	£37,695.00
Transport Measures	S278 works Delivery and Servicing £2,790 Travel Plan £2,790
Biodiversity / Ecological Monitoring Fee	£12,874
Administration Charge	£10,000
Monitoring Fee	£56,182.44
Adoption / Stopping up of site to create wider footway / s278/ s38	Agreed
TOTAL	£2,709,122.00 (£2,763,304.44 including 2% monitoring)

Public Benefits

Economic

- 32,466 sqm life science accommodation on brownfield site (in accordance with Site Allocation, CAZ , SC1 Life Sciences Cluster, and Opportunity Area)
- 890 direct new jobs - 6x more jobs / 9x economic output (GVA)
- 715 construction jobs
- significant local spending

Training and Skills

- 10% provision of affordable workspace for 30 years
- new science education and exhibition space
- Collaborate with life sciences industry / SC1 partners to support local jobs / apprenticeships

Community

- reprovion of community performance space
- café at the corner of Guy Street Park and Kipling Street
- reprovion of Pub
- new retail on Snowfields, 4x active frontage
- £400,000 to Guy Street Park
- £529,000 to Estate improvement plan
- Street and public realm improvements = greener, accessible, and more active streets

Environmental

- 49% onsite BNG increase, including a green wall
- A car-free development
- targeting BREEAM 'Excellent'
- Low embodied carbon buildings
- enhanced public space and improved pedestrian links

CIL and Business Rates

- Approx £4,886,000 Mayoral CIL and £103,800 borough CIL
- Business rates increase (discounting current rates) of approximately £7-8m

S106 Mitigation payments

- Approximately £2.7m

Conclusion

Officers recommended that planning permission be granted, subject to:

- conditions as set out in the attached draft decision notice;
- referral to the GLA;
- the timely completion of a Section 106 Agreement;
- notification to the Secretary of State; and
- publication of this report (and any addenda and delegated reports) as necessary under the EIA regulations



38

Item 7.2 – 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.

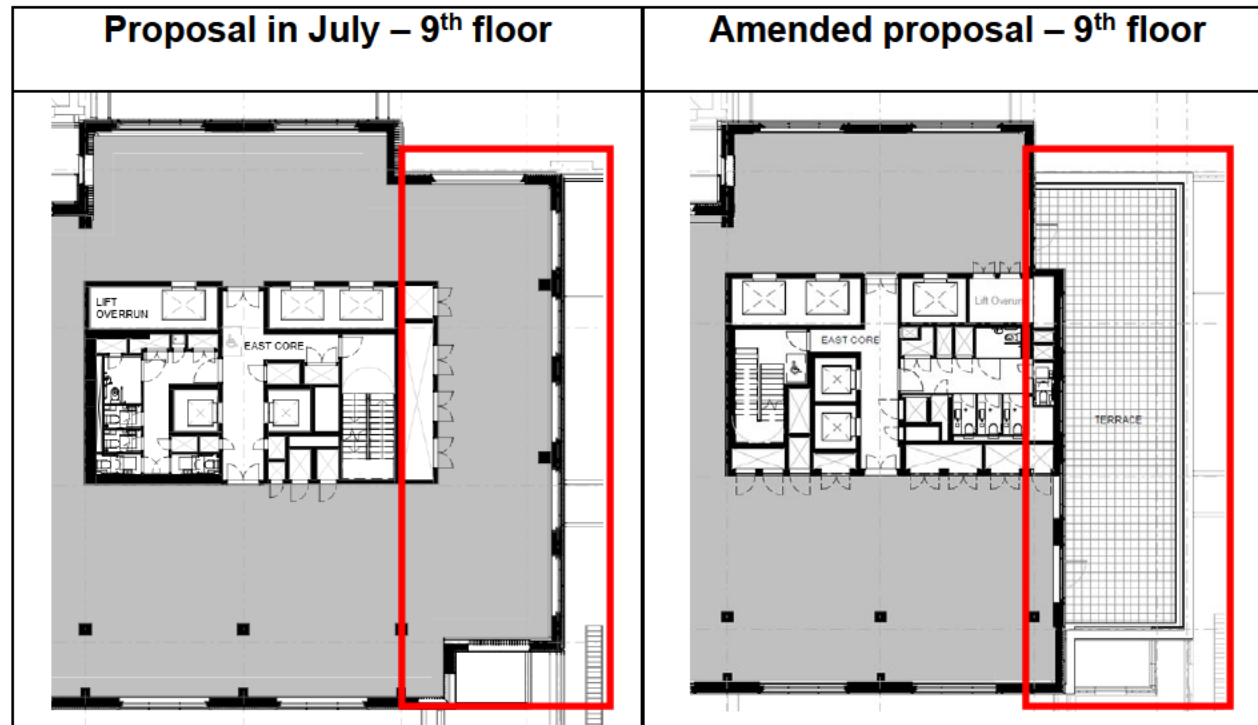
2) Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and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

