

Planning Committee (Major Applications) A

Tuesday 17 March 2026

6.30 pm

Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.3

List of Contents

Item No.	Title	Page No.
8.	Development Management Tabled items: Members' pack, addendum report	1 - 61

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Webpage: www.southwark.gov.uk

Date: 17 March 2026

Welcome to Southwark Planning Committee (Major Applications) A 17 March 2026

MAIN ITEMS OF BUSINESS

Item 7 - a Local Listed Building Consent Order

Item 8.1- 25/AP/2862
42 St Mary Newington Close, Surrey Square, London

Item 8.2 - 25/AP/2859 Plot H1 Elephant Park,
Elephant Road, London, SE1



Councillor Richard Livingstone
(Chair)



Councillor Martin Seaton
(Vice Chair)



Councillor Gavin Edwards



Councillor Michael Situ



Councillor Catherine Rose



Councillor Darren Merrill

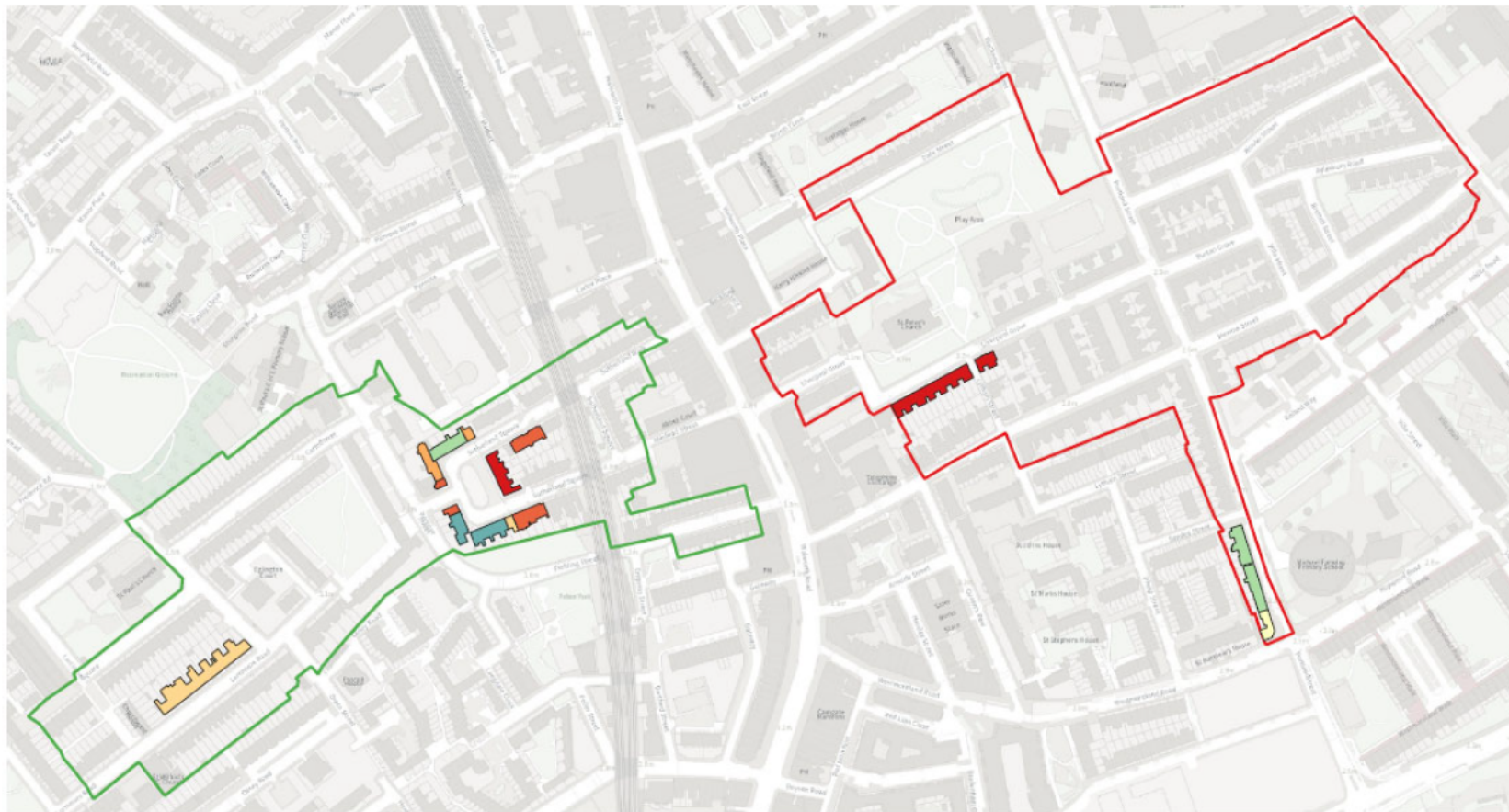


Councillor Emily Tester



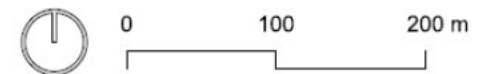
Item 7.

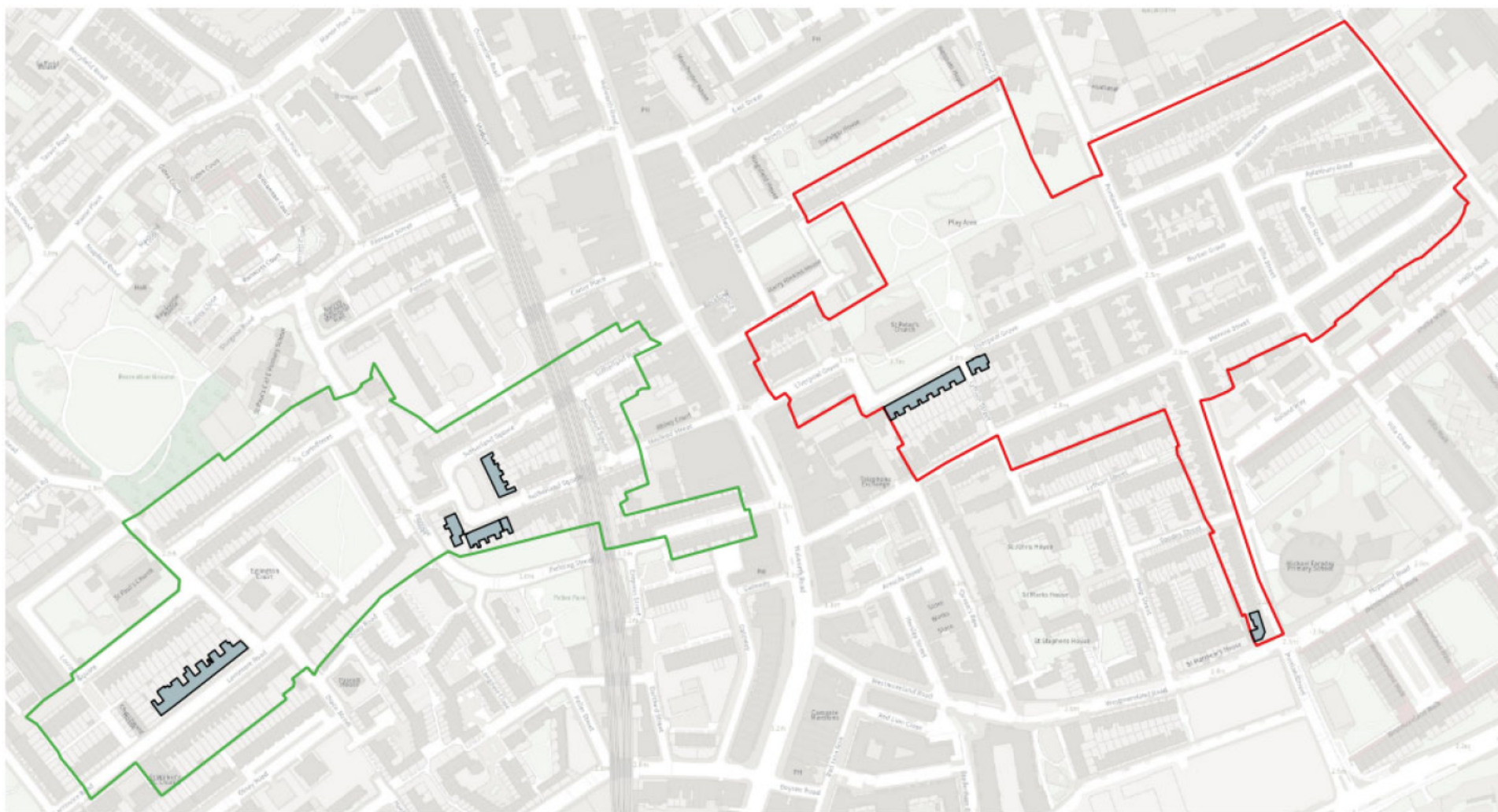
Adoption of a Local Listed Building Consent Order for the installation of solar panels on grade II listed residential properties in the Sutherland Square and Liverpool Grove Conservation Areas



