

Planning Committee (Smaller Applications)

Tuesday 24 February 2026
7.00 pm

Ground Floor Meeting Rooms, 160 Tooley Street London SE1 2QH

Supplemental Agenda No.1

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Date: 24 February 2026

Welcome to Southwark Smaller Planning Committee

24 February 2026

MAIN ITEMS OF BUSINESS

Item 6.1
**25/AP/0400 - Unit 23 And 24 Old Jamaica
Business Estate 24 Old Jamaica Road, London
SE16 4AW**

Item 6.2
**25/AP/3009 (Scheme A) 25/AP/3057 (Scheme
B) - 47-49 Tanner Street London Southwark
SE1 3PL**



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice
Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Nick Johnston



Councillor Sam Foster



Councillor David Parton

Item 6.1 25/AP/0400

Unit 23 And 24 Old Jamaica Business Estate 24 Old Jamaica Road, London SE16 4AW

The proposal is to redevelop the existing site currently comprising light industrial (use class E(g)(iii)) and storage and distribution (Use Class B8) with an ancillary office, to provide a new commercial storage facility (Use Class B8) and affordable workspace (Use Class E). The proposed building will deliver 1,411 sqm of floor space over ground and a small area above the loading bay, with no basement provision.

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Site location plan



Aerial View



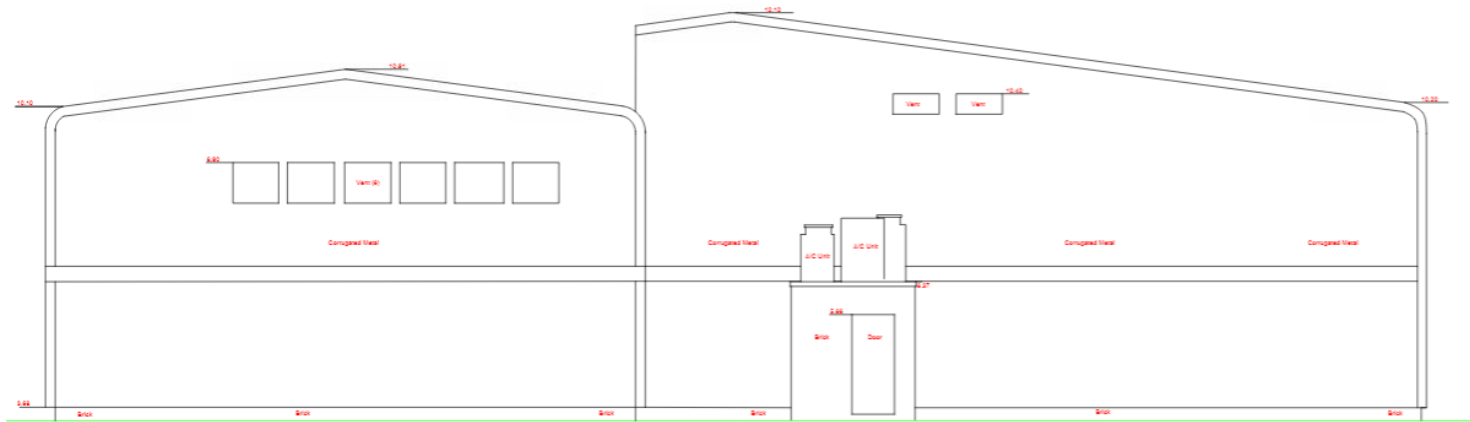
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Existing Site



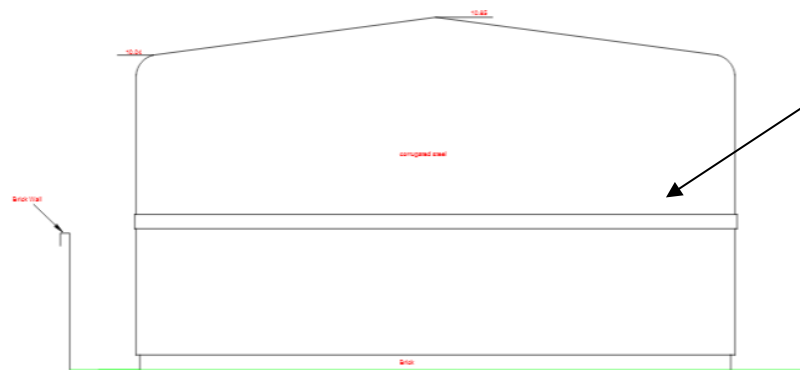
- The application site at 24 Old Jamaica Road is currently in lawful industrial use.
- The existing planning position is unfettered, with no planning conditions or legal restrictions controlling hours of operation, noise, servicing, or general use of the premises.
- Currently no affordable workspace on site.

Existing Plans



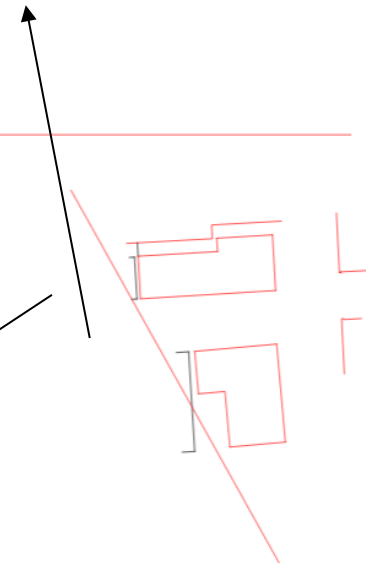
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West Elevation Building 1



Datum 0.00

West Elevation Building 2



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Constraints /Designations

- Urban Zone
- Area Vision Boundaries – Bermondsey
- Archaeological Priority Areas – North Southwark and Roman Roads
- Strategic Protected Industrial Land – Old Jamaica Business Estate
- Hot Food Takeaway Primary & Secondary School Exclusion Zone
- Air Quality Management Area
- Flood Zone 2 & 3

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Planning History

| Reference | Proposal |
|------------|--|
| 19/EQ/0152 | Pre-application advice was sought on 23.07.2019 for the re development of the site to provide a self-store facility. |
| 21/EQ/0115 | Pre-application advice was sought on 22.07.2021 for 'the demolition of existing structures and construction of replacement commercial building to be operated as a self-storage facility (use class B8) (Follow-up to 19/EQ/0152)'. [∞] |
| 23/EQ/0234 | Pre-application advice was sought on 09.04.2024 ref. for 'the demolition of existing industrial units (use class B2 and B8) and the erection of a 7-storey building comprising self-storage facility (use class B8) together with vehicular and pedestrian accesses, parking, associated works and landscaping'. |

Consultation undertaken

Safestore undertook a two-month pre-application engagement programme (September–October 2023), and continued dialogue through 2024. Activities included:

- Public exhibitions
- Digital engagement
- Targeted stakeholder engagement:
- Ongoing engagement.
- The EES was shared with LB Southwark officers in August 2023 outlining the methods used within the pre-application phase in engaging with existing businesses:
- Face-to-face: Public exhibitions with project team present.
- Written: Letters, flyers, posters, feedback forms, email correspondence.
- Digital: Project website with downloadable exhibition boards and online survey.
- Telephone: Dedicated hotline for queries.
- Political engagement: Briefings and updates to councillors and MPs.

Neighbour consultation Responses

Principle of Development and Proposed Land Uses

- Respondents believe the proposal is incompatible with the established residential character of Queens Court and would result in adverse amenity and safety impacts. The development is seen as offering minimal local employment and limited community benefit, with many arguing the site would be better suited to housing or mixed-use development that supports local businesses and reflects the area's character.

Affordable Workspace

- Respondents consider the claimed community and employment benefits to be overstated. Self-storage facilities typically require minimal staffing and are unlikely to deliver meaningful job opportunities.

Design Quality and Site Layout

- Concerns are raised about the building's excessive height and bulk. The ground-floor design is considered lacking community benefit, with co-working spaces viewed as transient and disconnected from the neighbourhood. Loss of green walls and planting.

Neighbour Amenity Impacts

- Residents object to significant impacts on daylight, sunlight, outlook, and privacy. The proposal would obstruct views and, according to the applicant's own assessment, could reduce winter daylight to nearby homes. Air quality impacts are also a concern, as vehicle emissions from the proposed car park and access road would be drawn directly into nearby flats within an Air Quality Management Area. Noise from loading bays, vehicle movements, and reversing alarms is feared to exceed accepted standards and disturb vulnerable residents.

Transport, Parking, Highways, Deliveries and Servicing Matters

- Respondents object to noise from loading activities, particularly at night, and argue that even limited occurrences would disrupt residents' wellbeing. Increased HGV and commercial vehicle movements are seen as unsafe for pedestrians and cyclists, especially children and vulnerable users near the school and youth centre. The Transport Assessment is criticised for underestimating traffic by excluding evenings and weekends despite 24/7 access. Proposed access changes are viewed as confusing and unsafe, with reduced entry points likely to worsen congestion in an already constrained estate.

Neighbour consultation Responses cont.

Environmental Impact During Construction Phase

- Residents request restrictions on weekend working due to noise and disruption. The 18-month construction period is expected to cause prolonged visual intrusion, noise, and air pollution in a sensitive residential area near schools and community facilities. A lack of mitigation measures, including greenery and streetscape enhancements, is also criticised.

Security and Prevention of Anti-Social Behaviour

- Concerns are raised about loss of privacy during construction and operation, with potential negative effects on mental wellbeing. The unmonitored laneway between the building and railway is considered unsafe and likely to exacerbate antisocial behaviour. Respondents also fear that 24/7 access would attract transient users with no connection to the local community, increasing security risks.

Other Matters

- Respondents warn that the inclusion of windows could set a precedent for future change-of-use applications. The development is also seen as threatening nearby businesses in railway arches by restricting access and visibility. Concerns are raised about disproportionate impacts on disabled residents, contrary to the Equality Act 2010, particularly where balconies and outdoor spaces face the car park and loading areas. Additional objections include long-term health impacts, higher energy costs due to reduced daylight, pressure on local infrastructure, rat and odour issues from waste storage, and the overall erosion of community cohesion.

Affordable workspace/business relocation

Strategic Protected Industrial Land

- Policy P29 (Strategic protected industrial land)
- The proposed development is estimated to generate a total of 15 on-site jobs, of which 6 are estimated to be for Southwark residents. The development would therefore increase the number of jobs on site and would grow the industrial use within this space.