39

Amendments made since July

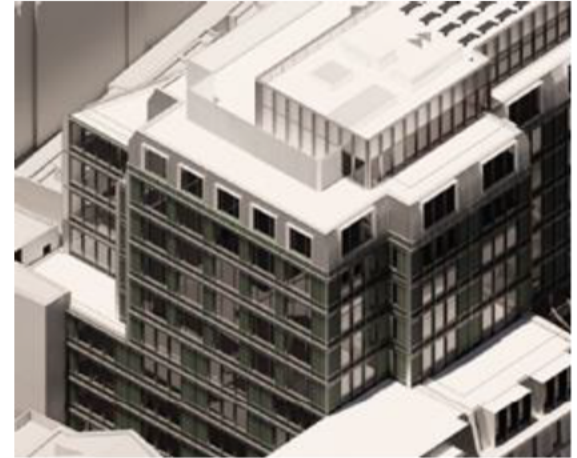
Design amendments:

- Ninth floor set back by 6m, removing a storey on eastern side
- Tenth floor and roof plant also set in
- Floorspace reduction of 186sqm GIA
- The lift, stairs and toilets in the east core rearranged
- Roof terrace for the officer workers would be provided

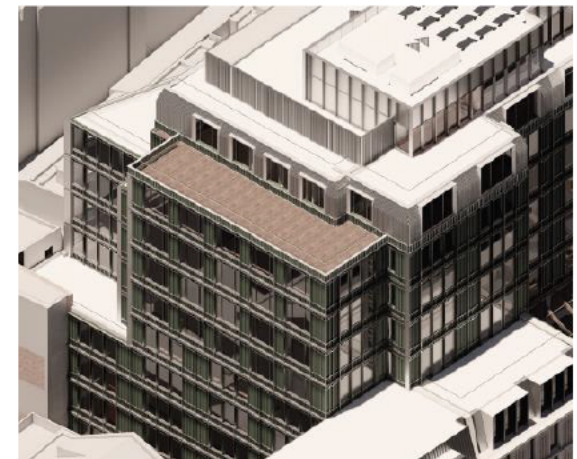


Amendments made since July

North elevation as it was in July



As amended



Amendments made since July



July version



September version

42

Amendments made since July

Increased affordable workspace provision:

- Enlarged from 1,132sqm to 1,749sqm (+617sqm) to be 15.9% of the uplift in floor area
- All of the Georgian terrace (except shared access corridor)

Proposed Affordable workspace GIA: 1,749sqm (+617sqm)



Proposed development

Amendments to the summary of the development highlighted:

- 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~~ **10,988sqm** 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). ~~4,132sqm~~ **1,749sqm** affordable workspace.
- Landscaping with two areas of public realm and pocket garden created, balconies, and planted roof terraces.
- Highway works on St Thomas Street and Kings Head Yard, servicing yard retained, basement cycle parking.

44

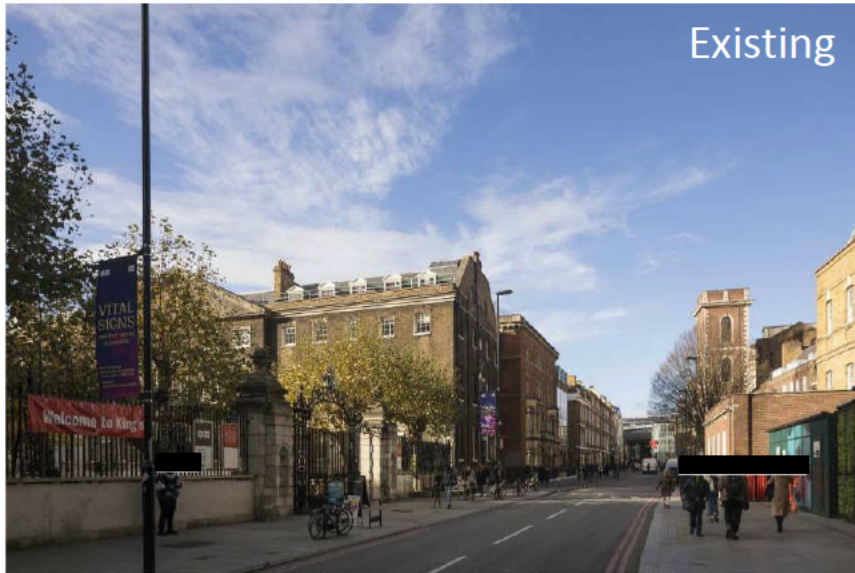
Supplementary report and assessment

Scope of the supplementary report

Assessment topics:

- Updates to the floorspace areas in the “principle of the proposed development” and “affordable workspace” sections
- No impact on the quality of office accommodation
- Design – updated paragraphs as the design changes sit better in its context and are welcomed
- Heritage impacts – updated paragraphs for three heritage assets, with reduced impact to Guy’s Hospital and in one view from the Borough High Street Conservation Area
- No material change to the impacts on neighbour amenity
- CIL – small reduction in liability with the reduced floorspace
- Conditions – updates with the scheme amendments and following GLA comments

View looking west along St Thomas Street



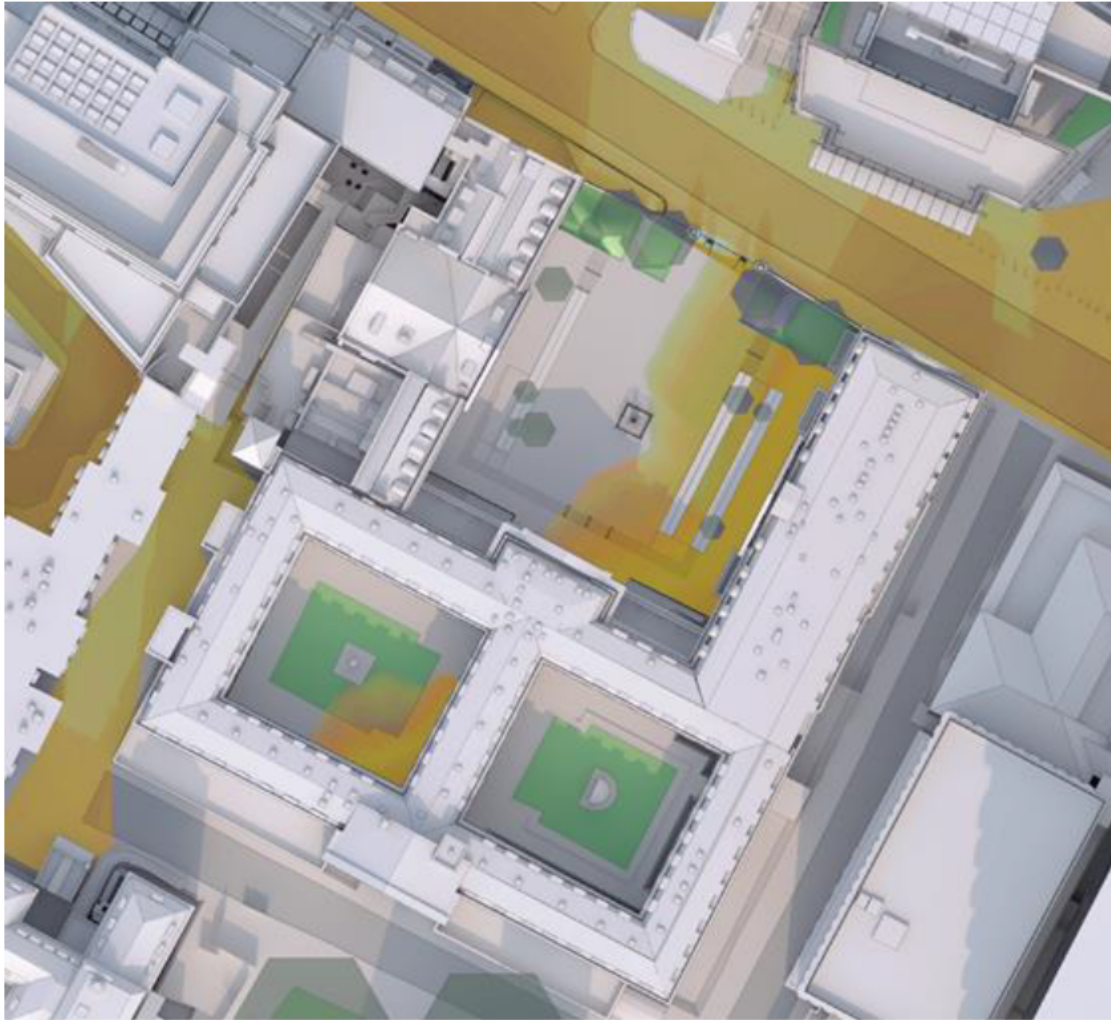
46

View looking west from within Guy's Hospital



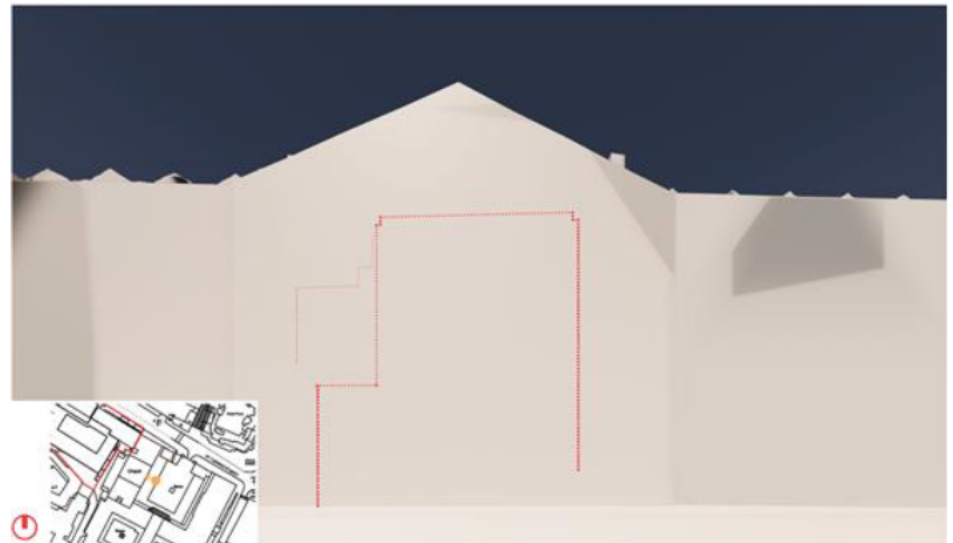
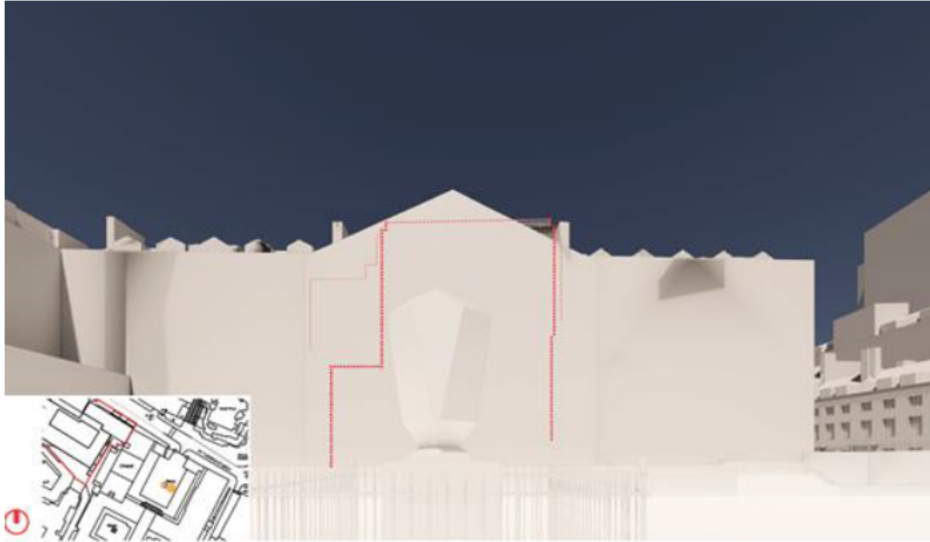
47

Visibility from within Guy's Hospital



Proposal visible from yellow shaded areas

Visibility from within Guy's Hospital



49

Visibility from within Guy's Hospital

Video 1



50

Visibility from within Guy's Hospital

Video 2



51

Visibility from within Guy's Hospital

Video 3



52

Heritage impacts

Design changes to the top floors welcomed, and reduce the heritage harm to Guy's Hospital and to one view within the BHSCA.

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 low 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)**.

53

Re-consultation responses

- **Historic England** – remains unable to support the proposal. The changes are modest so the reduction in harm is minimal. Still less than substantial harm to the BHSCA and Guy's Hospital.
- **Conservation Area Advisory Group** – maintains its objection to these “tokenistic” changes.
- **Guy's and St Thomas' NHS Foundation Trust** – asks for screening of the additional roof terrace, conditions, and information on daylight to the Hospital windows and courtyard.
- **King's College London** – is in dialogue with the applicant to take on the affordable workspace as flexible space for start up businesses, close to the amenities and equipment of the university and teaching hospital.

54

Planning balance

Harms to heritage assets (updated)

Harms to neighbour amenity

Public benefits (updated):

- Additional c.11,000sqm of high quality office space
- Improved quality of the existing office space.
- On-site affordable workspace (1,749sqm)
- 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 public realm and landscaping
- 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 £3.53m of CIL payments to the council and for Mayoral CIL, and the retention of business rates uplift.

55

Recommendation

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 officer report to the 22 July 2025 Planning Committee A (Major Applications); and
5. In the event that the requirements of paragraph 1 above are not met by 31 December 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 July report.

50