

## Planning Committee (Major Applications) B

Tuesday 9 December 2025  
6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1  
2QH

## Supplemental Agenda

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### Contact

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Date: 9 December 2025

<b>Meeting Name:</b>	Planning Committee (Major Applications) B
<b>Date:</b>	09 December 2025
<b>Report title:</b>	<b>Addendum report</b> Late representations, clarifications corrections and further information
<b>Ward(s) or groups affected:</b>	Borough and Bankside
<b>Classification:</b>	OPEN
<b>Reason for lateness (if applicable):</b>	Corrections and clarifications on the main report
<b>From:</b>	Director of Planning and Growth

## PURPOSE

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

## RECOMMENDATION

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

## FACTORS FOR CONSIDERATION

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

## ITEM 6.1: 25/AP/2203 Former Blackfriars Crown Court. SE1 0BT

### Corrections and clarifications on the main report

4. The recommendation in paragraph 2 should say that if the requirements of paragraph 1 are not met by 31 May 2026, the Director of Planning and Growth be authorised, if appropriate, to refuse the application for the reasons in paragraph 305 of the report:

*"In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015!"*

5. Additionally, it is recommended that the Director of Planning and Growth be authorised to make minor amendments to the conditions recommended and planning obligations.
6. Paragraph 12 contains incorrect figures for commercial floorspace and should read as follows:

Use Class and description	Existing GIA	Proposed GIA	Change +/-
E(a)- Café	0	182	+182sqm
E(b-g)- Flexible commercial	0	319	+319sqm
F1- Non residential institution	14,459	0	-14,459
Sui Generis- PBSA	0	17,653	+17,653

7. Paragraph 34 of the committee report details cycle spaces, the correct figures proposed are:
  - PBSA: 377 spaces with 9 accessible spaces
  - C3: 132 spaces with 6 accessible spaces
8. The equivalent percentage of affordable homes proposed on site is 42.8% rather than the 40% that is referred to in some parts of the report.
9. The play space proposed on site is 373 sqm and not 737 sqm as reported in paragraph 118
10. An updated recommendation with conditions is included as an appendix to this report. The conditions are now numbered and include a limit on the use of the roof top terrace for the student block to between 07:00 and 22:00.

## Conclusion of the Director of Planning and Growth

11. Having taken into account the additional information, following consideration of the issues raised, the officers maintain their recommendation to grant permission subject to conditions.

## REASON FOR URGENCY

12. 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

13. 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

## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)

## RECOMMENDATION

**LBS Registered Number:** 25/AP/2203

Applicant IQ Student Accommodation

## **GRANT SUBJECT TO LEGAL AGREEMENT & REFERRAL TO GLA for the following development:**

Redevelopment of the site comprising demolition of the existing building and construction of two buildings providing Purpose Built Student Accommodation (PBSA) (Sui Generis) and Residential (Class C3), alongside flexible commercial (Class E) floorspace and a café unit (Class E(a)) at the ground floor, together with associated public realm and landscaping works and a new pedestrian route.

For information:

- The proposed PBSA is 9 storeys with additional rooftop plant (29.995m above ground 3.260m AOD), part 6 storeys (20.640m above ground 3.260m AOD) plus basement (GIA 605sqm)
- The proposed residential is part 6 storeys (20.740m above ground 2.990m AOD), part 5 storeys (16.910m above ground 2.990m AOD) and part 4 storey (13.510m above ground 2.990m AOD) and basement, plus basement (GIA 304 sqm)

The development as a whole comprises:

- 347 sqm GEA/ 310sqm GIA of flexible commercial space (Use Class E)
- 200 sqm GEA/ 176 sqm GIA publicly accessible café (Use Class E(a))
- 71 Social rent residential units
- 600 Student bedrooms

At

Former Blackfriars Crown Court, 1 Pocock Street London SE1 0BT

In accordance with the valid application received on 4 August 2025 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

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## Conditions

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### **Permission is subject to the following Approved Plans Condition:**

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

Reference no./Plan or document name/Rev.

Received on:

Proposed Site Plan- 2591-HWS-ZZ-ZZ-DR-A-05010 P03

Demolition plan below ground- 2591-HWS-ZZ-B1-DR-A-05049 P01

Demolition Plan above ground- 2591-HWS-ZZ-ZZ-DR-A-05050 P02

Phasing Plan- 2591-HWS-ZZ-ZZ-DR-A-05060 P01

GA Plan B01- 2591-HWS-ZZ-B1-DR-A-05099 P03

GA Plan L00- 2591-HWS-ZZ-00-DR-A-05100 P04

GA Plan L01- 2591-HWS-ZZ-01-DR-A-05101 P04

GA Plan L02-03- 2591-HWS-ZZ-ZZ-DR-A-05102 P04

GA Plan L04- 2591-HWS-ZZ-04-DR-A-05104 P04

GA Plan L05- 2591-HWS-ZZ-05-DR-A-05105 P04

GA Plan L06- 2591-HWS-ZZ-06-DR-A-05106 P04

GA Plan L07-08- 2591-HWS-ZZ-ZZ-DR-A-05107 P04

GA Roof Plan- 2591-HWS-ZZ-ZZ-DR-A-05120 P04

Sections 01- 2591-HWS-ZZ-ZZ-DR-A-05300 P02

Sections 02- 2591-HWS-ZZ-ZZ-DR-A-05301 P03

Elevations 01- 2591-HWS-ZZ-ZZ-DR-A-05400 P04

Elevations 02- 2591-HWS-ZZ-ZZ-DR-A-05401 P02

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Material List- 2591-HWS-ZZ-ZZ-DR-A-05500 P02