Affordable workspace

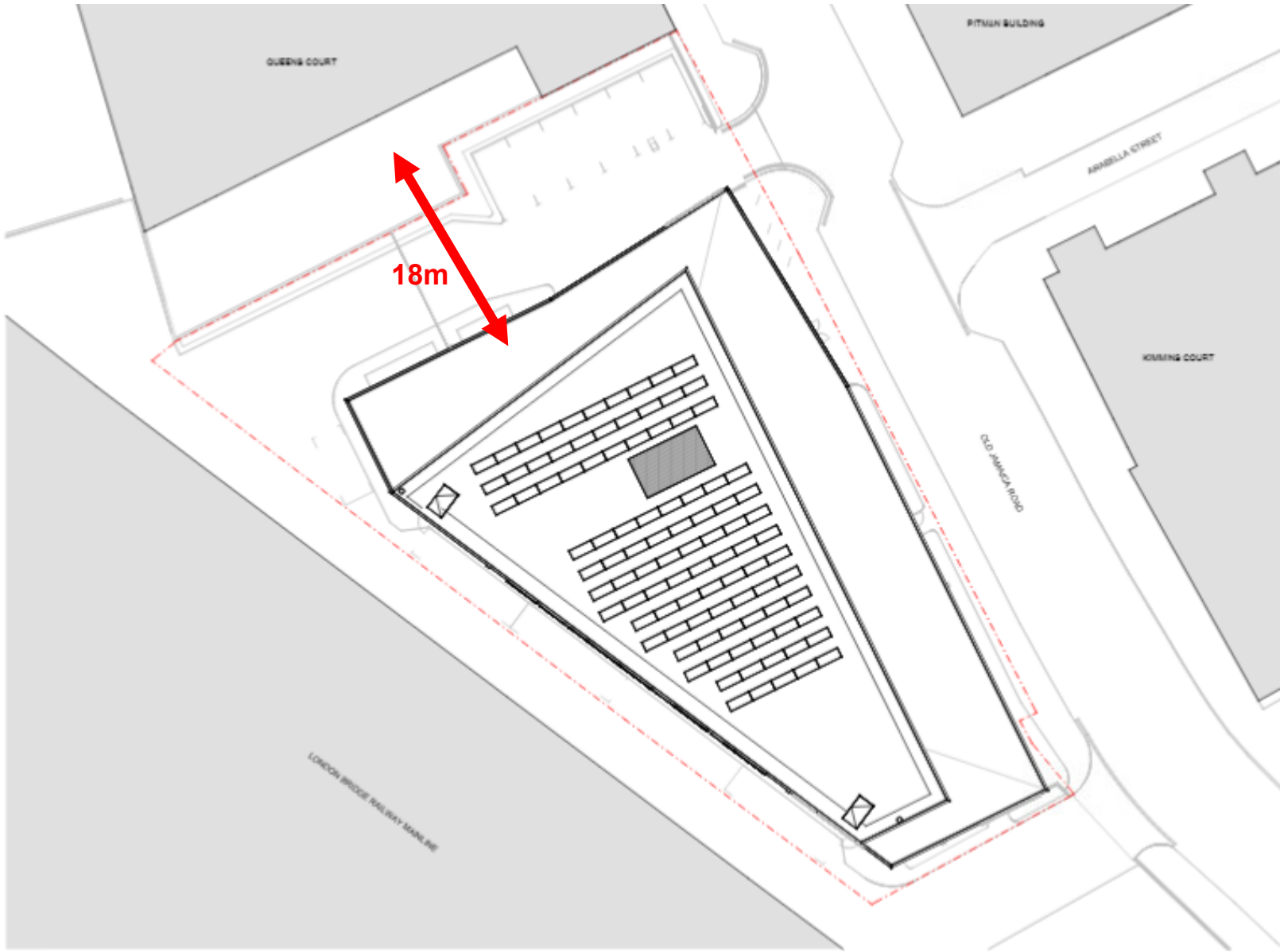
- Policy P31
- The applicant has undergone extensive viability testing and can provide affordable workspace. The area of affordable workspace is the equivalent to 10% of the GIA at 141m².
- The affordable workspace will be directly let to occupiers for 30 years at a 25% discount to market rent levels by Safestore.
- Agreed 10% ground floor space.

Business Relocation Strategy – Summary

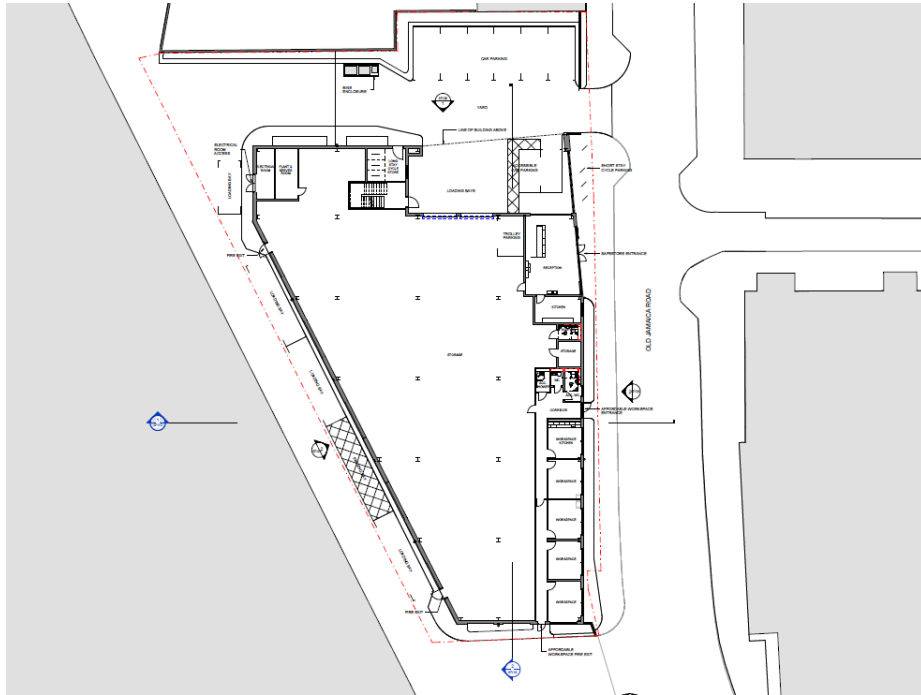
- Policy P33
- Business Relocation Strategy submitted and informed by engagement with all occupiers (2023–2024).
- No business required to leave prematurely; all relocations were voluntary.
- Safestore provided support well beyond policy requirements, including flexible leases, extensions, and reduced or peppercorn rents.
- Building A - Unit 1: Original tenant relocated voluntarily within the borough.
- Building A - Unit 2-5 (Grosvenor Contracts): Lease extended well beyond expiry, with ongoing flexibility to support consolidation. Supporting letter confirms Safestore's assistance.
- Units 6–10: Netwise received £240k relocation compensation; units now temporarily used by the Royal British Legion at peppercorn rent.

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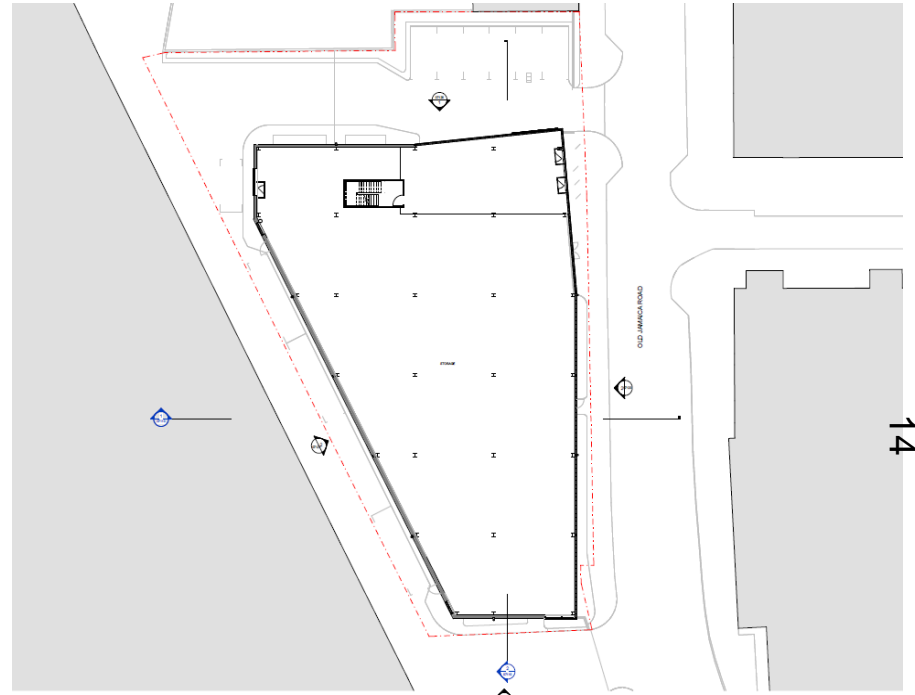
Proposed Site Plan