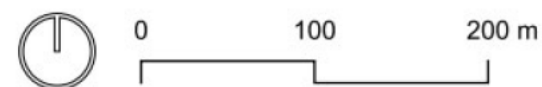
- butterfly
- crown
- hipped
- hipped (main house) and flat (link)
- hipped and flat (side return)

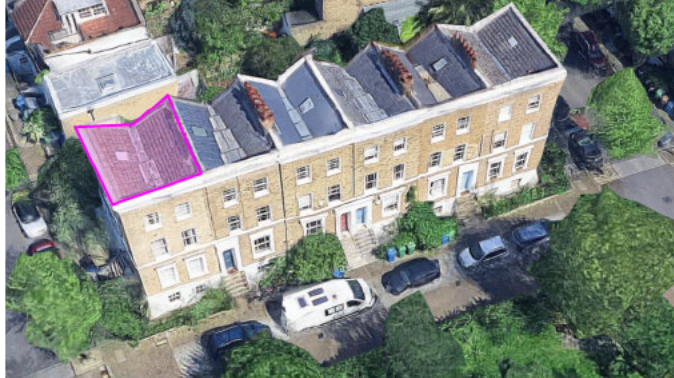
- pitched
- pitched (front) and flat (rear)
- Sutherland Square Conservation Area
- Liverpool Grove Conservation Area



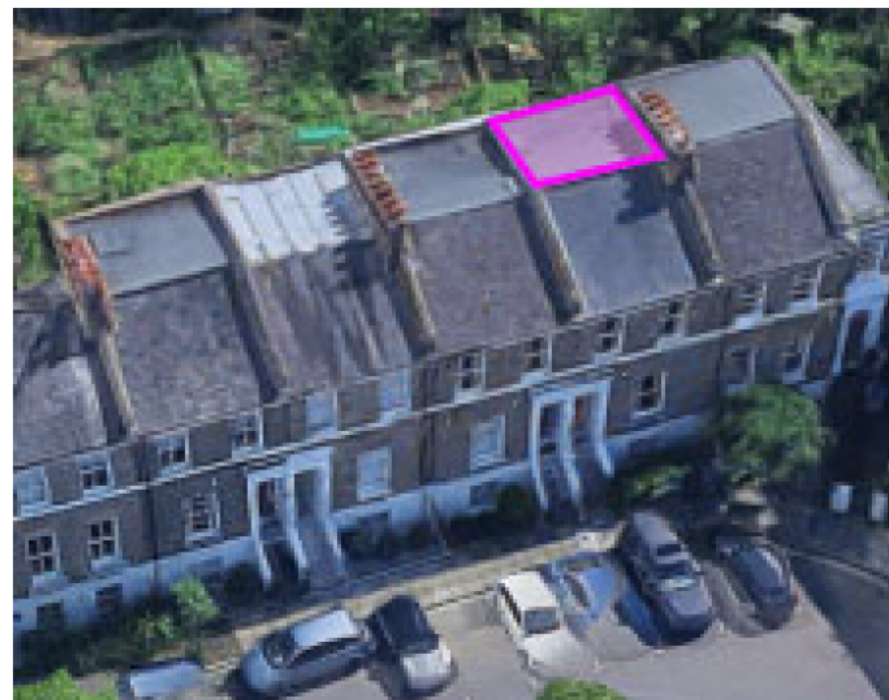


- Eligible properties
- Sutherland Square Conservation Area
- Liverpool Grove Conservation Area





Pitched (front) and flat (rear)



5

Eligible roof types:

Hipped (main house) and flat
(link)



Hipped and flat (side return)



The Consultation process

1. The consultation was advertised through:
 - Site notices (x6) near the affected properties
 - A press notice in the Southwark News
 - Notification letters and FAQ leaflets to the affected property owners/ occupiers
 - Emails to the statutory consultees including Historic England and relevant national amenity groups (the Georgian Group, Victorian Society, Council for British Archaeology, Society for the Protection of Ancient Buildings and Twentieth Century Society)

The Consultation process (continued)

1. Residents, members of the public and statutory consultees were invited to make a representation by:

- Commenting on the Planning Register under reference 25/AP/1926
 - Emailing to: designconservation@southwark.gov.uk
 - Post
-
- Online at the Planning Register under reference 25/AP/1926
 - As hard copies at the Tooley Street office and the Southwark Heritage Centre and Walworth Library
 - As hard copies in mail to the affected property owners/ occupiers

∞

Residents Comments

1. The residents expressed strong support for the proposed LLBCO,
2. carbon reduction and cost saving arising
3. Recognised that the LLBCO has been carefully drafted to preserve the character of the listed buildings and CAs.

6

Historic England's Comments

Broadly supportive

On butterfly roofs entirely concealed by parapets they questioned the efficiency of PVs.

Consider allowing solar panels on lower-level extensions, garages, or gardens

Standard methods of fixing panels to roofs to reinforce the importance of understanding the structural integrity of roof shall be made clear.

Consider monitoring the effects of the LLBCO on energy efficiency, in addition to the number of installations and their impact on significance

10

Recommendation

That the Planning Committee

1. Approves the adoption of the Local Listed Building Consent Order (LLBCO) for the installation of solar panels on Grade II listed residential properties in the Sutherland Square Conservation Area and the Liverpool Grove Conservation Area (Appendix 1).
2. Notes the outcome of the statutory consultation undertaken (Appendix 2 and summarised in this report).
3. Notes the findings of the Equality Impact and Needs Analysis (EINA) (Appendix 3).