3B4P D WCH Type 01- 2591-HWS-ZZ-XX-DR-A-05600 P03

3B4P D WCH Type 02- 2591-HWS-ZZ-XX-DR-A-05601 P03

1B2P WCH 2B4P WCH - 2591-HWS-ZZ-XX-DR-A-05602 P03

3B4P WCH- 2591-HWS-ZZ-XX-DR-A-05603 P03

Cycle Store Layouts Basement - Sheet 01of02- 2591-HWS-ZZ-B1-DR-A-05620 P03

Cycle Store Layouts Basement - Sheet 02of02- 2591-HWS-ZZ-B1-DR-A-05621 P03

Cycle Store Layouts L00 - Sheet 01of02 P03

Cycle Store Layouts L00 - Sheet 02of02 P03

Ground Floor Landscape General Arrangement- 3731-PLA-XX-XX-DR-L-0002- P02

Roof Landscape General Arrangement- 3731-PLA-XX-XX-DR-L-0003- P03

Ground Floor Hardworks and Furniture Plan 3731-PLA-XX-XX-DR-L-1001-P02

Roof Hardworks and Furniture Plan- 3731-PLA-XX-XX-DR-L-1002-P02

Ground Floor Softworks Plan- 3731-PLA-XX-XX-DR-L-2001-P02

Roof Softworks Plan 3731-PLA-XX-XX-DR-L-2002- P02

Urban Greening Factor Diagram- 3731-PLA-00-00-DR-L-0100 P02

2591-E-SH-251009-Schedule of Accommodation-C3 Unit NIA-P03

2591-E-SH-251009-Schedule of Accommodation-PBSA Unit NIA-P03

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2591-E-SH-251009-Schedule of Accommodation-RV-P03

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**Reason:**

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

**Permission is subject to the following Time Limit:**

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act (1990) as amended.

**Permission is subject to the following Pre-Commencements Condition(s)**

- 3 No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

**Reason:** The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures

- 4 Before any work hereby authorised begins, [excluding demolition to slab level, archaeological evaluation and site investigation works] the applicant shall secure the implementation of a programme of archaeological

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mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development

5 No development shall take place except demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

### Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

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6 a) Prior to the commencement of any development except demolition, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

### Reason

To ensure that risks from land contamination to the future users of the land

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and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2024.

7 Prior to the commencement of works other than demolition full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy Report prepared by Walsh (dated 18/03/25). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

### Permission is subject to the following Grade Condition(s)

8 Prior to the completion of the superstructure of the building hereby approved, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs shall be:

- \* biodiversity based with extensive substrate base (depth 80-150mm);
- \* laid out in accordance with agreed plans; and
- \* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

(ii) The biodiversity green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case

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of essential maintenance or repair, or escape in case of emergency.

(iii) The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

(iv) Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

**Reason:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

9 Before any above grade work hereby authorised begins (excluding demolition, site clearance and excavation), detailed drawings of a hard and soft landscaping and public realm scheme for the Public Realm, ground floor spaces, gardens and roof terraces within the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants including mound height;
- 2) proposed vehicular access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
  - a) permeable paving
  - b) tree pit design
  - c) underground modular systems
  - d) sustainable urban drainage integration
  - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of native planting. Ideally the landscape planting should contain a minimum of 60% of plants on the RHS perfect for

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Pollinators list.;

9) The details of the play equipment within the playspace including manufacturers specification

10) street furniture on the ground floor level and on the roof terrace, including type, materials and manufacturer's specification, if appropriate;

11) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, wheelchairs users and people with visual impairment or limited mobility;

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. All ground floor amenity within the development shall be available to all residential occupiers of the development in perpetuity.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

**Reason:** So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

10 The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.

Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above grade works and shall be implemented in accordance with the approved details prior to occupation.

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Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022.

11 Prior to any above grade works hereby approved detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure to each building. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)

12 Notwithstanding the detail shown on approved drawings or documents, prior to installation of any facade,

- a) the specification of each facing materials to be used hereby approved shall be submitted as part of a Material Schedule to, and approved in writing by, the Local Planning Authority; and
- b) unless otherwise agreed in writing by the Local Planning Authority, full scale mock-ups of the facades shall be presented on site (or near to the site) and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

The development shall not be carried out other than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

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13 Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of superstructure works within each relevant Phase, section detail-drawings for each building at a scale of 1:5 together with 1:50 scale context drawings:

- i. Facades (reveals, soffits etc.) including:
  - The various bricks and paneled treatments;
  - Junctions of exposed structural elements (columns, beams and floors);
  - Head, cills and jambs of openings;
  - Parapets and roof edges;
  - Rooftop balustrades and crowns;
  - Shopfronts
- ii. Entrances (including any access sashes, security gates, entrance portals and awnings);
- iii. Typical windows including confirmation of the open types, lintels, cills, glazing specification and depth of window reveals;
- iv. Plant screening/ enclosure;

of the proposal to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with any such approval given.

Reason: In order to satisfy the Local Planning Authority that the construction details will achieve a high quality of design and detailing, are suitable in context and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

### **Permission is subject to the following Pre-Occupation Condition(s)**

14 Prior to the occupation of each block, the respective cycle facilities for that block (C3- at least 132 long stay with 6 accessible spaces and PBSA- at least 377 with 9 accessible spaces plus 25 cycle hire) showers, changing rooms and lockers where appropriate) as shown on the drawings hereby

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approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

15 Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2024); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

16 Prior to occupation of the development, a Post-Construction Circular Economy Report shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Greater London Authority. The report shall demonstrate how the development has complied with the Circular Economy Statement submitted with the planning application and shall include:

1. Actual quantities of materials used and waste generated during construction.
2. Evidence of reuse, recycling, and diversion from landfill.
3. Confirmation of how the development meets the circular economy principles, including:
  - o Design for adaptability and disassembly;
  - o Material efficiency;
  - o Use of recycled and reused materials;
  - o Waste minimisation strategies.

The report shall be prepared in accordance with the GLA Circular Economy

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Statement Guidance and submitted within three months of practical completion.

**Reason:** To ensure the development supports the transition to a circular economy, in accordance with Policy SI 7 of the London Plan (2021), and to promote sustainable use of resources and waste minimisation.

17 The development shall not be occupied until confirmation is provided that either: 1. All necessary upgrades to the combined waste water network to accommodate additional flows from the development have been completed; or 2. A phasing plan for development and infrastructure, agreed with Thames Water and the Local Planning Authority, is in place. Where such a plan exists, no occupation shall occur other than in accordance with the approved phasing schedule.

**Reason:** Network reinforcement is likely to be required to support the proposed development. These upgrades are essential to avoid the risk of sewer flooding and pollution incidents, in line with P68 Reducing Flood Risk of the Southwark Plan 2022.