Proposed Floor Plans



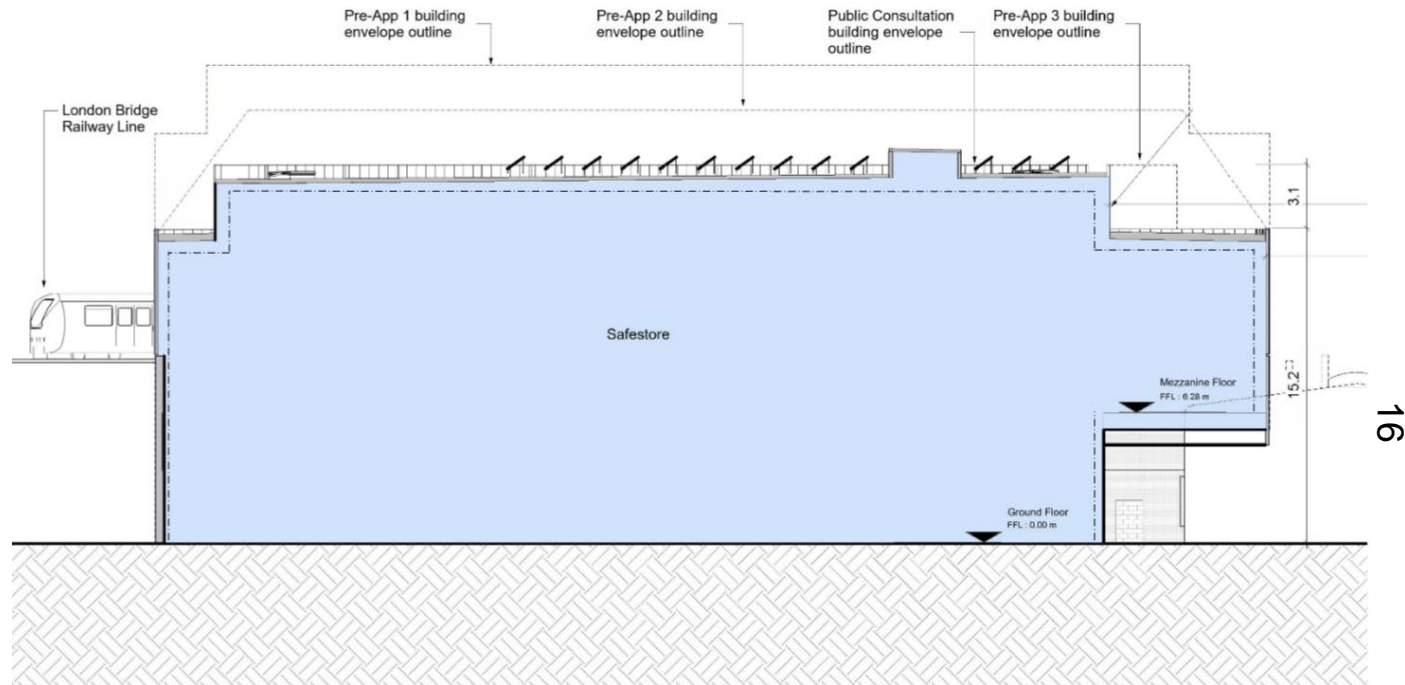
Ground floor



First floor

Design /Height

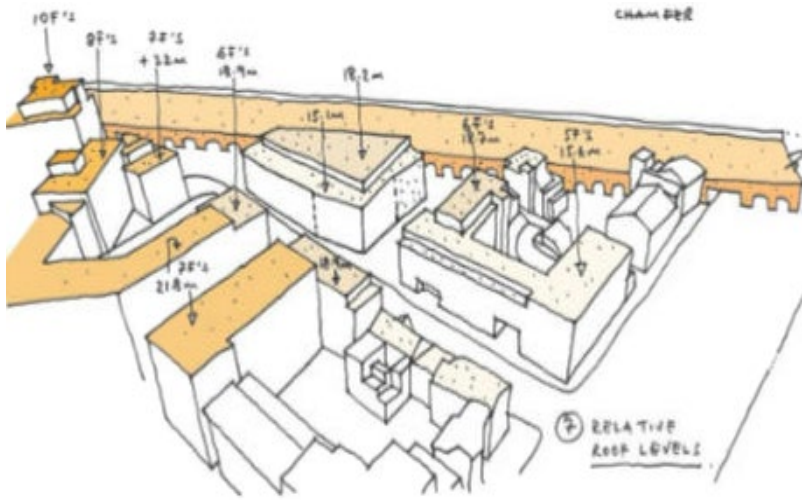
- The proposed building has a maximum height of 22.5m. The buildings in the vicinity of the site have varying heights, ranging from 2-8 storeys, with most falling between 5-7 storeys.
- The building will be set back along both the east and north elevations at ground floor and on the upper floors to respect the setting of the adjacent residential buildings.
- The building is distanced approximately 19.7m from the residential building to the north of the site, and 17.6m from the residential building to the east, along Old Jamaica Road. The inclusion of an inflexion in the building line along the southwest façade breaks up the elevation both at ground level and from a distance.



Illustrations of Proposed Scheme



Neighbour Amenity



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Daylight /Sunlight Methods

VSC

With and without balconies

- Measures how much visible sky a window can “see.”
- The more sky visible from a window, the more daylight can enter a room.
- How it was tested: Measured for each affected window. Compared Existing vs Proposed.
- Assessed against BRE guidelines. Two scenarios were modelled:
 - ✓ With balconies (real-world existing condition)
 - ✓ Without balconies (to isolate the effect of the new development)
- The primary assessment includes the existing balconies because they form part of the real-world condition. A sensitivity test was also undertaken removing balconies to understand how much of the relative loss is driven by existing architectural features. The comparison demonstrates that balconies materially exacerbate percentage reductions.
- This shows whether changes are caused by the new development, or existing building features (like projecting balconies).
- 20% reduction is considered acceptable.

NSL

- Measures how much of the room’s working plane still receives direct sky light.
- A window might lose some VSC percentage but still deliver adequate daylight inside the room. So NSL checks internal daylight quality, not just the window performance.

APSH

- Measures the amount of direct sunlight a window receives throughout the year.
- Daylight (VSC/NSL) is about sky light. APSH is about direct sunlight exposure.

MIRROR MASSING

- Models the proposed building as if it were built on the neighbouring site in reverse.
- This is done to understand:
 - Would a similar scheme on the adjoining plot create similar effects?
 - Is the development out of character in massing terms?
- It’s a way of testing proportionality and planning fairness - not just technical compliance. The *mirror-massing test* is a BRE-endorsed contextual benchmark.

Scenario 1 and scenario 2

- Existing and mirror massing

Neighbour amenity – Queens Court

Daylight/sunlight VSC

Queens Court

Scenario 1

With balconies assessment

- 68 windows serving 51 rooms have been assessed. 45 windows meet BRE criteria.
- 23 windows (all between ground and 3rd floor) show VSC reductions beyond BRE guidance, ranging 21% to 81% (all located beneath or adjacent to balconies/projections).
- The 8 windows with the largest alterations in VSC (49% to 81%) are all situated in the internal corner of the building and therefore are located beneath overhanging balconies and additionally restricted by the projecting wing of the building.
- Remaining 15 experience relative reductions in VSC of 21-37%.
- 7 of these 15 experience a change in VSC of less than 2.5% which is not considered material.

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| Window ID | Existing VSC | Proposed VSC | Absolute Loss | % Loss |
|-----------|--------------|--------------|---------------|--------|
| W3/531 | 1.55 | 0.29 | 1.26 | 81.29% |
| W4/531 | 5.69 | 1.94 | 3.75 | 65.91% |
| W5/531 | 8.16 | 2.05 | 6.11 | 74.88% |
| W6/531 | 6.31 | 1.27 | 5.04 | 79.87% |
| W3/532 | 9.73 | 3.56 | 6.17 | 63.41% |
| W4/532 | 9.77 | 3.02 | 6.75 | 69.09% |
| W5/532 | 11.58 | 4.67 | 6.91 | 59.67% |
| W6/532 | 14.06 | 7.18 | 6.88 | 48.93% |
| W8/530 | 5.22 | 3.32 | 1.90 | 36.40% |
| W9/530 | 5.34 | 4.15 | 1.19 | 22.28% |
| W7/531 | 26.61 | 19.50 | 7.11 | 26.72% |
| W8/531 | 10.71 | 6.94 | 3.77 | 35.20% |
| W10/531 | 10.60 | 8.20 | 2.40 | 22.64% |
| W11/531 | 6.38 | 4.38 | 2.00 | 31.35% |
| W12/531 | 10.72 | 8.42 | 2.30 | 21.46% |
| W1/532 | 8.19 | 5.66 | 2.53 | 30.89% |
| W2/532 | 5.82 | 3.96 | 1.86 | 31.96% |
| W7/532 | 31.44 | 24.65 | 6.79 | 21.60% |
| W8/532 | 20.28 | 13.93 | 6.35 | 31.31% |
| W3/533 | 13.38 | 8.48 | 4.90 | 36.62% |
| W4/533 | 12.74 | 8.08 | 4.66 | 36.58% |
| W5/533 | 12.76 | 8.23 | 4.53 | 35.50% |
| W6/533 | 14.85 | 10.18 | 4.67 | 31.45% |

Queens Court VSC Scenario 1

Without balconies assessment

- A separate test removes the existing balconies to show how much they're driving the results:
- 49 windows still meet guidance, but the remaining windows show much smaller reductions (about 23%–43%), with most $\leq 29\%$.
- 13 windows are affected however, the greatest impacts remain concentrated in eight vertically stacked corner windows.
- The remaining 5 exceed guidance by smaller margins.
- The affected windows are the same cluster previously identified, but with reduced levels of impact once the balcony obstruction is removed. The 8 internal corner stack is still the highest reductions.

| Window ID | Existing VSC | Proposed VSC | % Loss |
|-----------|--------------|--------------|--------|
| W3/531 | 1.55 | 0.29 | 81.29% |
| W4/531 | 5.69 | 1.94 | 65.91% |
| W5/531 | 8.16 | 2.05 | 74.88% |
| W6/531 | 6.31 | 1.27 | 79.87% |
| W3/532 | 9.73 | 3.56 | 63.41% |
| W4/532 | 9.77 | 3.02 | 69.09% |
| W5/532 | 11.58 | 4.67 | 59.67% |
| W6/532 | 14.06 | 7.18 | 48.93% |
| W7/531 | 26.61 | 19.50 | 26.72% |
| W8/531 | 10.71 | 6.94 | 35.20% |
| W1/532 | 8.19 | 5.66 | 30.89% |
| W2/532 | 5.82 | 3.96 | 31.96% |
| W3/533 | 13.38 | 8.48 | 36.62% |

Daylight/sunlight VSC

Queens Court

Scenario 2 – Mirror massing

- Under the mirror-massing sensitivity test (Scenario 2), all 68 Queens Court windows meet BRE VSC guidance.
- 37 windows show either no change or a slight improvement (up to ~1.75%) compared to the mirror baseline.
- The remaining 31 windows differ only marginally, by between 0.1% and 1.9%, which is not considered material. These are typically upper-floor windows that already comply with BRE under the primary assessment.
- A detailed review confirms that no Queens Court window experiences a reduction in VSC when assessed against the mirror-massing scenario. In fact, the modelling demonstrates either retention or modest improvements (generally 0–4%), particularly on the upper floors. The “loss” values shown in the appendix are negative, indicating gains rather than reductions.
- In summary, the mirror-massing test does not identify any additional adverse daylight impacts, and all windows remain BRE compliant under Scenario 2.

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Daylight/sunlight APSH Queens Court

Scenario 1

- 34 southerly orientated rooms considered relevant for analysis as they serve habitable rooms
- 31 of these rooms meet BRE guidelines.
- The 3 rooms that don't – in the winter they retain 9-12% which is in excess of the suggested BRE 5% guidelines. Target is 25% annually and 5% in winter. One of the rooms will retain 24% annually, and the other 2 are 9-12% however they are under balconies and in the corner of the building.
- Without balconies test shows recoded VSC changes to the windows that are affected.

Scenario 2 – mirror massing

- Under the mirror-massing test, the proposed development is compared against a contextual benchmark - meaning the level of sunlight each window would receive if the site were built out to match neighbouring buildings.
- When assessed against that benchmark, all relevant rooms experience either no material change or an improvement, with some winter sunlight levels increasing significantly - in some cases by up to 200%, largely because existing winter sunlight levels are very low.
- Importantly, no Queens Court rooms experience a material loss of sunlight when compared to the mirror-massing target.