Item 8.1 25/AP/2862

42 St Mary Newington Close, Surrey Square, London

Redevelopment of the site comprising demolition of the existing Almshouse Building and erection of a replacement part 4-6 storey Almshouse Building (Class C3) together with amenity spaces, and other associated works incidental to the development



Site Boundary and Existing Buildings

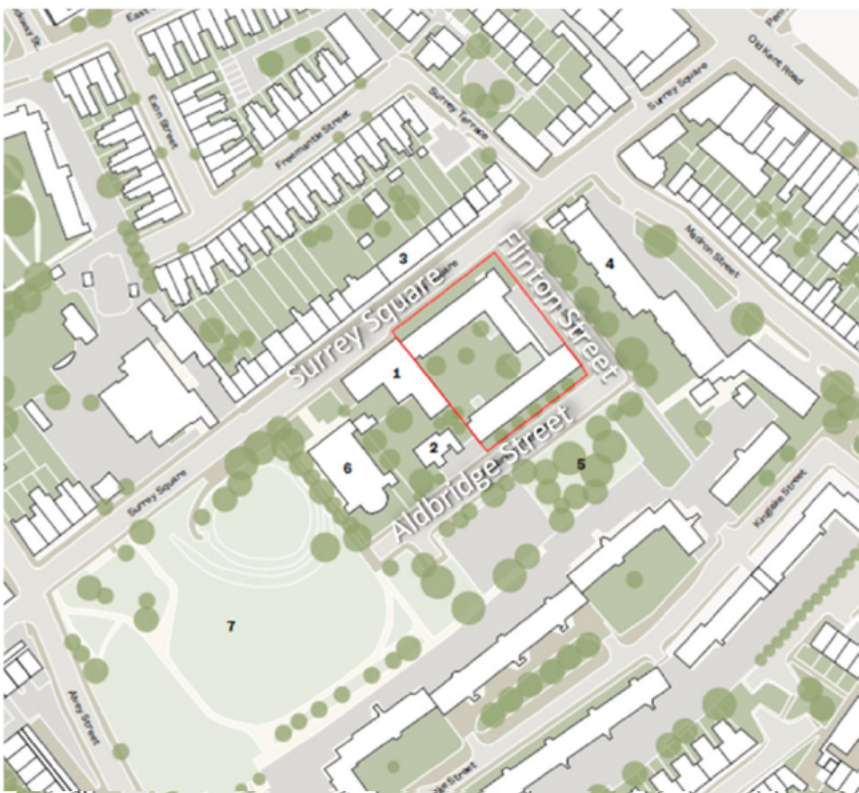
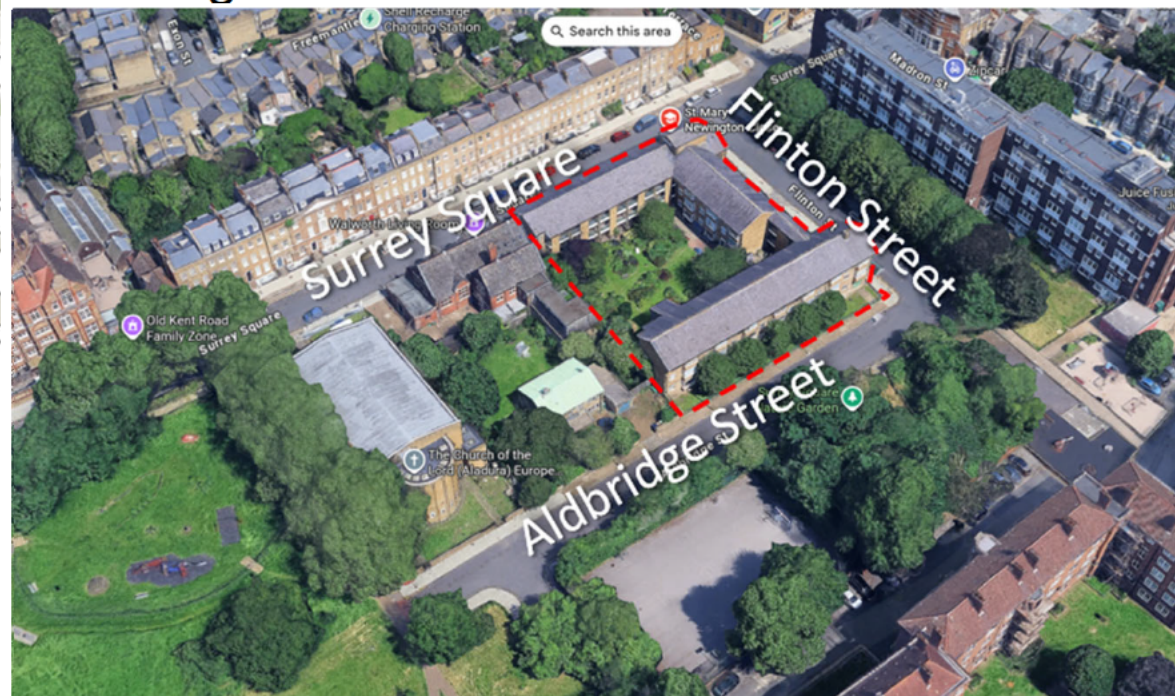


Image above: Site boundary outlined in red

Image below: Aerial view of existing site



13

Existing Surroundings



01. View from the junction with Surrey Terrace



02. View along Flinton Street



03. View through to the courtyard



04. View from the corner of Flinton and Aldridge Street



05. Edge condition with vicarage



06. Edge condition with All Saints Hall

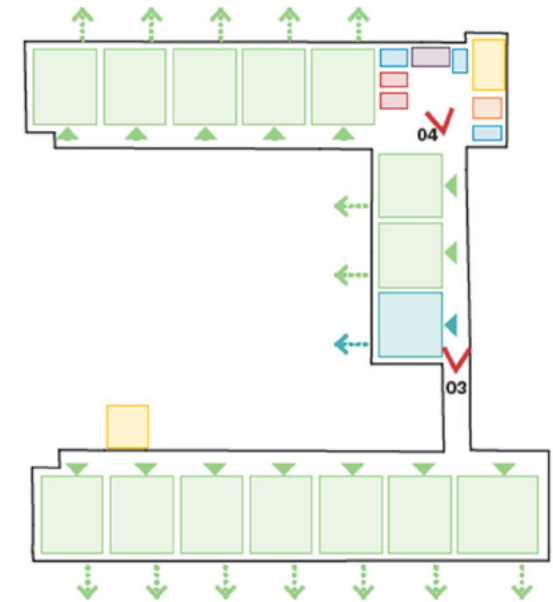
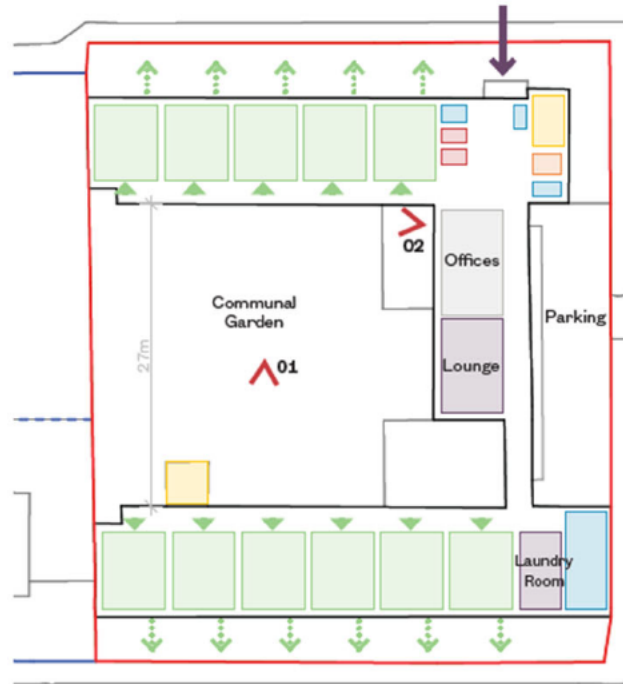
Heritage Context and Site Constraints