18 Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

**Reason:** In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022.

19 Details of the emergency generator for the Proposed Development must be submitted to and agreed by the LPA before installation. Use of the backup generator(s) is restricted to emergency use and operational testing (less than 50 hours per year).

### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and

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enhancing soundscapes), and the National Planning Policy Framework 2024.

20 The first floor finished floor level must be set no lower than 6.35 metres above Ordnance Datum (mAOD), in line with the submitted Flood Risk Assessment. This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the development and occupants. The first floor is the lowest floor level that will have sleeping accommodation, according to the submitted documentation.

### **Permission is subject to the following Compliance Condition(s)**

21 The roof top terrace for the PBSA block shall only be used between the hours of 07:00-22:00 (except for maintenance) and there shall be no amplified music or sound systems shall be played on the roof terrace at any time.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

22 A minimum of 7 dwellings hereby approved shall be delivered as M4(3)(2)(b) 'wheelchair accessible user dwellings' and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard.

Reason: To ensure the development complies with: the National Planning Policy Framework 2024; Policy D7 (Accessible housing) of the London Plan 2021; and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.

23 Before the first occupation hereby approved, the refuse storage

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arrangements shown on the approved drawings shall be provided and made available for use by the occupiers. The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

24 a) Before the first occupation of the non-residential uses hereby approved, an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the commercial and elements of the development hereby approved will, once completed, achieve the agreed 'Excellent' BREEAM Standards.

b) Within six months of first occupation of the non-residential uses hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' BREEAM standards have been met.

Reason: To ensure the proposal achieves high environmental standards and plays its role in reducing the extent of man-made climate change, in accordance with: the National Planning Policy Framework 2024; Policy SI2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policies SP6 (Climate Emergency) and P69 (Sustainability Standards) of the Southwark Plan 2022.

25 With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this condition, shall be fixed or installed on the elevations the proposed buildings, unless otherwise approved by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2024, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021

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26 No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

27 The approved development comprises the erection of two buildings ranging from 4 to 9 storeys, with additional rooftop plant and basement levels, as shown on the plans hereby approved. The approved development shall comprise:

- A PBSA building of 9 storeys with rooftop plant (29.995m above ground level, 3.260m AOD), part 6 storeys (20.640m above ground level, 3.260m AOD), plus basement (GIA 605 sqm). This building shall include 347 sqm GEA / 310 sqm GIA of flexible commercial space (Use Class E), 200 sqm GEA / 176 sqm GIA of publicly accessible café (Use Class E(a)), and 600 student bedrooms.
- A residential building comprises part 6 storeys (20.740m above ground level, 2.990m AOD), part 5 storeys (16.910m above ground level, 2.990m AOD), and part 4 storeys (13.510m above ground level, 2.990m AOD), plus basement (GIA 304 sqm), and provides 71 habitable rooms.

Reason: To ensure that the development is in compliance with details and particulars which have been approved by the Local Planning Authority.

28 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise: Bedrooms - 35dB LAeq T†, 30 dB L Aeq T\*, 45dB LAFmax T \*

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Living and Dining rooms- 35dB LAeq T †

\* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

### Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

29 The commercial units (including the café and flexible workspace) shall only operate between the hours of:

- o 07:00 to 23:00 Monday to Saturday, and
- o 08:00 to 22:00 on Sundays and Bank Holidays,

unless otherwise agreed in writing by the Local Planning Authority.

### Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

30 The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard.

### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

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31 Unless and until superseded by a updated Strategy approved by the Health & Safety Executive at Gateway 2 or 3, the development hereby approved shall be carried out in accordance with the approved Fire Safety Strategy, which comprises the following documents:

- Wintech Gateway One Fire Statement Report. Ref: 10207/LR/HT/62138/WE/03. Dated: 09.10.2025
- Wintech Residential Block (C3), Pocock Street, London, Fire Statement Report. Ref: 10207/AA/HT/62147/WE/03. Dated: 16.10.2025

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2024; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021

32 Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

33 Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 - 22:00 Monday to Saturday, 08:00 - 22:00 Sundays and Bank Holidays.

### Reason

To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

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Signed:

## **RECOMMENDATION**

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### **Informative Notes to Applicant Relating to the Proposed Development**

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1. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is: "third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

2. If works are adjacent to or affect railway land, the developer must engage with Network Rail's Asset Protection & Optimisation (ASPRO) team. Activities such as piling, scaffolding, crane operations, drainage, or excavation near the railway may require a Basic Asset Protection Agreement (BAPA). No plant, equipment, or materials should be placed where they could fall within 4 metres of the railway boundary.
3. Outside of Conservation Areas, occupiers of land have a common law right to prune/reduce parts of trees that overhang their property. However, they may not climb a tree to do so and must leave it in a safe, stable and healthy condition. Tree canopies typically need to be reduced to all sides at the same time to maintain stability. If they are reduced on the private land side they will consequently also generally need to be reduced on the Highway at the same time by agreement with the council - funded by the occupier. The extent of reduction that individual trees can stand whilst remaining healthy

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will also vary from species to species.

Within Conservation Areas, you may request that the tree is cut to the boundary line to effect these, otherwise restricted, common law rights, however this would fall within each pertinent cycle. For pruning in respect of scaffold erection or access, or in very limited cases, removal; the following would apply.

Standard Contract Price List rates will be used wherever suitable operations exist. In addition, for each such tree an additional approval fee of £225 must be paid to cover the time of officers and contractors in assessing such costs. That approval fee is non-deductable against the CAVAT value. Works shall be the physical works only and shall not include any traffic management, laboratory or other costs.

Please contact [trees.envl@southwark.gov.uk](mailto:trees.envl@southwark.gov.uk) marked for the attention of Philip Barwell.

4. Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity. In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Southwark Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats. Based on the information available this permission is considered to be one which will

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require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 therefore apply. In summary, biodiversity gain plans are required to be submitted to, and approved by, Southwark Council (the local planning authority) before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

5. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. There are water mains crossing or close to your development.

Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

6. If works are within 6m of the substation, they fall under the Party Wall etc. Act 1996. The applicant must notify UK Power Networks and agree on protective measures, with all associated costs borne by the applicant.