Queens Court

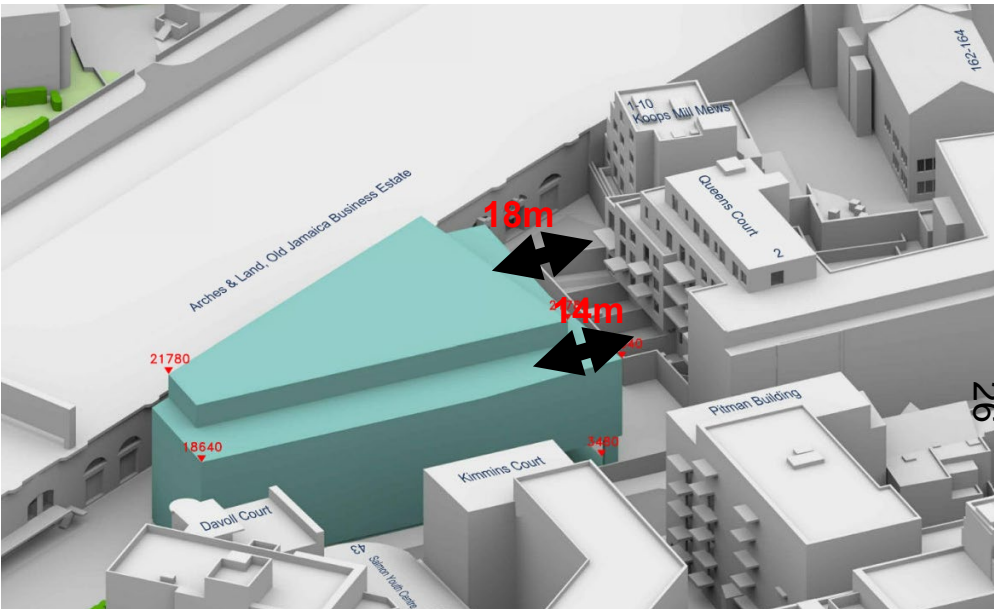
Scenario 1

- 37 of the 51 rooms assessed will meet BRE criteria.
- Remaining 14 rooms experience percentage alterations of between 27-81%.
- 5 of the rooms will have a view of the sky dome to 62% of the room or more
- All but one are located beneath overhang so sensitive to changes.

Scenario 2 – mirror massing

- All of the 51 assessed rooms will experience no material change or a relative improvement of up to 122% when compared to mirror massing. This shows that the proposed development performs better than the mirror massing for NSL.

Queens Court



Neighbour amenity – Pitman Building

Daylight/sunlight VSC

Pitman Building

Scenario 1

With balconies assessment

- 64 windows serving 52 habitable rooms assessed.
- 59 of the 64 windows meet BRE Guideline.
- The remaining 5 windows which are located on the 1st floor experience a relative alteration in VSC of between 21% and 37%. 4 of these windows are located beneath balconies and directly face onto Kimmins Court and therefore only enjoy a VSC of 4-8% in the existing condition. As a result, these windows only experience an absolute reduction in VSC of 2.8% or less which is considered not material.
- These windows fail the BRE percentage test because: When you start from 5%, even a small numerical drop looks large in percentage terms. But in practical daylight terms, the actual change is very small.

| Window ID | Existing VSC | Proposed VSC | Absolute Loss | % Loss | Notes |
|-----------|--------------|--------------|---------------|--------|---|
| W9/330 | 29.45 | 23.24 | 6.21 | 21.09% | Only window starting from higher daylight level |
| W11/330 | 7.76 | 4.91 | 2.85 | 36.73% | Very low existing VSC |
| W12/330 | 6.79 | 4.36 | 2.43 | 35.79% | Very low existing VSC |
| W9/331 | 7.67 | 5.48 | 2.19 | 28.55% | Very low existing VSC |
| W11/331 | 4.21 | 3.06 | 1.15 | 27.32% | Very low existing VSC |

Without balconies assessment

- In this assessment, all but one of the windows adheres to guidance. The remaining window W9/330 experiences a relative change in VSC of 21% which is fractionally beyond the 20% BRE target. This demonstrates the presence of the balcony rather than the size of the development is a critical factor in the relative loss of light

Pitman Building

Scenario 2 – mirror massing

- 53 of the 64 windows assessed will experience no change or an improved level of VSC (up to an absolute improvement of 5.5%) when compared to alternative targets set by the mirror massing.
- The remaining 12 windows, experience an absolute change of less than 08% which is not material.

Daylight/sunlight APSH

Pitman Building

Scenario 1

- Annual Probable Sunlight Hours (APSH) assessment shows that 49 of 52 rooms comply with BRE Guidelines. Of the remaining 3 rooms, two retain winter APSH of 7% and 9%, above the 5% BRE minimum, and annual APSH of 20% and 24%, slightly below the 25% target but reasonable for a dense urban environment.
- The final room, located beneath a balcony and facing Kimmins Court, retains a winter APSH of 3% and an annual APSH of 15%, reflecting its sensitivity to massing changes on the Site.
- Overall, these results demonstrate that the majority of windows and rooms maintain good daylight and sunlight levels, with limited reductions primarily influenced by existing architectural features rather than the Proposed Development's scale.

Scenario 2 – mirror massing

- Under the mirror-massing assessment, 44 of the 52 rooms show no material reduction or an improvement in sunlight. The remaining 8 experience some reduction, but all retain winter sunlight well above the BRE minimum, and all but one retain annual sunlight above the 25% benchmark.
- The single room below that level still retains sunlight that is considered acceptable in a dense urban context.
- Overall, while a small number of rooms fall below BRE guidance, these are largely constrained by existing balconies or recessed positions. When compared to a building of comparable scale, the proposal performs as well as or better than that benchmark, and overall residential amenity is maintained.

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Pitman Building

Scenario 1

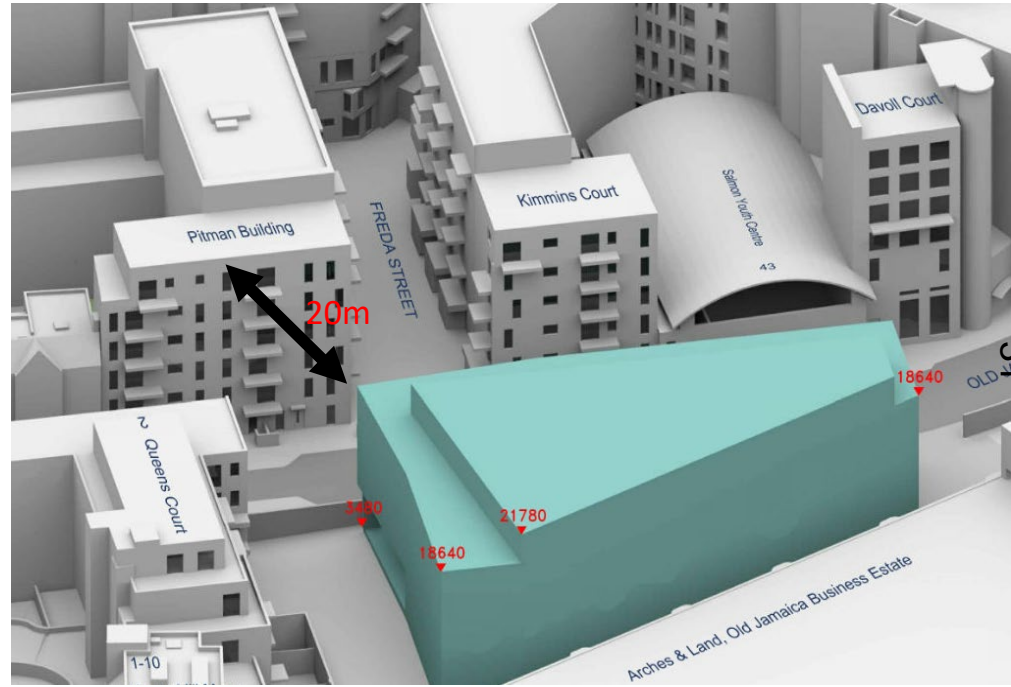
- For No Skyline (NSL) daylight distribution, 50 of 52 rooms meet BRE Guidelines, demonstrating strong compliance in a dense urban context. The remaining two rooms (R10/330 and R5/331) show relative reductions of 24% and 27%, slightly below the BRE target, but still retain views of the sky dome across 64–68% of the room area, which is a satisfactory level of daylight distribution.

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Scenario 2 – mirror massing

- In terms of NSL, the majority of rooms would experience either no material change or a relative improvement, with only two rooms showing negligible changes of 2% or less, which officers consider not material.

Pitman Building



Daylight/sunlight VSC

Kimmins Court

Scenario 1

With balconies assessment

- 39 windows serving 34 habitable rooms assessed.
- 26 of 39 windows meet BRE guidelines.
- Remaining 13 windows experience a VSC alteration of between 24-64%. 10 of these windows will retain a VSC of between 16-26%.
- The remaining 3 windows are located beneath balconies and will retain a VSC of between 10% and 13%.

| Window | Existing VSC | Proposed VSC | Loss | % Loss |
|--------|--------------|--------------|-------|--------|
| W2/320 | 31.88 | 19.76 | 12.12 | 38.02 |
| W3/320 | 30.46 | 18.59 | 11.87 | 38.97 |
| W5/320 | 21.05 | 10.02 | 11.03 | 52.40 |
| W1/321 | 34.40 | 23.17 | 11.23 | 32.65 |
| W2/321 | 33.87 | 22.98 | 10.89 | 32.15 |
| W3/321 | 23.47 | 12.62 | 10.85 | 46.23 |
| W4/321 | 23.82 | 13.18 | 10.64 | 44.67 |
| W5/321 | 31.51 | 21.08 | 10.43 | 33.10 |
| W4/322 | 26.10 | 16.90 | 9.20 | 35.25 |
| W5/322 | 25.26 | 16.33 | 8.93 | 35.35 |
| W6/322 | 35.70 | 26.58 | 9.12 | 25.55 |
| W4/323 | 27.09 | 20.50 | 6.59 | 24.33 |
| W5/323 | 26.26 | 19.98 | 6.28 | 23.91 |

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Daylight/sunlight VSC

Kimmins Court

Scenario 1

Without balconies assessment

- 26 windows meet guidance
- Remaining windows have much reduced alterations between 31% and 38% with all windows retaining VSC of 19% or above. This demonstrates its exacerbated by overhanging balconies

| Window ID | Existing VSC | Proposed VSC | Absolute Loss | % Loss |
|-----------|--------------|--------------|---------------|--------|
| W2/320 | 32.15 | 20.03 | 12.12 | 37.70% |
| W3/320 | 31.54 | 19.68 | 11.86 | 37.60% |
| W5/320 | 30.67 | 19.64 | 11.03 | 35.96% |
| W1/321 | 34.78 | 23.56 | 11.22 | 32.26% |
| W2/321 | 35.06 | 24.16 | 10.90 | 31.09% |
| W3/321 | 34.31 | 23.46 | 10.85 | 31.62% |
| W4/321 | 34.33 | 23.69 | 10.64 | 30.99% |
| W5/321 | 32.56 | 22.13 | 10.43 | 32.03% |
| W2/322 | 36.99 | 27.92 | 9.07 | 24.52% |
| W3/322 | 37.32 | 28.59 | 8.73 | 23.39% |
| W4/322 | 37.04 | 27.83 | 9.21 | 24.87% |
| W5/322 | 37.26 | 28.33 | 8.93 | 23.97% |
| W6/322 | 36.72 | 27.61 | 9.11 | 24.81% |

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Kimmins Court

Scenario 2 – Mirror massing

- The assessment indicates that all windows at Kimmins Court would retain Vertical Sky Component (VSC) values broadly comparable to the mirror massing scenario, with changes ranging from an absolute increase of up to 1.8% to a reduction of up to 1.4%. This is not considered material.