15

Existing homes

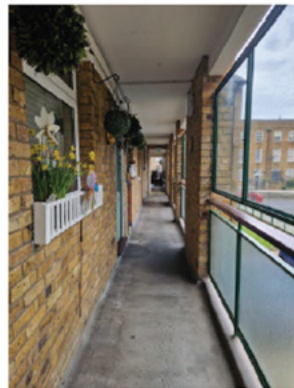
- 41 homes Built in 1970s
- Dwellings below national standards- 43sqm
- Narrow deck access
- Poor environmental performance
- Not fully accessible (stepped access to some dwellings)



01. Deck access from courtyard garden



02. Ground floor flats facing the garden



03. Deck access walkways



04. Informal social space next to lifts

Public consultation summary

14 Objections received with main issues / objections to:

- Building design and height
- Heritage and character impact
- Amenity impacts including to daylight, sunlight and overshadowing
- Biodiversity, ecology, and greenspace impacts
- Loss of trees (particularly 5 magnolia trees on Aldbridge St.)
- Construction impacts and construction noise
- Infrastructure and services
- Not enough information given in application
- General dislike of proposal
- Objection to due level of consultation
- Conflict with local plan
- Equalities impact age / disability
- Objection due to mental health impacts to adjoining residents

Pre-submission consultation by the applicant

Pre-submission, the applicant consulted key stakeholders and residents during 2025, including:

- Regular in-person meetings with existing residents of the Almshouses.
- A public consultation was held at the existing Almshouse at St Mary Newington Close carried out over two days on Thursday 8th May 2025 between 4-8pm and Saturday 10th May 2025 from 10am-2pm with over 500 invitations distributed via leaflet.
- Presentation to the Walworth Society during March 2025.
- Presentations to the residents of Surrey Square (24th March 2025).
- Letter and leaflet drop to local stakeholders (within 150m of the site)
- Formal pre-application meetings with LBS
- LBS Design Review Panel

With main issues cited as

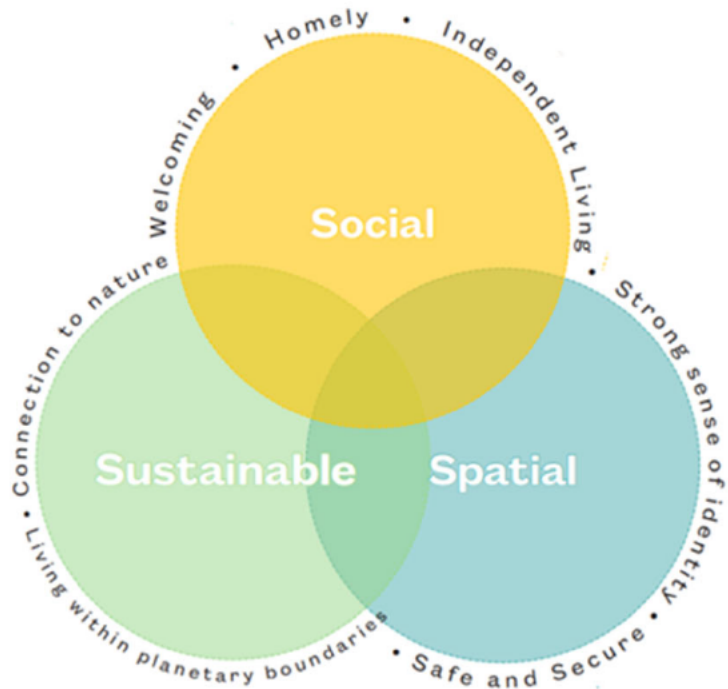
- Inconvenience and disturbance during construction
- Light impacts to neighbouring properties
- Height and effects on character / ecology

Housing quantum and tenure

Affordable housing									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
1B2P M4(2)	55	5	14	15	15	10	3	62	87
1B2P M4(3)	65	1	1	2	2	1	2	9	13
Total		6	15	17	17	11	5	71	100

Other									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
2B4P Housekeeper	70	1	0	0	0	0	0	1	
Guest Rooms	20	2	2	0	0	0	0	4	

Ground floor layout



- Communal Facilities
- Entrance / Porter's Lodge
- Communal Entrance
- 2bed4person Housekeeper's Flat
- Guest Rooms
- Cycles and Scooters
- Plant