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Minimum separation distances to safeguard impacts from noise and vibration: 10m from outdoor transformers, 7m from transformers with GRP surrounds, 1m from brick-enclosed transformers.

7. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
8. Any balcony over adjoining land or the public highway will require an Oversail Licence or appropriate legal agreement with the affected landowner(s) and/or the Highway Authority prior to commencement of such works. It is the applicant's responsibility to ensure that all necessary permissions are obtained and maintained for the duration of the works.

Signed: *Stephen Platts* Director of Planning and Growth

## **RECOMMENDATION**

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### **Important Notes Relating to the Council's Decision**

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#### **1. Conditions**

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

[https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

- Please note that there is a right of appeal against a planning condition. Further information can be found at:  
[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

#### **2. Community Infrastructure Levy (CIL) Information**

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk) as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:  
<https://www.gov.uk/guidance/community-infrastructure-levy>
- All CIL Forms are available to download from Planning Portal:

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[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

- Completed forms and any CIL enquiries should be submitted to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk)

### 3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

### 4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

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([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

### **5. Purchase Notice**

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

### **6. Provisions for the Benefit of the Disabled**

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:

Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].

Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].

Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

### **7. Other Approvals Required Prior to the Implementation of this Permission.**

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- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

**8. Works Affecting the Public Highway**

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

**9. The Dulwich Estate Scheme of Management**

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

**10. Building Regulations.**

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

**11. The Party Wall Etc. Act 1996.**

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

**12. Important**

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- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

Former Blackfriars Crown Court, 1 Pocock Street London (ref 25/AP/2203) ;

# Welcome to Southwark Planning Committee B Majors Applications

09 December 2025

## MAIN ITEMS OF BUSINESS

Item 6.1 - 25AP2203

Former Blackfriars Crown Court 1 Pocock Street,  
London SE1 0BT

Item 6.2- 24AP2770

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



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Emily Tester



Councillor Ketzia Harper



Councillor Joseph Vambe



Councillor Sam Dalton



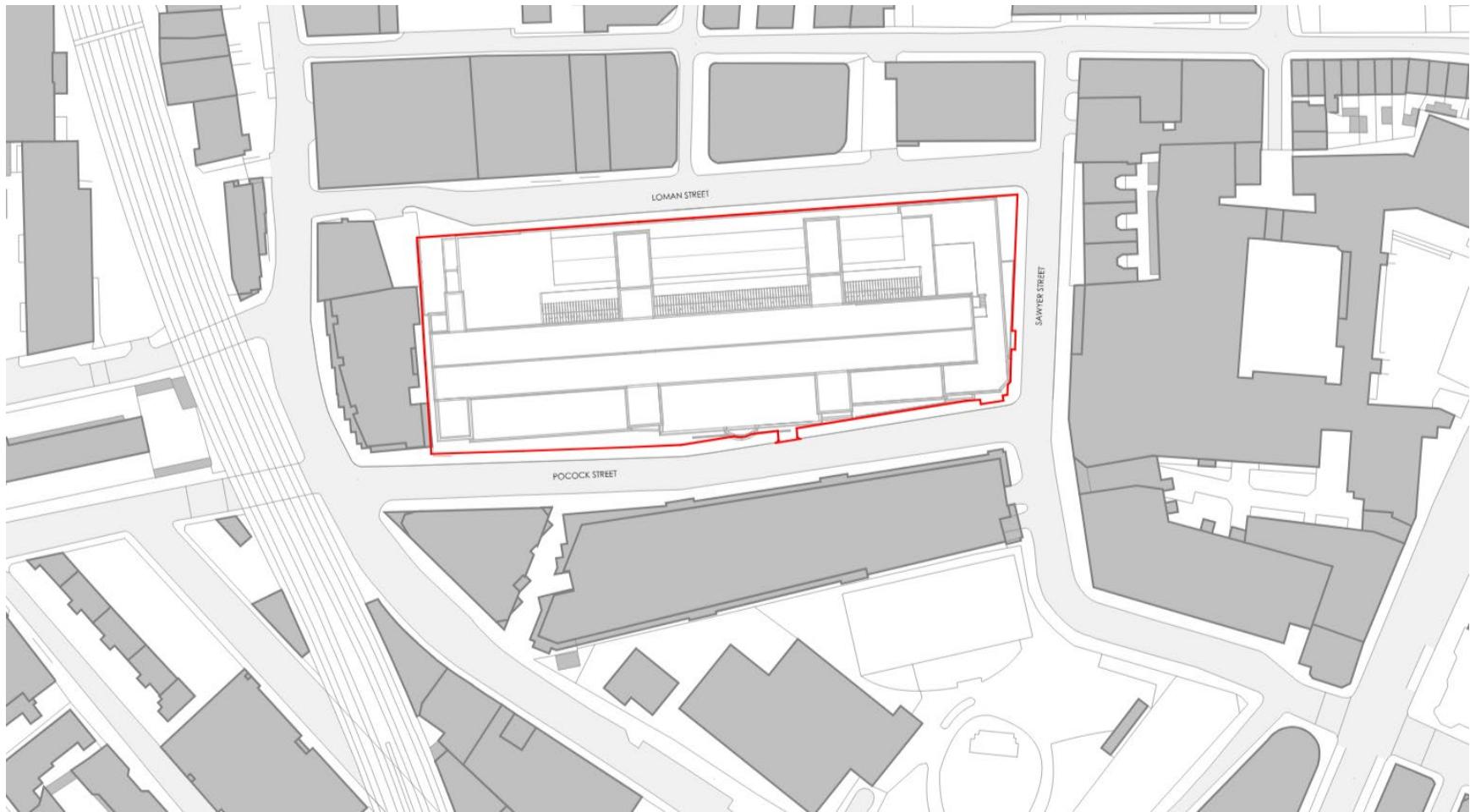
Councillor Cleo Soanes

## Item 6.1 -25/AP/2203

Former Blackfriars Crown Court 1 Pocock Street, London  
SE1 0BT

Redevelopment of the site comprising demolition of the existing building and construction of two buildings providing Purpose Built Student Accommodation (PBSA) (Sui Generis) and Residential (Class C3), alongside flexible commercial (Class E) floorspace and a café unit (Class E(a)) at the ground floor, together with associated public realm and landscaping works and a new pedestrian route