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Daylight/sunlight APSH

Kimmins Court

Scenario 1

- 16 of 18 south-facing rooms meet BRE guidance for both winter and annual sun.
- The remaining 2 rooms show reductions beyond guidance but retain winter APSH of 5–11%, meeting or exceeding the BRE minimum of 5%, and annual APSH of 23–24%, slightly below the 25% target but still a good level of sunlight for an urban environment.

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Scenario 2 – Mirror massing

- 15 of 18 assessed rooms would retain winter and annual sunlight levels comparable to or exceeding those associated with the mirror massing scenario. All rooms achieve at least 5% winter APSH, with most exceeding 10%, and all but three rooms retain annual APSH levels above the BRE target of 25%. The majority of rooms perform significantly better than the BRE minimum standards.

Kimmins Court

Scenario 1

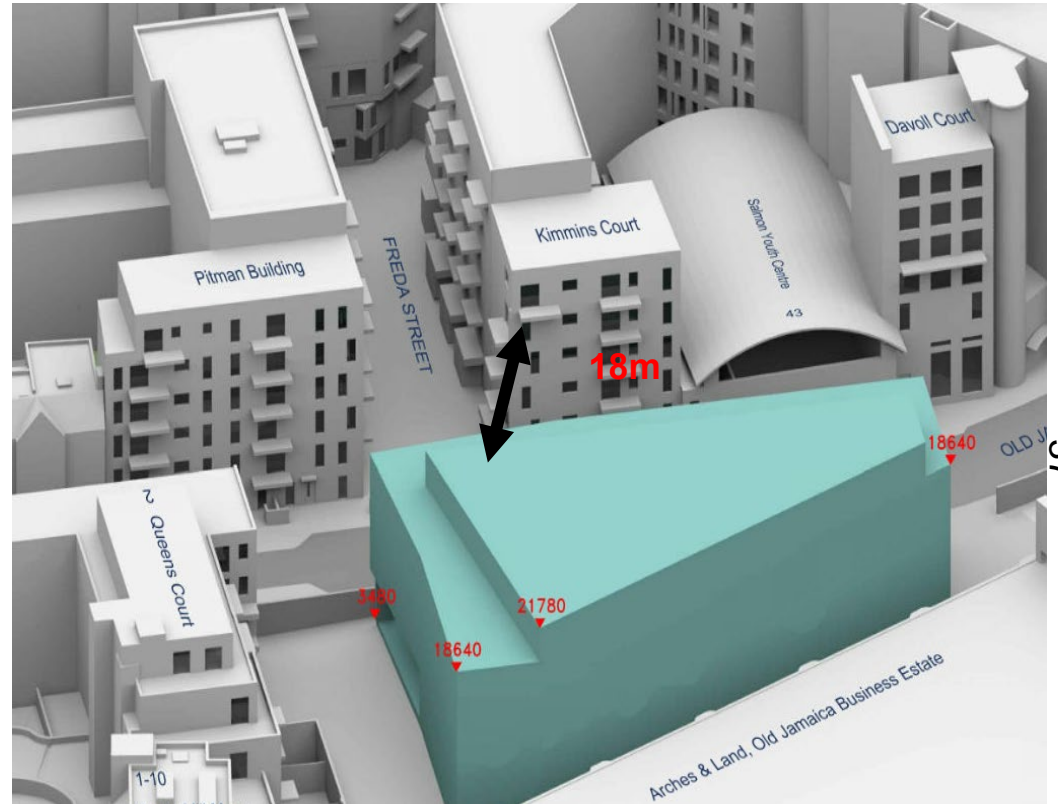
- For No Sky Line (NSL), 23 of 34 rooms comply with BRE Guidelines. The remaining 11 rooms experience relative reductions of 34–76%.
- 3 of these are bedrooms, which the BRE considers less critical for NSL. Of the remaining eight rooms, three retain views of the sky dome over 50% of the room, which provides a reasonable level of daylight distribution in a dense urban setting

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Scenario 2 – mirror massing

- The mirror massing exercise is not deemed suitable here.

Kimmins Court



Other matters

- Noise/hours of use
- Crime
- Transport, Parking, Highways, Deliveries and Servicing Matters
- Environmental Impact During Construction Phase
- Equalities

Summary and Officer Recommendation

- Proposed benefits of the scheme
- Grant subject to legal agreement and conditions

ITEM 6.2

25/AP/3009 & 25/AP/305

47 – 49 Tanner Street, London, Southwark , SE1 3PL

Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as **Scheme A**).

Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as **Scheme B**).

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Reason for the submission of both Scheme A and B



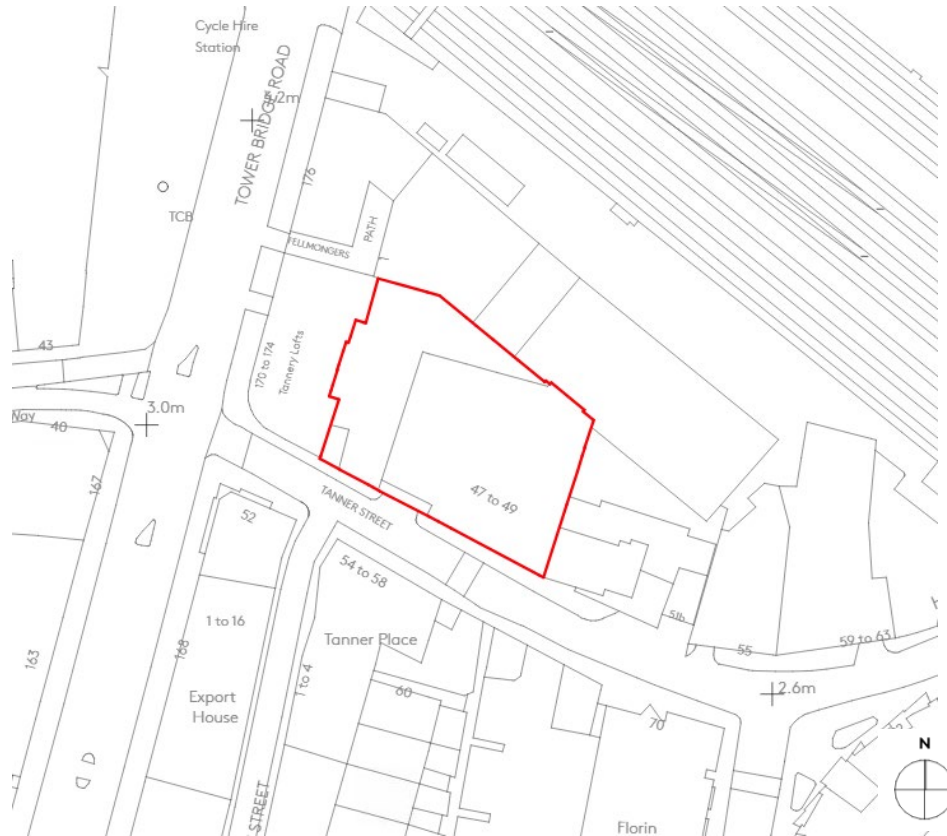
Existing Covenants

- The light blue zone along the western edge of the site is a designated 'void space' in order to retain a fire escape from Tannery Lofts. No structures are allowed to be built in or above this space.
- The two dark green areas have covenants that restrict the positioning of windows and limit the height of the building. Scheme A & B are different in these areas which is why Scheme B has less units than Scheme A.

Definition of a covenant and the planning system

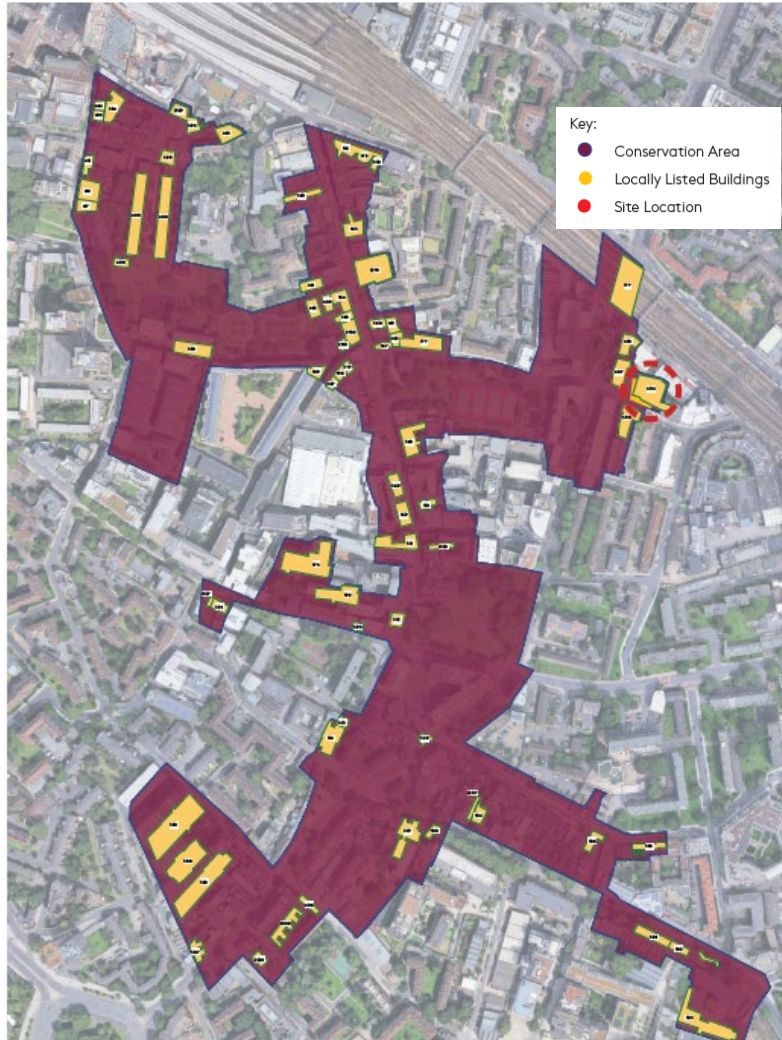
A restrictive covenant is a legally binding restriction imposed on land by agreement between two freehold landowners or contained in a lease. Restrictive covenants are often imposed when someone sells their land, for example to prevent the buyer from using it for business, to prevent building on it, or to ensure that they keep to a particular style or size of building. Restrictive covenants have nothing to do with the town and country planning system – a restrictive covenant can prevent development even if it has planning permission. It is possible to apply to the Lands Chamber of the Upper Tribunal to have a restrictive covenant “discharged or modified”, as the statute puts it, in order to get the covenant removed or changed so that development can take place or the use of the land can be changed.