Upper floors



- 1bed2person Flat
- 1bed2person Wheelchair User Flat
- Guest Rooms



Relationship with listed terrace on Surrey Square



Heritage and conservation

View 3 in the southern approach on Surrey Square



Existing



Proposed

Heritage and conservation

View 1 in the northern approach on Surrey Square



Existing



Proposed

View 2 in the northern approach on Surrey Square



Existing



Proposed

Proposed massing and design



Frontage on Surrey Square



Main entrance on Surrey Square

Proposed massing and design



Frontage on Aldbridge Street



Frontage on Finton Street / Surrey Square

Outdoor amenity space- roof terrace and courtyard

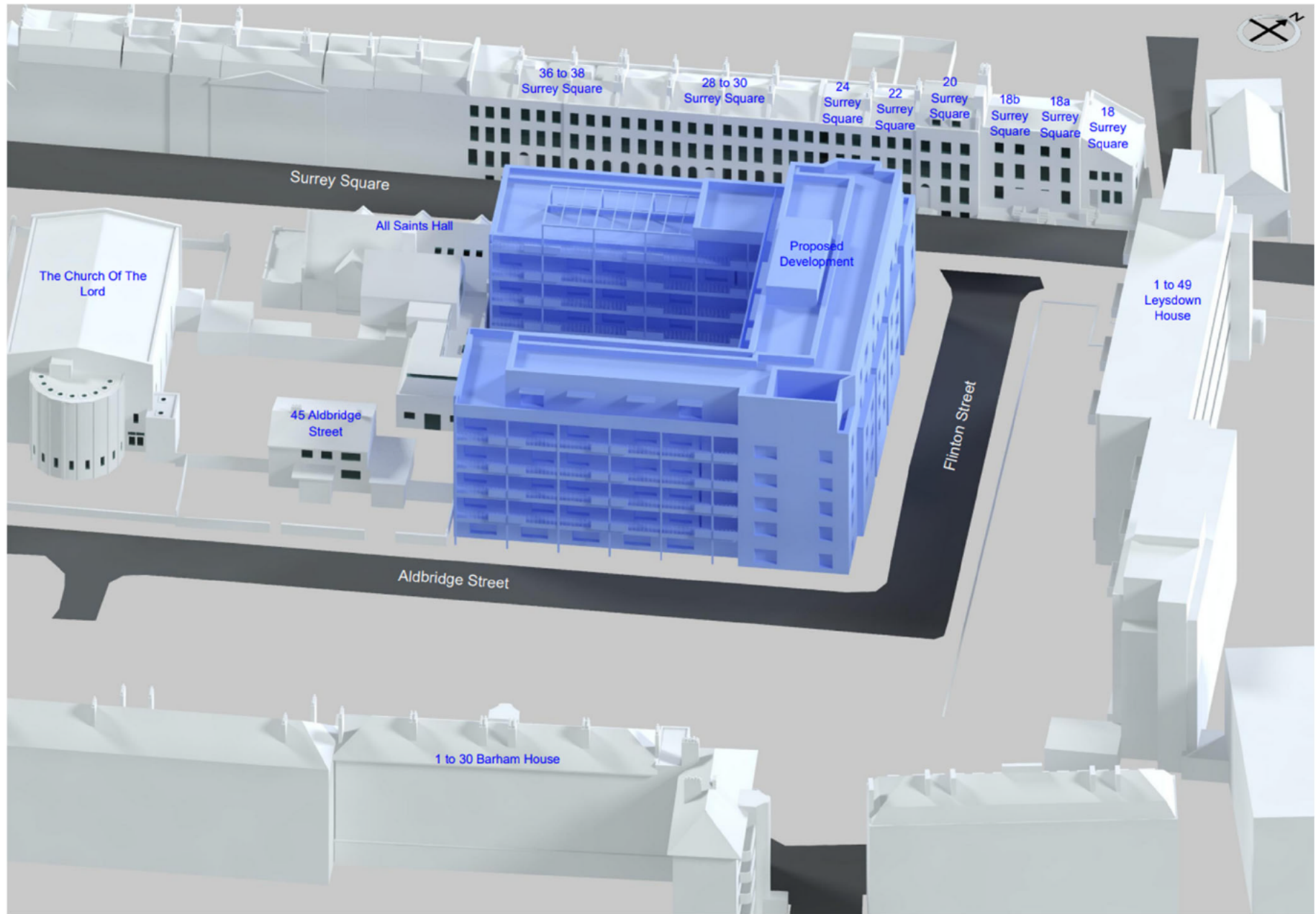


Roof top pergola / terrace



Communal garden

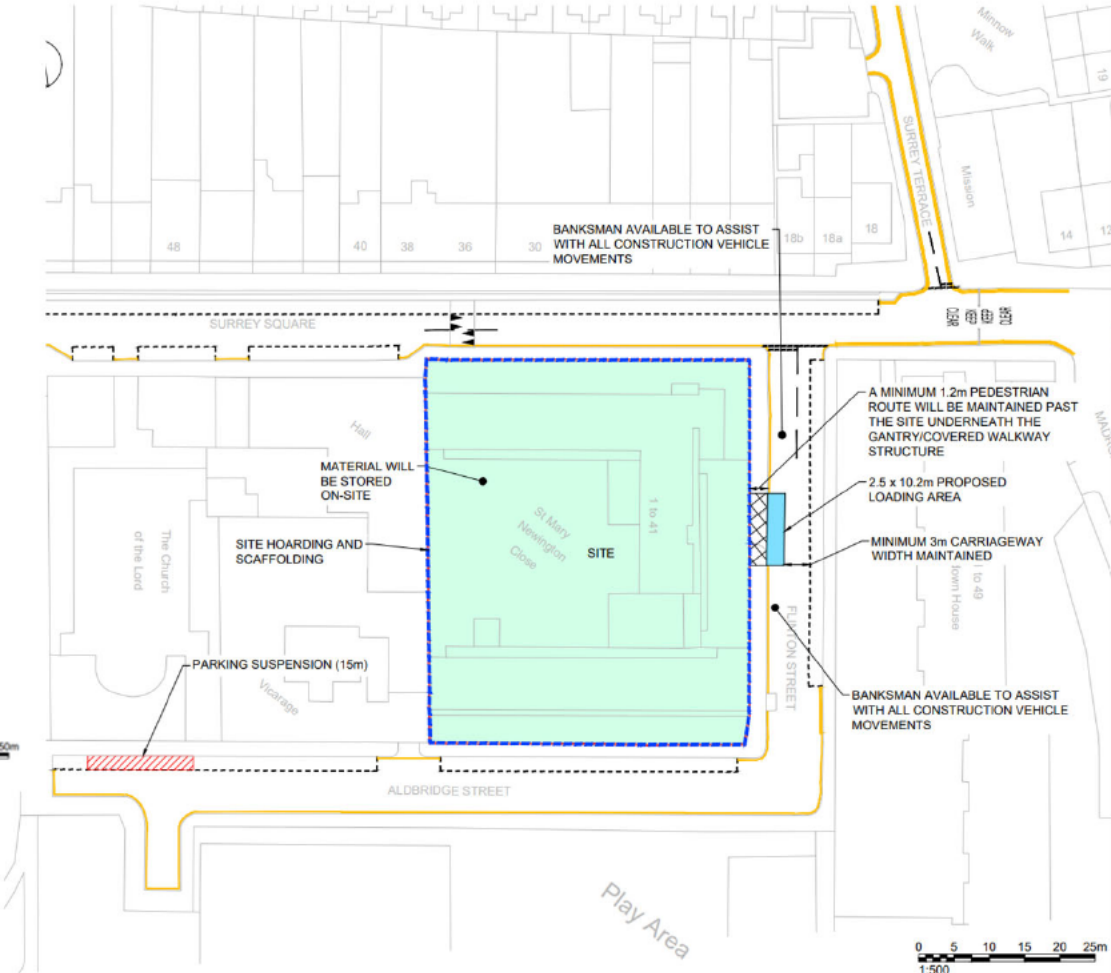
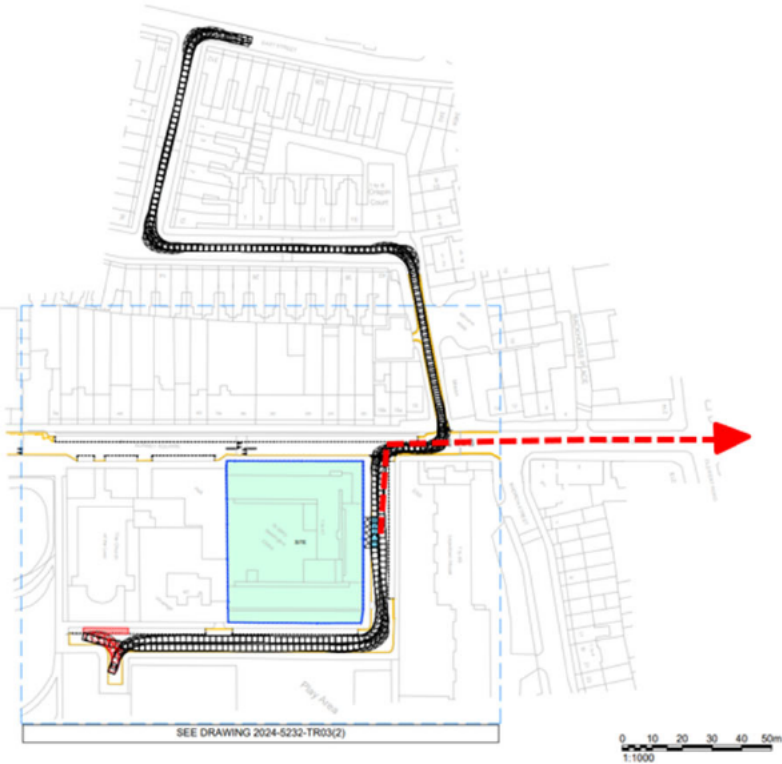
Daylight and sunlight impacts