33



34

## Site Location Plan



Existing Site



*View of the existing building from Pocock Street looking West*



*View of the existing building from Loman Street looking East*



*View of the existing building from Sawyer Street looking West*



*View of the existing building from Loman Street looking West*

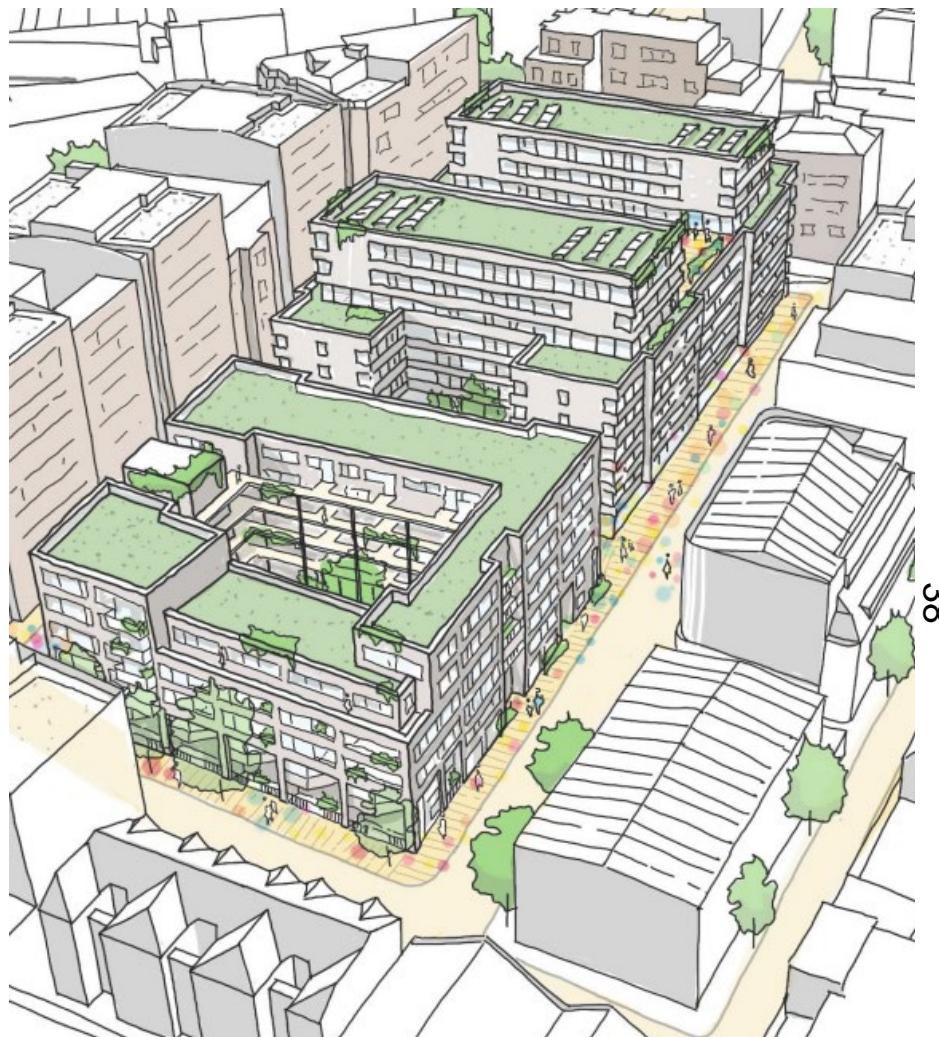


37

Previous consent: 22/AP/1347

# Proposed Development

- 71 Social rent homes (271 hab rooms)
- 373 sqm play space
- 600 student rooms
- 486 sqm of flexible commercial and café space
- UGF: 0.42
- BNG uplift: 258.22%
- Carbon reduction of 71% for residential
- Carbon reduction of 32% for student
- £2.6m Borough CIL
- £1.3M Mayoral CIL
- S106 contributions: £267,491



# Public Consultation

## Applicant

- Consultation website
- Letters to local stakeholders
- Social media campaign
- Drop in sessions: 22 and 23 April (6 attendees)
- Newsletter to 1,923 addresses
- Door knocking for addresses on: Pocock Street • Copperfield Street • Pepper Street • Risborough St
- Drop in session 18 June (6 attendees)

## The Council

- Press notice
- Public consultation (letters and site notice) undertaken by the Council:
  - 4 September 2025
- 945 neighbours consulted
- **3** comments received from members of the public in objection and an objection from CAAG
- Main issues raised:
  - Concentration of student housing in the area
  - Concentration of commercial uses in the area
  - Lack of affordable housing
  - Under provision of cafe space
  - Impacts on privacy and daylight and sunlight

## Proposed Development- ground floor

- Link street through the site connecting to Risborough St
- Front doors on the ground floor for social rent homes
- Active frontages for the PBSA blocks
- Public space and 'play on the way' on Link Street



# Affordable Housing

40 % affordable scheme with intermediate		Habitable Rooms
Total		871
40% affordable housing requirement		348
Social rent requirement (25%)		218
Intermediate requirement (15%)		131
GDV		£206,241,998

	Habitable Rooms
Total	871
40% affordable housing requirement	348
Social rent requirement	348
Intermediate requirement	0
Alternative GDV	£201,691,360 (-£4,550,327 )

	Habitable Rooms
40% affordable housing requirement	348
Affordable housing 'credit'	-101
Alternative Scheme Threshold Target	247
GDV	£206,241,998

	Habitable Rooms
Affordable housing offer (42.8%)	271
Affordable fast track threshold (40%)	247
Hab rooms above fast track threshold	24
GDV	£206,241,998