Location Plan



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Site Designations



Conservation Area and Locally Listed Building Layer

- Area Vision Boundaries – Bermondsey
- Locally Listed Building
- Conservation Area – Bermondsey Street
- London View Management Framework – Parliament Hill summit to St Paul’s Cathedral
- Archaeological Priority Areas
- Hot Food Takeaway Primary School Exclusion Zone
- Flood Zone 2 & 3

Photographs



Planning History

| | | |
|-------------------|---|--|
| 18/AP/0896 | Redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building. | GRANTED with legal agreement - 28/02/2019 <i>The Design and Conservation Team supported the scheme, stating that it would have a positive impact on the character and appearance of the CA.</i> |
| 21/AP/2841 | Details of Condition 3 Method statement for planning application 18/AP/0896 dated 28/2/2019 for redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building. | AOD – GRANTED - 14/10/2021 <i>The Design and Conservation team supported the application, as it retained the locally listed building, as well as its warehouse characteristics.</i> |
| 21/AP/2860 | Details of Condition 4 Measured Survey for planning application 18AP0896 dated 28/2/2019 for redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building. | AOD – GRANTED 25/11/2021 <i>The Design and Conservation team supported the application as the submitted documents were sufficient to satisfy a Level 3 measured survey.</i> |
| 22/AP/0306 | Certificate of existing lawful development to confirm that works carried out on site constitute a material operation for the implementation of planning permission 18/AP/0896. | Certificate of Lawfulness Existing – GRANTED - 24/03/2022 |

The certificate of lawfulness ref: 22/AP/0306 confirms that the planning permission has been lawfully implemented. Planning permission ref: 18/AP/0896 is extant.

Comparison between 2018 scheme and proposed scheme



IMPLEMENTED DESIGN



PROPOSED DESIGN

Key differences between Scheme A and Scheme B

| Scheme A | Scheme B |
|----------------------------------|----------------------------------|
| 84 x Standard PBSL Studios (75%) | 81 x Standard PBSL Studios (74%) |
| 16 x Duplex PBSL Studios (14%) | 16 x Duplex PBSL Studios (15%) |
| 12 x M4(3) PBSL Studios (11%) | 12 x M4(3) PBSL Studios (11%) |
| 112 x Total PBSL Studios | 109 x Total PBSL Studios |
| 2,501 sqm Residential GIA | 2,403 sqm Residential GIA |
| 438 sqm Internal Amenity | 438 sqm Internal Amenity |
| 132 sqm External Amenity | 129 sqm External Amenity |

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Summary of Proposed Scheme



- Loss of employment floor space outside the CAZ - £48,638 contribution secured in s106
- Co-Living accommodation is mostly compliant with London Plan Guidance and Policy H16 of the London Plan
- 40% Payment in Lieu contribution to affordable housing in the Borough (Scheme A - £5,824,000 & Scheme B - £5,668,000)
- Design would successfully enhance and preserve to character of the locally listed Building and the CA
- Lesser impact in neighbouring amenity terms compared with office scheme
- Sufficient cycle parking, refuse storage and £50,000 contribution to C14 cycle highway
- Suitable conditions relating to plant noise, vibration, roof terraces and privacy screening
- £39,928 carbon offset contribution secured, future proofed to the District Heat Network and BREEAM excellent
- £28,000 s106 contribution towards the NHS
- No issues relating to BNG, Flood Risk, Archaeology or Ecology

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Rear Massing View



Neighbour Comments Summary

Scheme A - 8 objections

Scheme B – 12 objections & 2 support

Principle of development and proposed land uses:

- Better suited to office use
- Transient nature of the accommodation
- Apartments should be provided instead of co-living units

Affordable Housing and Viability:

- Contribution to affordable housing is a benefit

Design Quality and Site Layout:

- Inadequate Design and Access Statement
- Not in keeping with original design of the warehouse
- Visually intrusive and alters the character of the streetscape

Neighbour Amenity Impacts:

- Office use would be less disruptive to neighbours
- The duplex floor is a clear attempt to downplay the buildings scale and the core/ lift overrun adds additional bulk and mass
- Concerns regarding the entrance location
- Loss of light to neighbouring properties
- Concerns over the use of the roof terrace

Transport and Highways:

- Generate traffic through deliveries, taxis, visitor drop offs etc and this area is unsuitable for this level of activity

Environmental Impacts:

- Construction impacts

Other matters:

- Scheme presented to the public in July 2025 was materially different to the one submitted and consulted on
- The proposal will suffer from overheating and contradicts commitment to sustainable design and resident well being
- A revised scheme and design has been submitted by a neighbour

Height Comparison



Maximum Height

Consented/ Implemented Office Scheme
30.97m AOD

Consultation prior to planning application
24.80m AOD

Proposed Scheme
27.97m AOD

Additional comparison



Existing Plans



EXISTING GROUND FLOOR PLAN



EXISTING SOUTH ELEVATION

Proposed Elevations



Scheme A



Scheme B

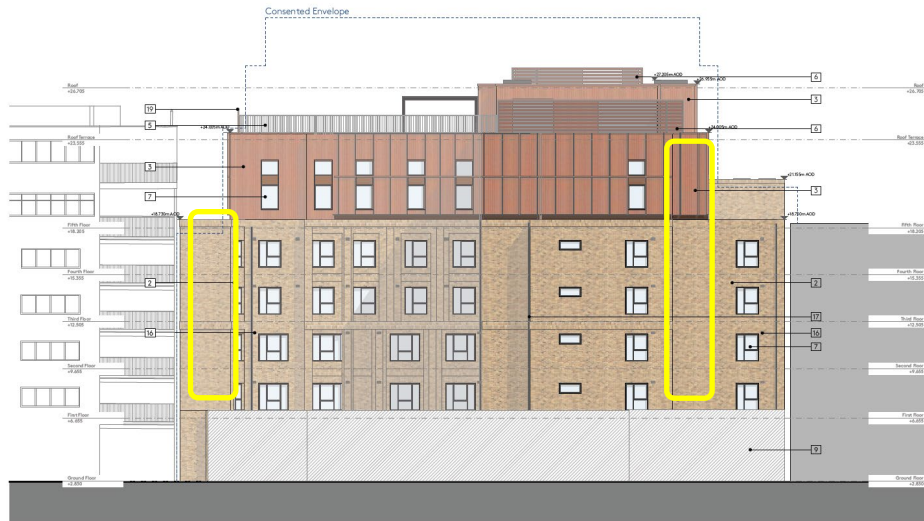
*No change
compared with
Scheme A*

Proposed South (Front) Elevation [facing Tanner Street]

Proposed Elevations



Scheme A



Scheme B

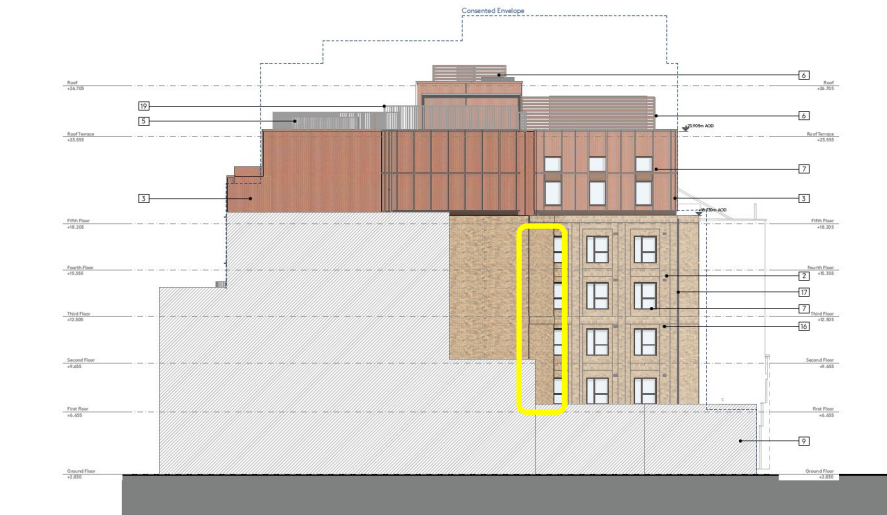
Changes to windows shown with the yellow outline

Proposed North (Rear) Elevation [facing the railway line]

Proposed Elevations



Scheme A



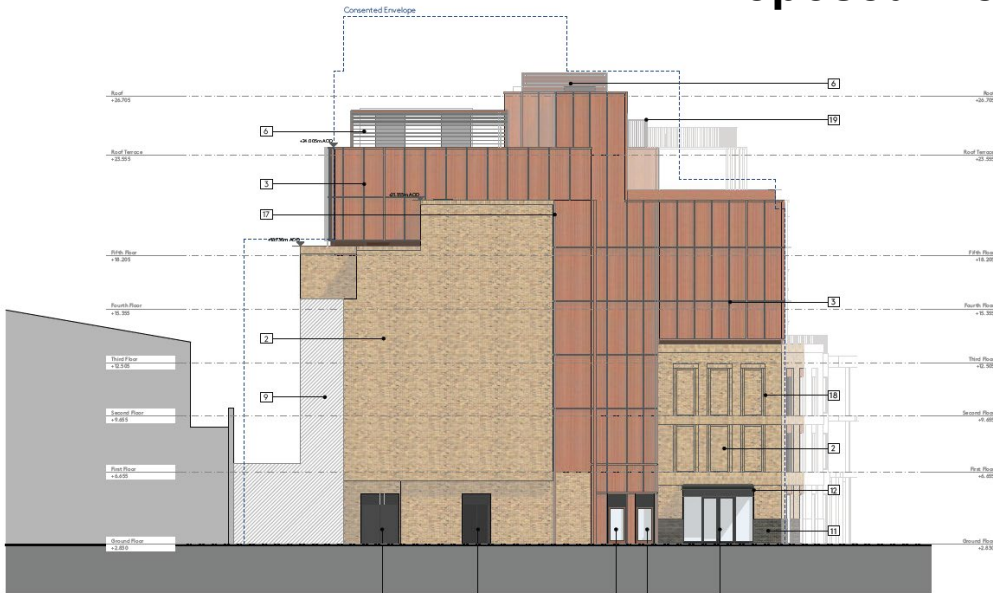
Scheme B

Changes to windows shown with the yellow outline

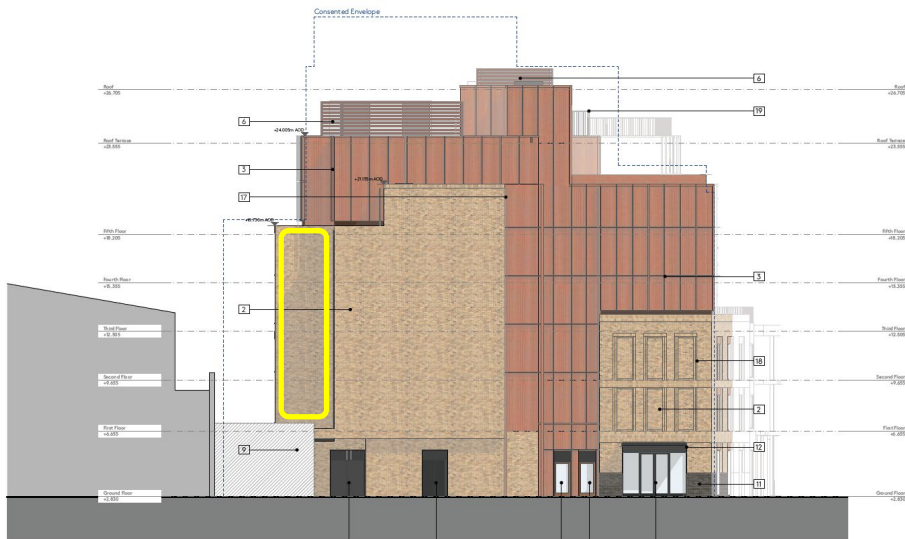
Proposed East (Side) Elevation [facing 51-53 Tanner Street]