Daylight impacts

VSC and NSL											
Address	VSC					NSL					
	Total No. windows tested	Windows that pass	20-29.9% loss	30% - 39.9% loss	≥ 40% loss	Total No. rooms tested	Rooms that pass	20-29.9% loss	30% - 39.9% loss	≥ 40% loss	
1 to 49 Leysdown House	149	114	22	13 ^a	0	12	11	0	1	0	a) 5 hallway windows and 8 domestic windows b) Hallway c) Hallway windows d) Hallway window e) Hallway window f) 2 living room and 3 bedroom widows g) Hallway window h) Secondary window i) Non-domestic spaces j) Staircase, hallway and non-domestic spaces
1 to 30 Barham House	120	94	14	1 ^b	11 ^c	11	0	0	0	0	
18b Surrey Square	6	6	0	0	0	0	0	0	0	0	
18a Surrey Square	6	6	0	0	0	0	0	0	0	0	
18 Surrey Square	9	8	0	1 ^d	0	5	5	0	0	0	
20 Surrey Square	15	14	1	0	0	8	7	1	0	0	
22 Surrey Square	12	5	7	0	0	5	4	0	0	1	
24 Surrey Square	13	5	7	0	1 ^e	7	4	2	1	0	
28 to 30 Surrey Square	45	8	31	5 ^f	1 ^g	10	4	2	2	2	
36 to 38 Surrey Square	33	28	5	0	0	7	7	0	0	0	
45 Aldridge Street	14	13	0	0	1 ^h	9	9	0	0	0	
The Church of the Lord	42	42	0	0	0	8	8	0	0	0	
All Saints Hall	25	15	0	2 ⁱ	8 ^j	8	6	2	0	0	

Construction Management



BNG: net gain of 62.5%
UGF: 0.4
44 new trees

Key

-  Amenity planting
-  Trees
-  Biodiverse green roof
-  PV biosolar green roof



BNG: net gain of 62.5%
UGF: 0.4
44 new trees

12 trees proposed for removal -

5 Street Trees and
7 other trees

44 replacement trees proposed -

21 Street Trees and
23 trees within the
development.

This includes replacement
magnolia trees on Aldbridge
Street.