# Affordable housing block

	Dwellings	Dwellings	%	Hab Rooms
<b>1B2P</b>	12			24
<b>1B2P (large)</b>	9	23	32%	27
<b>1B2P WCH</b>	2			6
<b>2B3P</b>	21			84
<b>2B4P</b>	12	34	48%	48
<b>2B4P WCH</b>	1			4
<b>3B4P</b>	1			5
<b>3B4P WCH (duplex)</b>	2	6	8%	10
<b>3B4P WCH</b>	2			10
<b>3B5P WCH (duplex)</b>	1			5
<b>4B5P (duplex)</b>	1	8	11%	6
<b>4B6P (duplex)</b>	7			42
<b>Total</b>	<b>71</b>		<b>100%</b>	<b>271</b>



# Affordable Housing Block



## Affordable Block- Deck Access



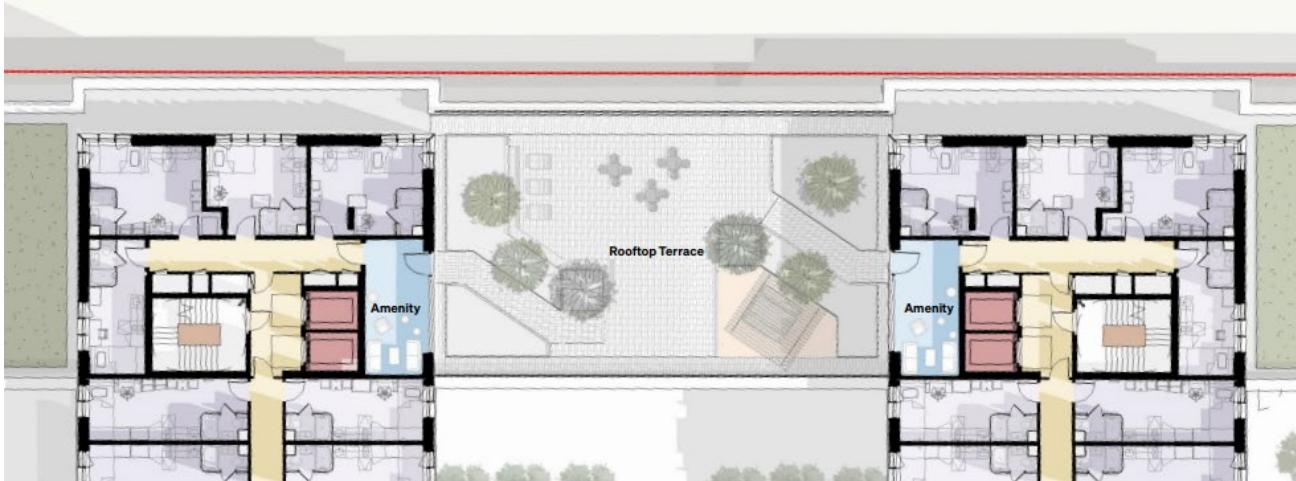
# Affordable Block- Courtyard and Playspace



# Student Housing Block

858sqm indoor  
amenity space

772 outdoor amenity  
space



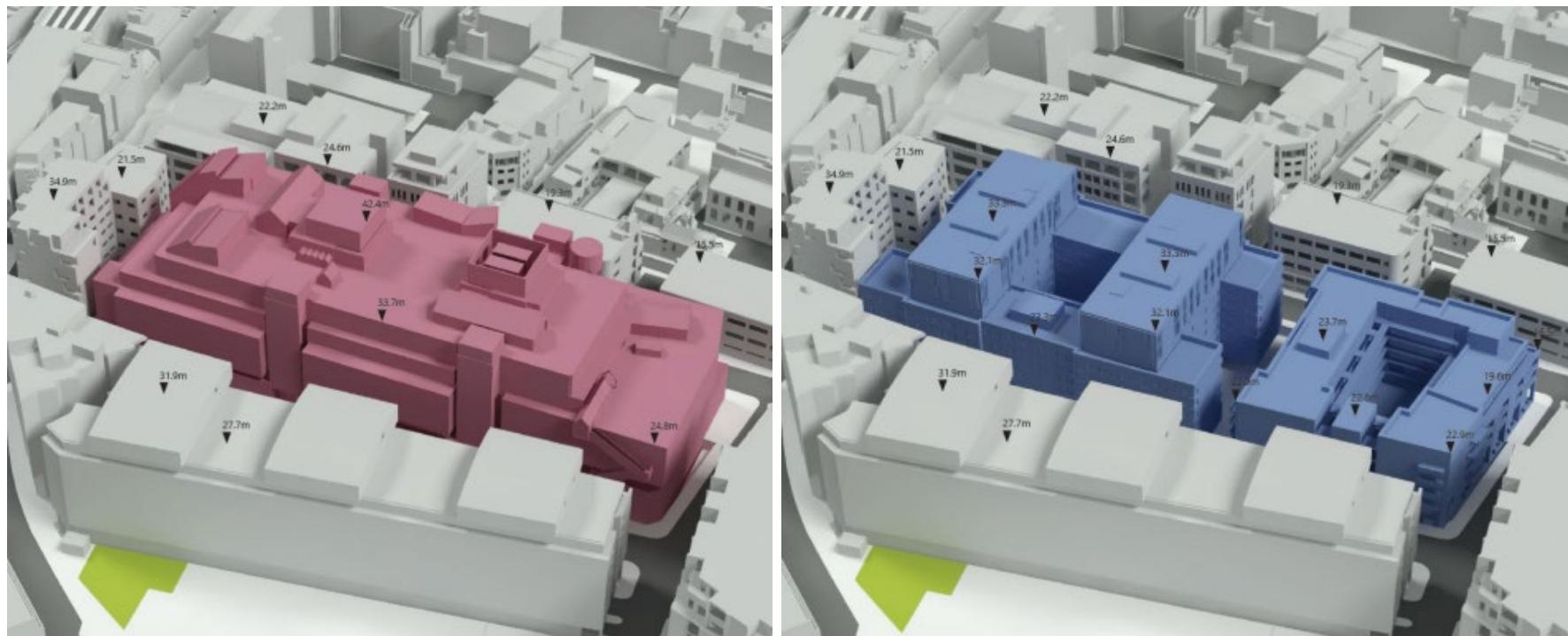
# Student housing block

Type	Units	Habitable Rooms	%
5 Bed cluster	15	75	41.67%
7 Bed cluster	25	175	
Studio	190	190	58.3% (10%)
Premium Studio	100	100	
Accessible Studio	60	60	
<b>Total</b>	<b>390</b>	<b>600</b>	<b>100%</b>