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Proposed Elevations



Scheme A



Scheme B

Changes to massing shown with the yellow outline

Proposed West (Side) Elevation [facing Tannery Lofts & Sadler's Lofts, 174 Tower Bridge Road]

Proposed First Floor Plan



Scheme A



Scheme B

Changes in floor plan shown by red outline

Proposed Fourth Floor Plan



Scheme A



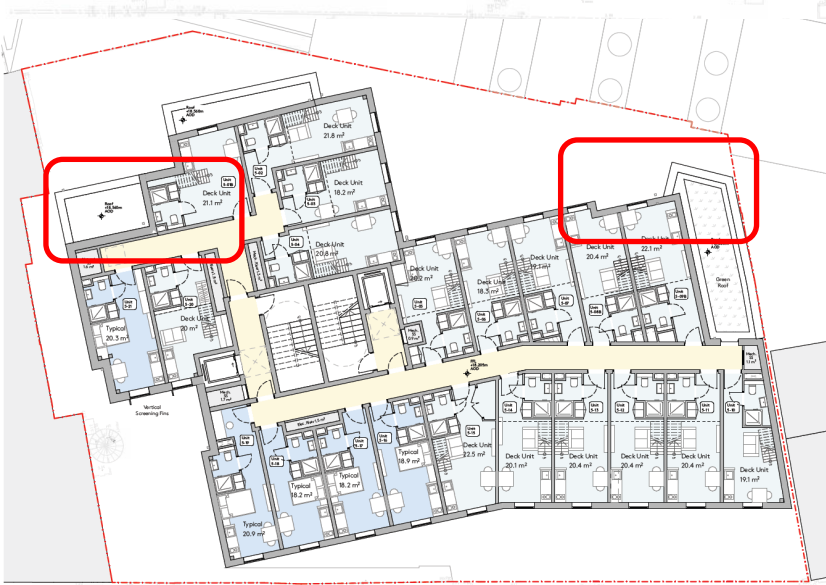
Scheme B

Changes in floor plan shown by red outline

Proposed Fifth Floor Plan



Scheme A



Scheme B

Changes in floor plan shown by red outline

Proposed Fifth Floor Mezzanine Plan



Scheme A



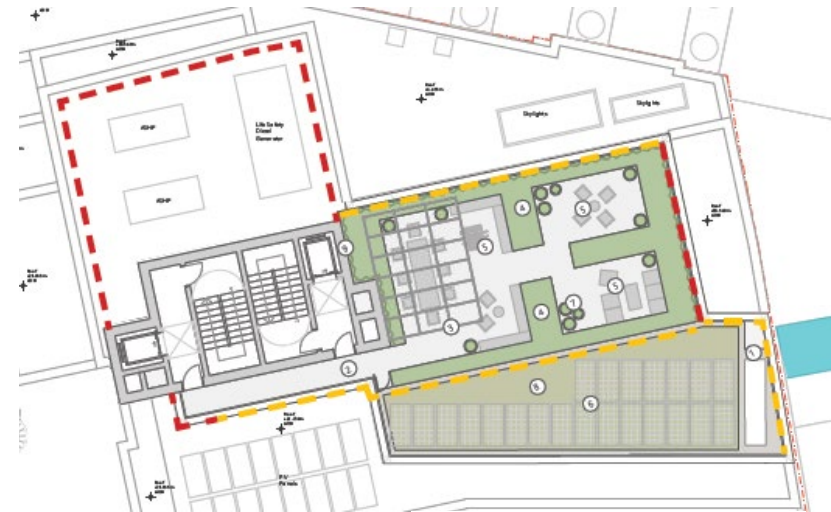
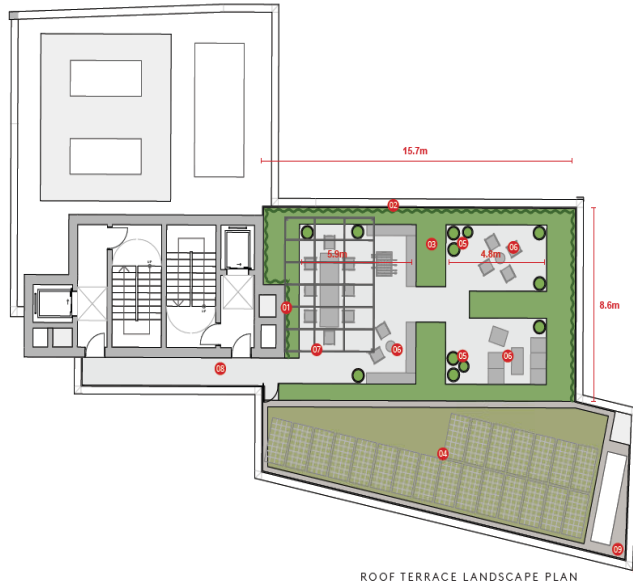
Scheme B

Changes in floor plan shown by red outline

Proposed Roof Terrace Conditions

27. Roof Terrace Screening

Prior to first occupation details of the privacy screening for the terrace must be submitted in writing, in accordance with the details outlined in page 70 of the Design and Access Statement dated February 2026 rev p2. The screening shall be installed in full accordance with the details hereby approved prior to first occupation and maintained in perpetuity.



- Key**
- Sensitive Neighbouring Areas
 - >1.8m High Screening
 - 1.1-1.5m High Screening

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31. Communal Outdoor Amenity

The communal outdoor amenity areas shall not be used, other than for maintenance, repair or means of escape, between the hours of 9pm – 9am.

Conclusion



- Loss of employment floor space outside the CAZ - £48,638 contribution secured in s106
- Co-Living accommodation is mostly compliant with London Plan Guidance and Policy H16 of the London Plan
- 40% Payment in Lieu contribution to affordable housing in the Borough (Scheme A - £5,824,000 & Scheme B - £5,668,000)
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- No issues relating to BNG, Flood Risk, Archaeology or Ecology

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Officer Recommendation:

Grant subject to legal agreement and conditions.

| | |
|---|--|
| Meeting Name: | Planning Committee (Smaller Applications) |
| Date: | 24 February 2026 |
| Report title: | Addendum report Late representations, clarifications, corrections, and further information |
| Ward(s) or groups affected: | North Bermondsey, 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, 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

ITEM 6.1: 25/AP/0400- Full Planning Applications: Unit 23 And 24 Old Jamaica Business Estate 24 Old Jamaica Road London SE16 4AW

Additional neighbour representations received

3. A late representation has been received from residents of Queens Court objecting to the application and requesting deferral. The representation alleges that the Officers recommendation relies on flawed or incomplete technical evidence and raises concerns regarding potential legal and procedural risk, including judicial review.
4. The objection contends that the scale of public opposition has been underrepresented, as a collective objection signed by 44 residents was recorded as a single submission. It is also alleged that insufficient weight has been given to residents' independently submitted technical evidence.

5. In relation to noise, the representation argues that the Noise Impact Assessment relies on weekday baseline data only and does not adequately assess weekend background noise levels. It is asserted that independent resident noise logging indicates lower weekend baseline levels, which could result in greater impact than reported. Concern is also raised regarding the scope of proposed operating hour restrictions and whether they adequately control servicing and staff activity.
6. In respect of daylight, sunlight and overshadowing, the objection disputes the reliance on a "mirror massing" assessment to justify BRE guideline breaches. It highlights significant reported reductions in Vertical Sky Component to certain habitable rooms and asserts that private balconies have not been properly assessed for sunlight impacts.
7. Concerns are raised regarding the air quality assessment, specifically the assumption of 23 vehicle movements per day, which is described as unrealistic and potentially undermining the conclusions reached.
8. The representation also raises issues relating to the Public Sector Equality Duty, asserting that the impacts of noise, light loss and air quality may disproportionately affect disabled residents and that a more detailed Equality Impact Assessment is required.
9. The correspondent requests that the application be deferred to enable independent verification of noise, daylight/sunlight, traffic and air quality evidence.
10. The issues raised in the late representation have been carefully reviewed. Officers are satisfied that the application has been assessed on the basis of sufficient and proportionate technical information, in accordance with the Development Plan and relevant guidance.
11. With respect to public representations, the number of objections reported reflects the number of submissions received in accordance with the Council's standard recording procedures. All material planning considerations raised, whether within individual or collective representations, have been taken into account in the assessment.
12. In relation to noise, daylight/sunlight, air quality and traffic generation, the submitted technical reports have been reviewed by the Council's relevant specialist officers. The methodologies applied are considered appropriate and proportionate to the scale and nature of the development. Where necessary, planning conditions are recommended to mitigate impacts and ensure policy compliance. Officers are satisfied that the assessment of residential amenity is robust and that the conclusions reached are reasonable and evidence-based.
13. The Public Sector Equality Duty has been considered in the preparation of the Officer's Report. The impacts of the development are assessed as broadly experienced by neighbouring occupiers and do not give rise to disproportionate impacts that would warrant refusal or deferral.

14. Officers therefore do not consider that there are grounds to defer the application and maintain the recommendation as set out in the main report.

Corrections and clarifications on the main report

Additional Information:

15. This paragraph is to be updated as follows:

Paragraph 32:

16. This paragraph is to be updated as follows:

Respondents object to the proposed loading bay producing unacceptable noise, especially from reversing alarms at night. They fear that the narrative describing this as happening only 10-15 times a night is inconsequential as this creates possibility of residents' wellbeing being disrupted. Several respondents state increased HGV and commercial vehicle movements create safety hazards for pedestrians, cyclists, and residents, particularly children and vulnerable users attending the nearby primary school and youth centre. The roads are not designed to accommodate large vehicles and increased traffic will lead to congestion and increased risk of accidents. They feel the Transport Assessment underestimates traffic volumes by excluding evenings and weekends. Self-storage users frequently access units outside business hours, especially evenings and weekends, making the omission of this activity artificial and invalidating traffic assessments. Proposed site access changes risk confusion and congestion, with no safe pedestrian or cycling routes proposed. The 50% reduction in entrance/exit routes would result in a single route servicing over 15 arches, with existing estate already heavily congested.