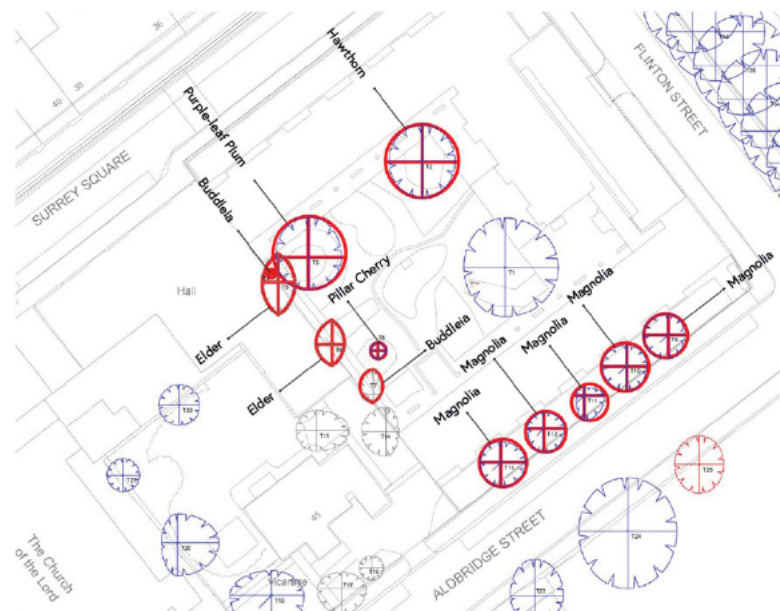


Image above – trees lost

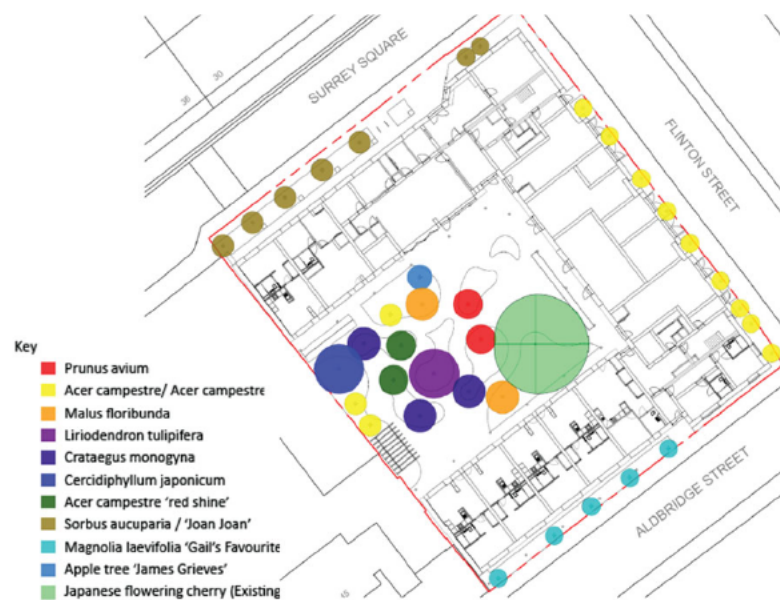
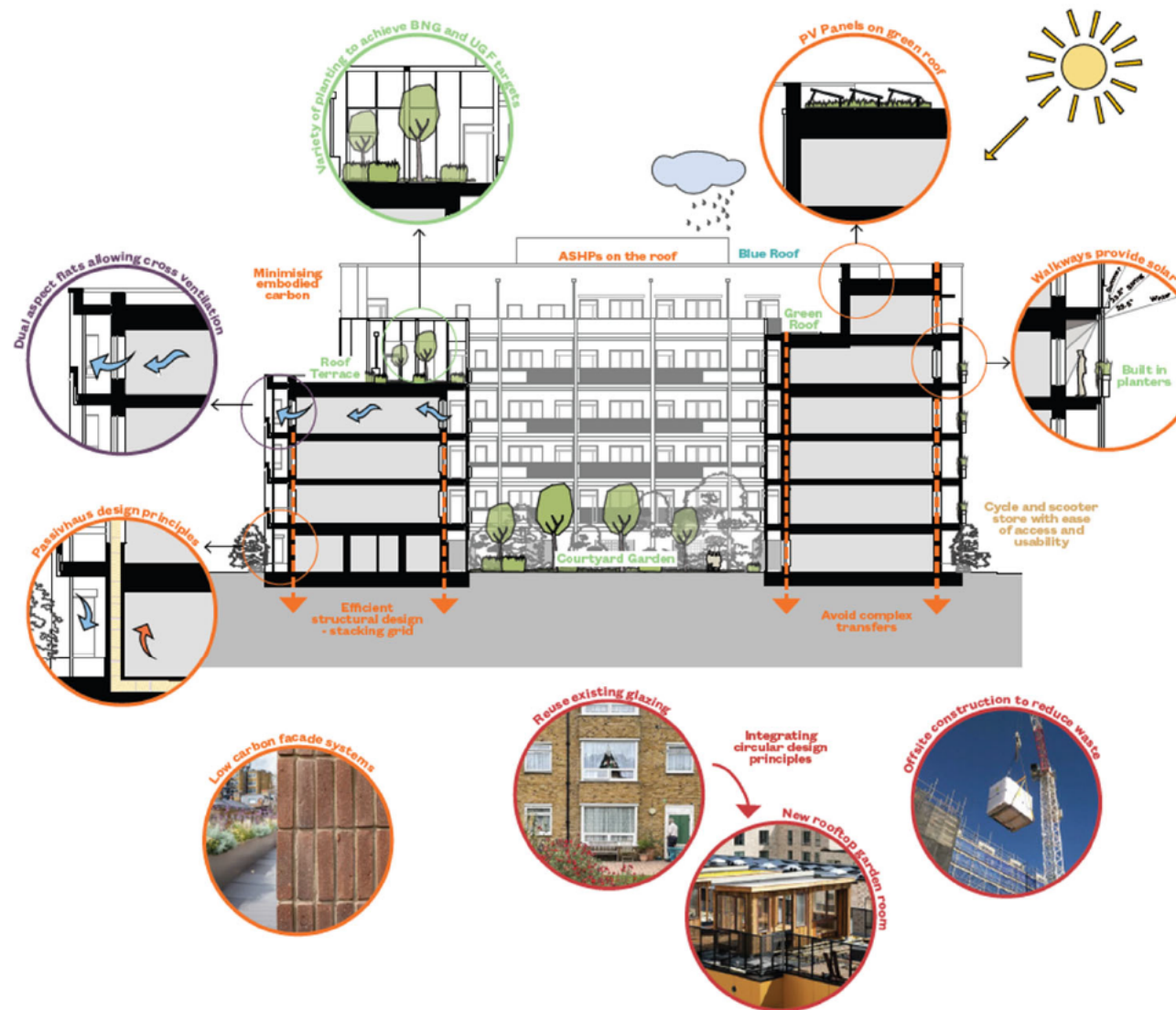


Image above – Trees gained

Carbon savings: 72% reduction / meeting Passivhaus requirements



S106 contributions – Summary of agreed contribution

Affordable Housing	100% provision of affordable housing (excluding 4 visitors' rooms and the no. 1 care takers room)
Construction phase jobs and training	Provide 32 jobs/training opportunities or £107,000 offset payment
Local procurement	• 10% of value of construction contracts, or • 10% of the total number of construction contracts.
Biodiversity net gain	12,874 for periodic monitoring over 30 years
Carbon offset payment	£54,720
CPZ Permit	CPZ parking permit restriction for residential units (2 permits for caretaker/visitors)
Cycling	annual membership to the cycle hire scheme for 3 years

33

Summary

71 affordable almshouses for older residents

0.4 UGF

62% BNG / 30yr monitoring

73% carbon savings

14 sustained jobs

14 short courses

4 apprentices



Item 8.2 - 25/AP/2859 Plot H1 Elephant Park, Elephant Road, London, SE1

Redevelopment of the site to provide a mixed-use development comprising shared living (sui generis), affordable housing (Class C3) and Class E floorspace including ancillary cycle parking, accessible car parking, landscaping, public realm, plant and other associated works incidental to the development.

- **The delivery of 695 purpose built shared living units** (sui generis) alongside **79 affordable homes** (Class C3) **100% Social Rent**. An **equivalent of 465 homes** to help meet the Borough's housing targets.
- Social rent affordable homes (Class C3) to deliver a mix of unit sizes including family sized housing with **20 (25%) three-bedroom homes**.
- Delivery of a **new Health Hub** in response to the pre-existing identified need for a new community health hub for Elephant and Castle in the Southwark Plan measuring **2,279 sqm (GIA)**.