# Impact on Neighbours

Daylight and sunlight would be less than the consented scheme



# Design and Massing



# Design and Massing



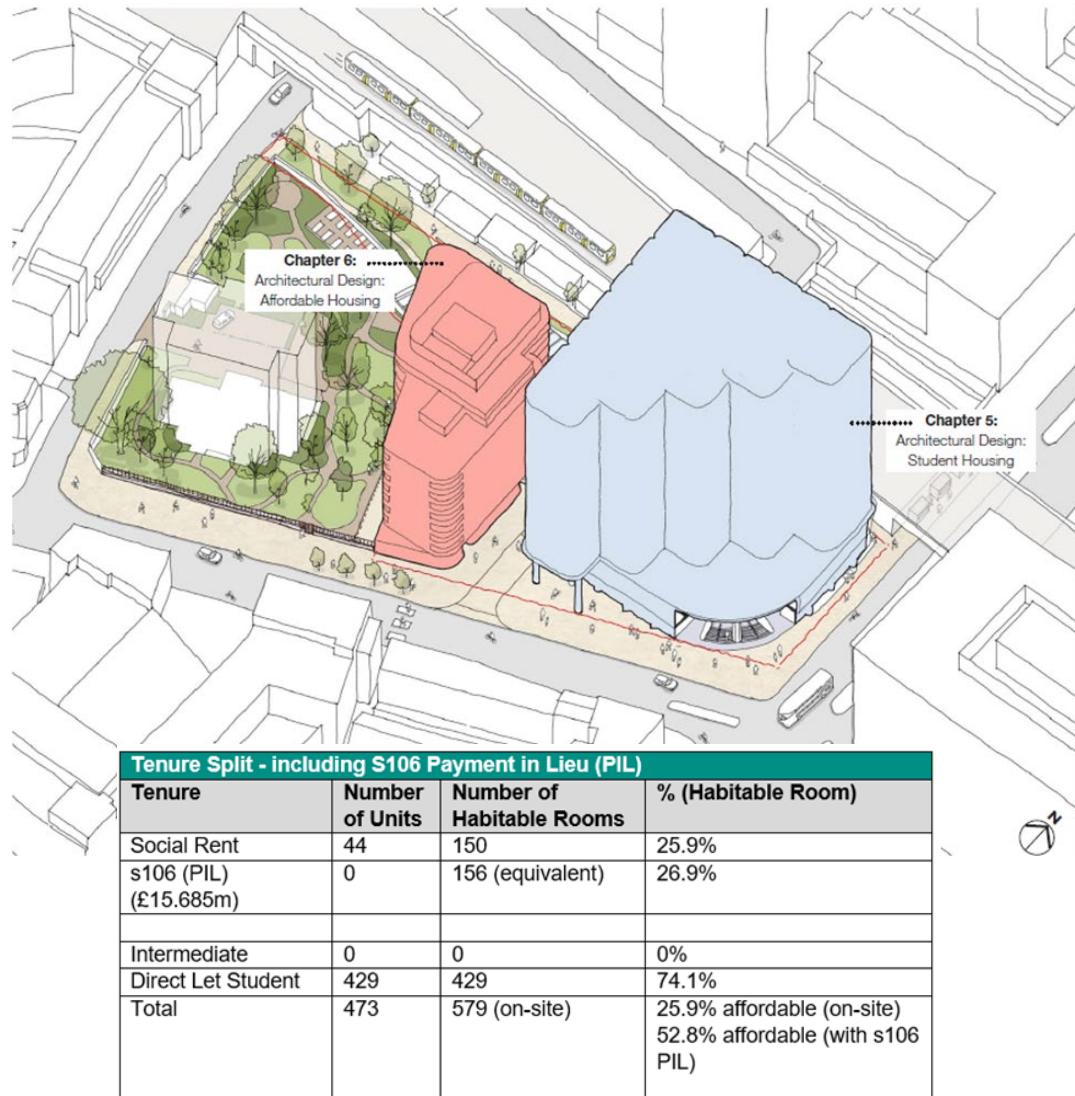
## Item 6.2 - 24/AP/2770

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

Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate 44 affordable residential homes within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works. 5