Paragraph 38:

17. This paragraph is to be updated as follows:

Pre-application advice was sought on 23.07.2019 for the re development of the site to provide a self-store facility. Further pre-application advice was sought on 22.07.2021 ref. 21/EQ/0115 for 'the demolition of existing structures and construction of replacement commercial building to be operated as a self-storage facility (use class B8) (Follow-up to 19/EQ/0152)'.

Paragraph 113:

18. This paragraph is to be updated as follows:

Details of the proposed green wall will be secured by condition to ensure that the system is appropriately designed and installed, including provision of an automated irrigation system. The condition allows for either a modular system

or a soil-rooted green wall solution. In all cases, the external wall surface must achieve a surface spread of flame classification of Class B-s3,d2 or better.

Paragraph 159:

19. This paragraph is to be updated as follows:

It is shown that 45 out of the 68 windows assessed would retain 80% of their existing sunlight hours, both annually on throughout the winter months in line with BRE Guidance.

Paragraph 249:

20. This paragraph is to be updated as follows:

The air quality neutral assessment finds that the development will not meet air quality neutrality in respect of transport emissions and will exceed the benchmark. The nature of the use means virtually all customers will have to arrive in motor vehicles. In mitigation it proposes EV charging points and air quality neutral will be achieved with the proposed mitigation methods imposed

Paragraph 282:

21. This paragraph is to be amended as follows:

Urban Forestry:

- No objections raised subject to condition for green walls and hard and soft landscaping.

Paragraph 300:

22. This paragraph is to be updated as follows:

Technical assessments demonstrate that noise, transport, air quality, archaeology, flood risk, drainage, and biodiversity matters have been robustly considered, and any impacts can be mitigated through the recommended conditions, including controls on hours of use, plant noise, lighting, landscaping, SuDS, and construction management. The proposal also secures BREEAM 'Excellent', delivers green walls and PV panels, and provides cycle parking consistent with London Plan and Southwark Plan requirements. Transport for London and other statutory consultees raise no objections subject to conditions.

Removal of conditions

23. Condition as follows to be removed:

Condition 16

Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,
- Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,
- Laid out in accordance with roof plans; hereby approved; and \
- Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

The applicant is not proposing a green roof as part of the proposal and therefore the condition is not relevant and should be removed.

ITEM 6.2: 25/AP/3009 & 25/AP/3057 - Full Planning Applications: 47-49 Tanner Street London Southwark SE1 3PL (Scheme A & B)

Additional neighbour representations received

24. Following the publication of the committee report, two further representations have been received. These representations are from neighbours who have previously made objections who have re sent in their objections and made further representations. One objector sent three separate emails, however

these have been collated into one objection. These further representations have been described and responded to below.

25. Summary of objection 1 and Officer response (*in italics*):

- Further details on plant noise and privacy screening

Condition 29 (Internal Ventilation), Condition 30 (Plant Noise), Condition 27 (Roof Terrace Screening) and Condition 31 (Communal Outdoor Amenity) are conditions of the permission which relate to controlling details over plant noise and the use of the roof terrace

- Incomplete sentence in paragraph 173

This sentence is an error and should be disregarded.

- Query over paragraph 174 relating to balconies

In response to the original objection received during the initial public consultation process, I requested further testing to be undertaken to the balconies on 51-53 Tanner Street. These results are on the public register labelled Daylight/Sunlight Assessment – Additional Information – Balconies dated 2nd February 2026.

- Overlooking concerns to 51-53 Tanner Street

Paragraph 175 of the Officer Report states ‘There are no windows on the eastern shared boundary line’. The report then goes on to say that ‘There are windows set back approximately 18m from this shared boundary which would offer distant views across the site. This relationship is not considered to result in a loss of privacy to residents at 51-53 Tanner Street.’

- Queries over procedural matters relating to committee and presenting as an objector

Officers have provided a recommendation to grant permission subject to conditions and a legal agreement. It is now for members to review and debate, taking into account anyone who wishes to speak in support or objection. Members will then take a vote on whether to approve or refuse, both Scheme A and Scheme B. Throughout the debate further conditions can be added or removed if members consider this to be necessary in order to approve the permission.

- Queries over planning enforcement on conditions

Non-compliance with planning conditions are dealt with by the Council’s Planning Enforcement team.

26. Summary of objection 2 and Officer response (*in italics*):

- Concerns Regarding the Public Consultation Process

Officers are satisfied with Council's consultation process however are unable to comment on what may have been presented to the public prior to the submission of any planning application and whether there may be differences between this and the submitted scheme.

- Inadequate Design and Access Statement

Pages 11 – 26 of the submitted DAS provide a comprehensive contextual analysis. The vision of the proposed design/design narrative is presented in pages 35-54 of the submitted DAS.

The submission was accompanied by a Heritage, Townscape, and Visual Impact Assessment report (HTVIA), which has been fully reviewed by the officers.

The D&C Officers have exercised their statutory duty to provide specialist advice on heritage, townscape, urban design, and architecture matters. The impact of the proposed development on the CA has been fully assessed in the D&C comments and the officer's report. It is also worth noting that the application was validated because it included all the required information. Officers have considered all these documents as well as the guidance in the CA Appraisal and have provided specialist advice, which is included in the report at paras 97-121.

Officers also undertook a site visit to assess the internal and external spaces. In addition, officers held discussions with the applicant regarding the townscape views, which are included in the submitted HTVIA document. On this basis, the assessment of the proposed design is robust.

- Inaccurate, Misleading, and Contradictory Information

The proposed development is 6 storeys the inclusion of a roof terrace and lift overrun would not result in the development being classified as eight storeys. D&C officers have assessed the proposed design and reassured that any matters such as overheating, insulation, and means of escape will be addressed by the designers and are, in any case, post-planning matters.

- Lack of Essential Detail on Key Design Elements

The level of detail submitted is proportionate to the application stage. Details of the façade and materials are secured by condition, and sufficient information has been provided to assess the design principles.

- Opportunities for improvement

Officers have not reviewed an amended design, they have reviewed the submission that has been validated and submitted by the applicant. This is not for Officers to comment on as it has not been presented as a valid planning application.

Corrections and clarifications on the main report

Paragraph 21:

27. Error on table showing key differences between Scheme A and B. Scheme B external amenity space to be updated to 129 sqm (from 125 sqm).

Paragraph 63:

28. Error in table for Scheme B external community space. This should be amended to 129 sqm.

Paragraph 173:

29. Incomplete sentence to be removed from Officer Report.

Additional statutory consultation received

30. A second consultation response has been received from Historic England on 20th February 2026, following a review of the amended internal layout and window retention condition agreement.
31. Historic England's consultation response is provided below (in italics):

Historic England previously advised LB Southwark on the above application for planning permission on 22 January 2026, advocating further refinements to the scheme in order to better respond to the heritage sensitivities and opportunities of the site.

We also raised concerns regarding the proposed replacement of the locally listed warehouse building's windows, and that further information should be provided to inform their potential repair / retention.

Taking into consideration the amended documentation, we remain supportive of the ambition to bring this important vernacular building back into use and retain more of its fabric and form compared to the consented scheme. Aspects of the wider proposals also have the potential to improve the condition of the overall site which is currently down at heel.

We do however still feel the scheme is a missed opportunity to really capitalise on the heritage potential of the site as encouraged under NPPF paragraph 219. We are unconvinced that the new elements proposed would respond or integrate as successfully with the surrounding conservation area as they could.

The warehouse windows make an important contribution to the building's significance, and we are pleased that a requirement to provide further information on their condition and scope for repair is proposed to be secured by condition.

Recommendation

It will be for the Local Planning Authority to consider our advice and be persuaded that potential harm identified in our previous advice has been minimised (NPPF 208) and that any remaining harm would be outweighed by public benefits (NPPF 215).

32. This response by Historic England has been reviewed by the Council's Design and Conservation team who reiterate the comments made in the Officer Report (copied below):

In relation to the scheme being a missed opportunity to capitalise on the heritage potential of the site. HE's opinion here relates to the retention of the original roof. This is a feature of the building that it is only possible to experience from inside the warehouse. Set behind a high parapet, the original roof is a characterful feature of the building but cannot be appreciate from the street. It is important that great weight is placed on the earlier decision of the council where it was agreed that the form of the warehouse would be retained and incorporated, but the roof would be lost to the development that extends across and over its parapet-line. The loss of the roof has resulted in a low level of less than substantial harm to the Conservation Area. In this context decision-makers are required by para 215 of the NPPF (Dec 24) to weigh the low level of harm identified against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case the public benefits of the development can include its contribution to affordable housing, the improved public realm in and around the site, as well as the extensive repairs and restoration works proposed for the original warehouse building which is preserved and properly integrated into the new development where it can be appreciated. It is considered that the limited harm to the conservation area of the loss of the roof can be justified by the public benefits identified.

33. Officers are in agreement with the comment made in relation to the warehouse windows. A copy of the wording of Condition 16 is provided below:

The Existing Warehouse Windows

Prior to commencement of above-grade works, a detailed Condition Survey of all the existing windows in the building carried out by a specialist restorer; together with a Method Statement for a scheme of restoration for the street-facing windows (Schedule of Works and Specification) detailing the repair and restoration of the existing or any relocated windows; shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. In the event any of the windows are found to be unsuitable for reasonable repair restoration and/or relocation, then evidence of this shall be submitted to the Local Planning Authority for agreement in writing that such windows may be replaced on a like-for-like basis.

Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the locally listed building in accordance with the NPPF (2024); Policy HC1 (Heritage conservation and

growth) of the London Plan (2021); Policy P26 (Local List), Policy P21 (Conservation of the historic environment and natural heritage), Policy P20 (Conservation areas), of the Southwark Plan (2022).

34. Officers would also note that Historic England acts as a statutory advisor, often objecting to planning applications that cause "substantial" or "less than substantial" harm to designated heritage assets, such as listed buildings or conservation areas. When HE objects, local councils must carefully consider this advice, and in specific cases, a continued objection can trigger a referral to the Secretary of State for a "call-in" decision. This is not the case with this application where Historic England have not objected to the proposed development.

Conclusion of the Director of Planning and Growth

35. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions and completion of a s106 agreement.

REASON FOR URGENCY

36. 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

37. 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 | Resource Department 160 Tooley Street London SE1 2QH | Planning enquiries Telephone: 020 7525 5403 |