# Proposed Development

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



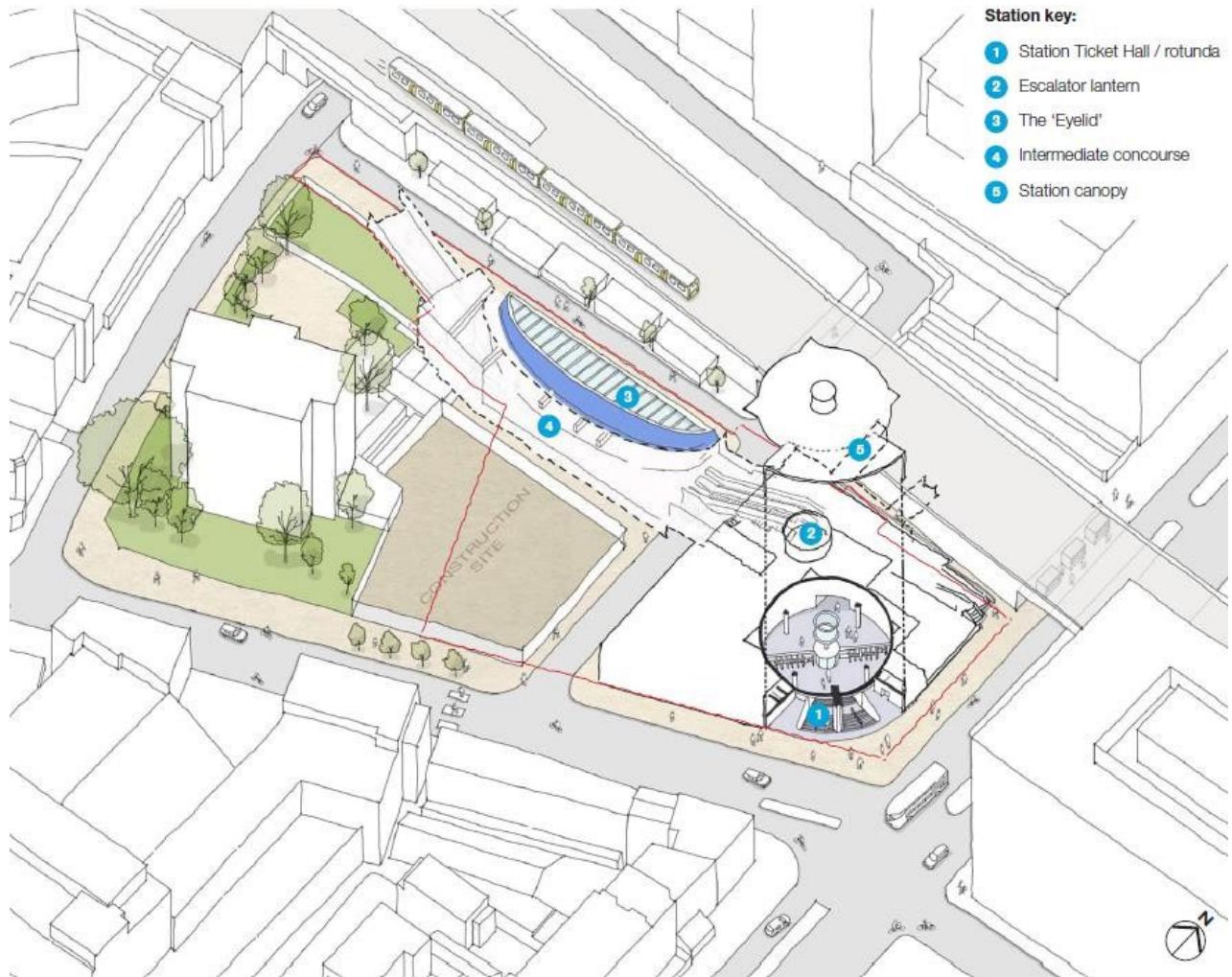
# Southwark Underground Station- Now listed



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



Intermediate concourse with glass feature wall by Alexander Beleschenko.



Axonometric illustration showing existing station infrastructure



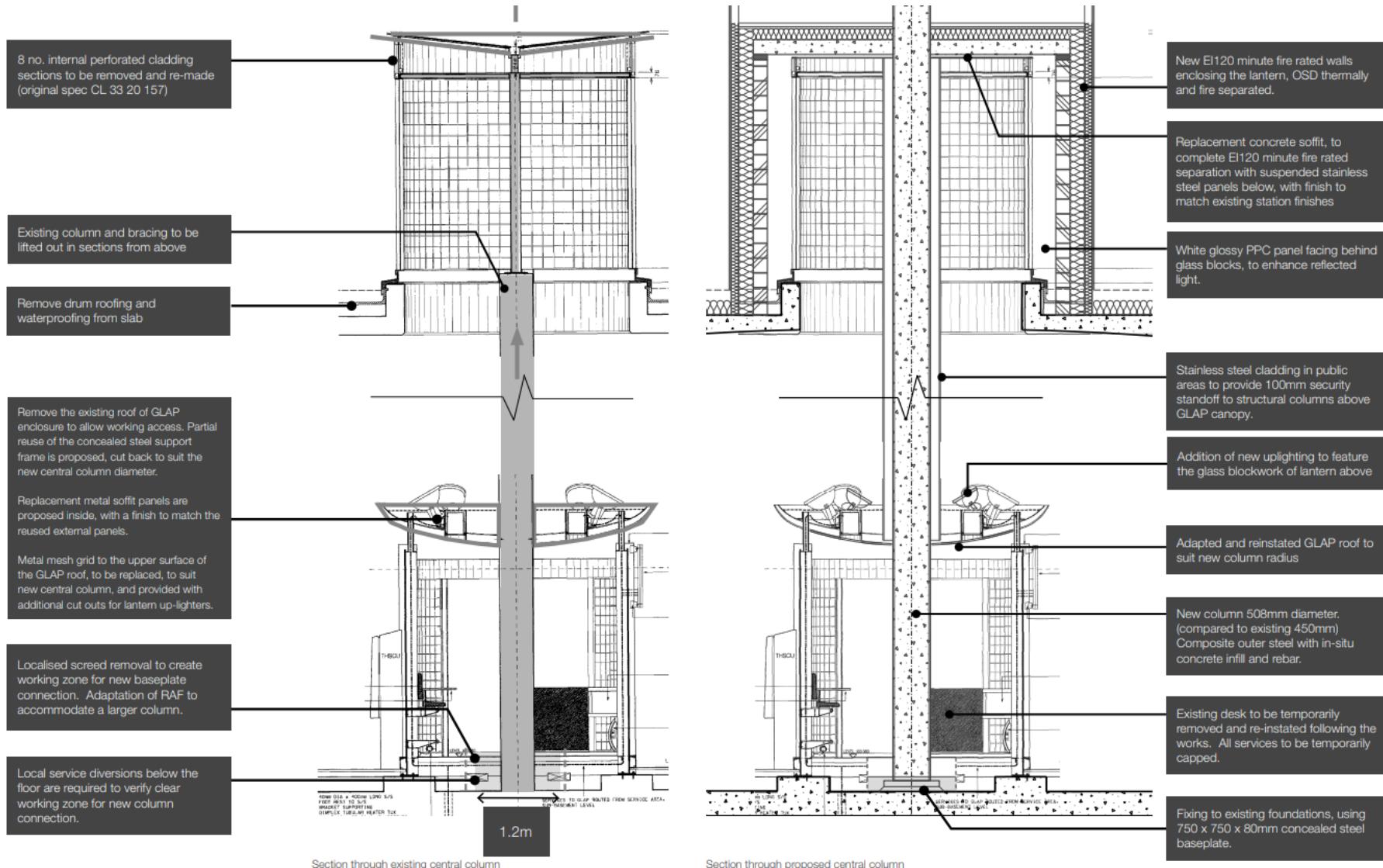
## Existing Entrance



55

## Proposed Entrance

# Changes to the column





57