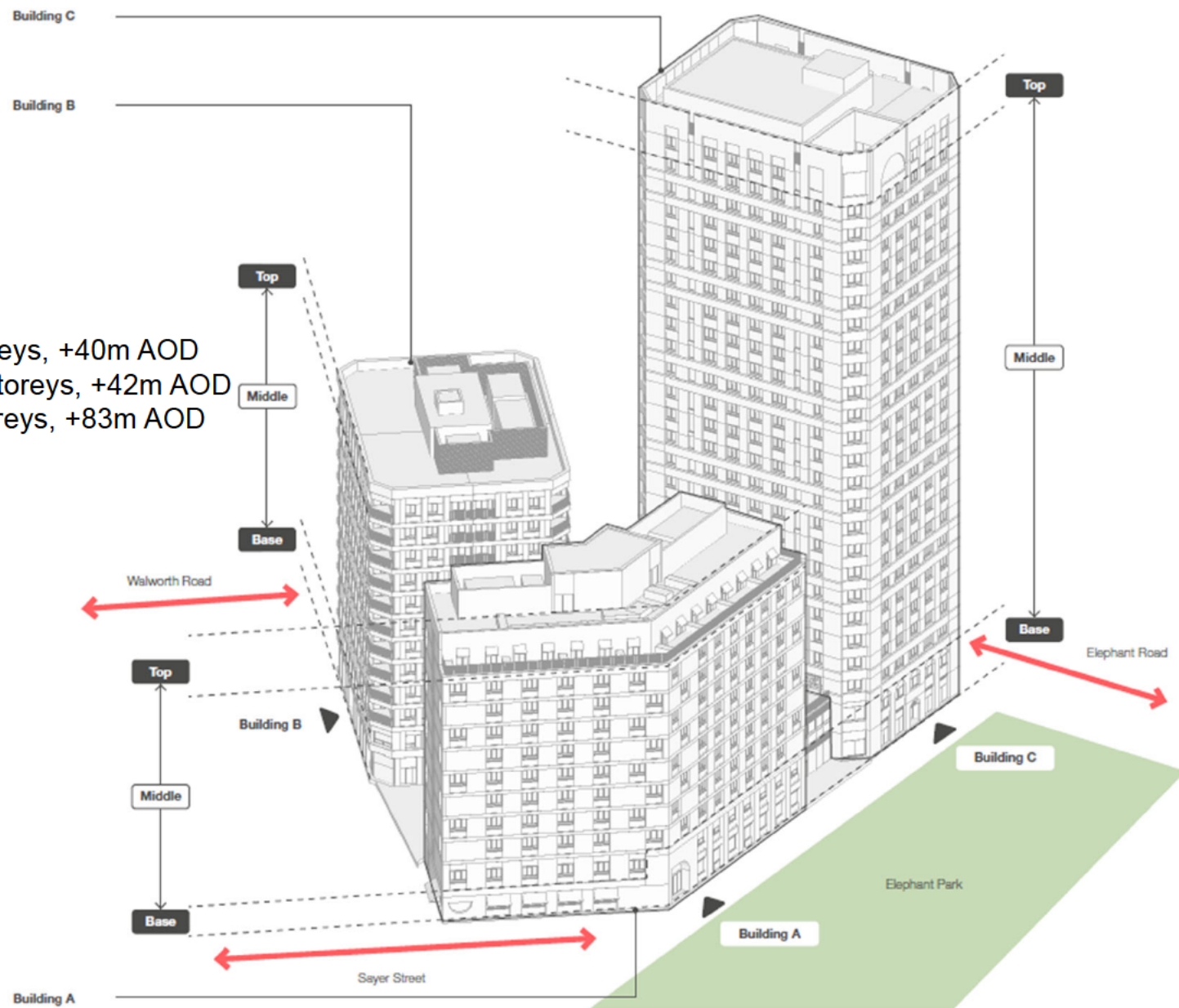
Aerial view looking north-west





Site Plan (Elephant Park context)

- Block A co living: 11 storeys, +40m AOD
- Block B social rent: 12 storeys, +42m AOD
- Block C co living: 25 storeys, +83m AOD



Proposed massing

Consultation responses (from members of the public)

Public consultation was undertaken on 16.10.2025 and again on 10.02.2026 (due to amendments). 2221 neighbours were consulted; 27 comments were received (26 object, 1 support). Objection points:

- Excessive height/massing
- Excessive density
- Overshadows Park
- PBSL use not appropriate (transient users)
- Lack of ground floor activation

Community consultation (by applicant)

- The process combined inclusive outreach with targeted sessions, ensuring a wide range of local voices informed the proposals. Over 900 individuals participated through events, conversations and digital channels. This involved:
- 12 engagement events covering exhibitions, workshops, focus groups and drop-ins.
- More than 850 written comments submitted through forms, boards and online feedback.
- 5,713 households reached through two door-to-door mail outs.
- Targeted engagement with 9 specific underrepresented groups.
- Conversations held in at least 7 different languages, with Spanish and English being the most common.

Activity	Date	Attendees
Public Community Exhibition 1	20/03/2025	253
Community Drop-Ins	21/03/2025 - 22/03/2025	
Business Conversations	25/03/2025	12
Black African Community Workshop	26/04/2025	13
Under 4s Focus Group	27/03/2025	7
Elderly Residents Workshop	04/04/2025	5
Disability Workshop	06/04/2025	8
LGBTQ+ Focus Group	14/04/2025	7
Latin American Street Conversations	24/04/2025	9
Latin American Community Workshop	14/05/2025	7
Public Community Exhibition 2	12/06/2025 - 13/06/2025	312

Consented Scheme - Office Building (December 2023)

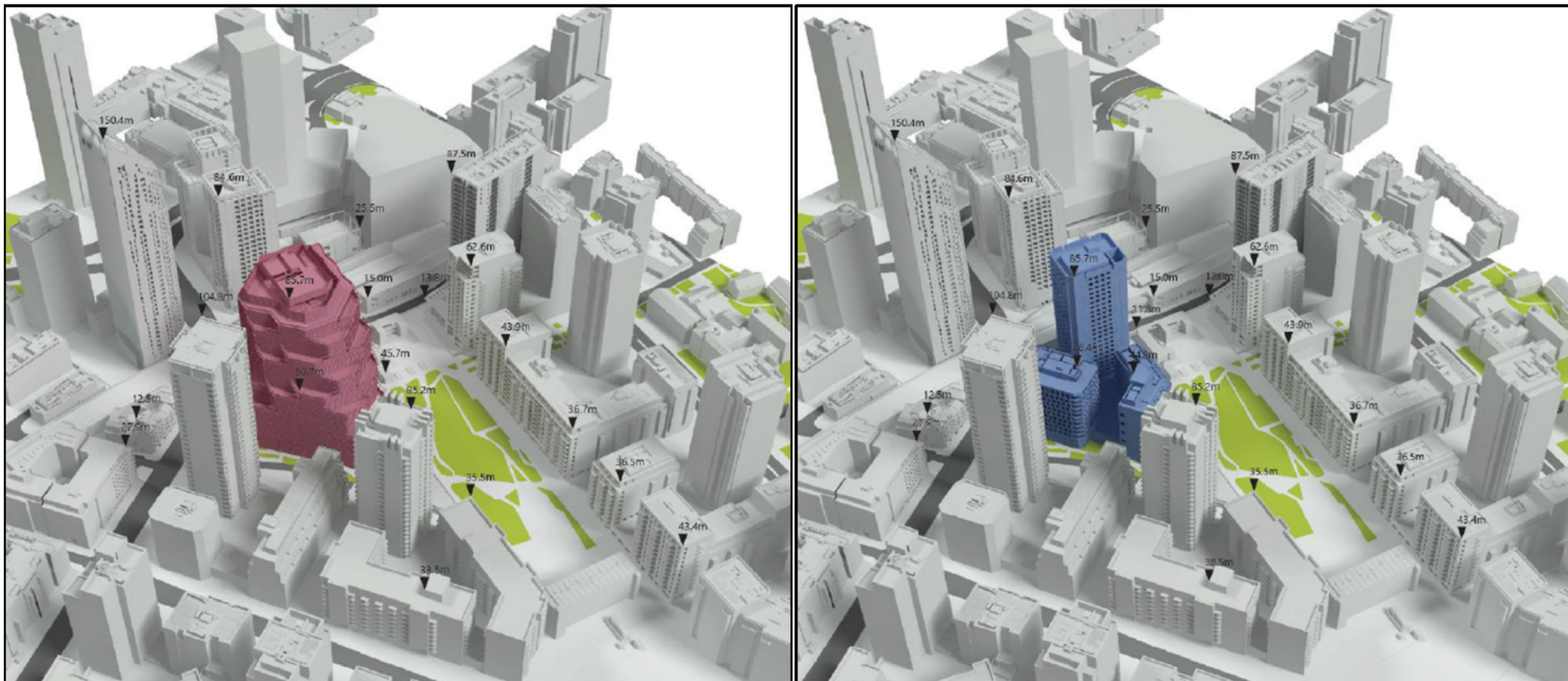
The previously consented H1 scheme (21/AP/1819), designed by ACME, was granted planning permission on appeal in December 2023. The approved proposal comprised an 18-storey building (including a mezzanine), along with a basement and rooftop plant, reaching a maximum **height of 85.73m AOD**.

The OPP set out the maximum parameters for the development on the site were defined in the agreed parameter plans.

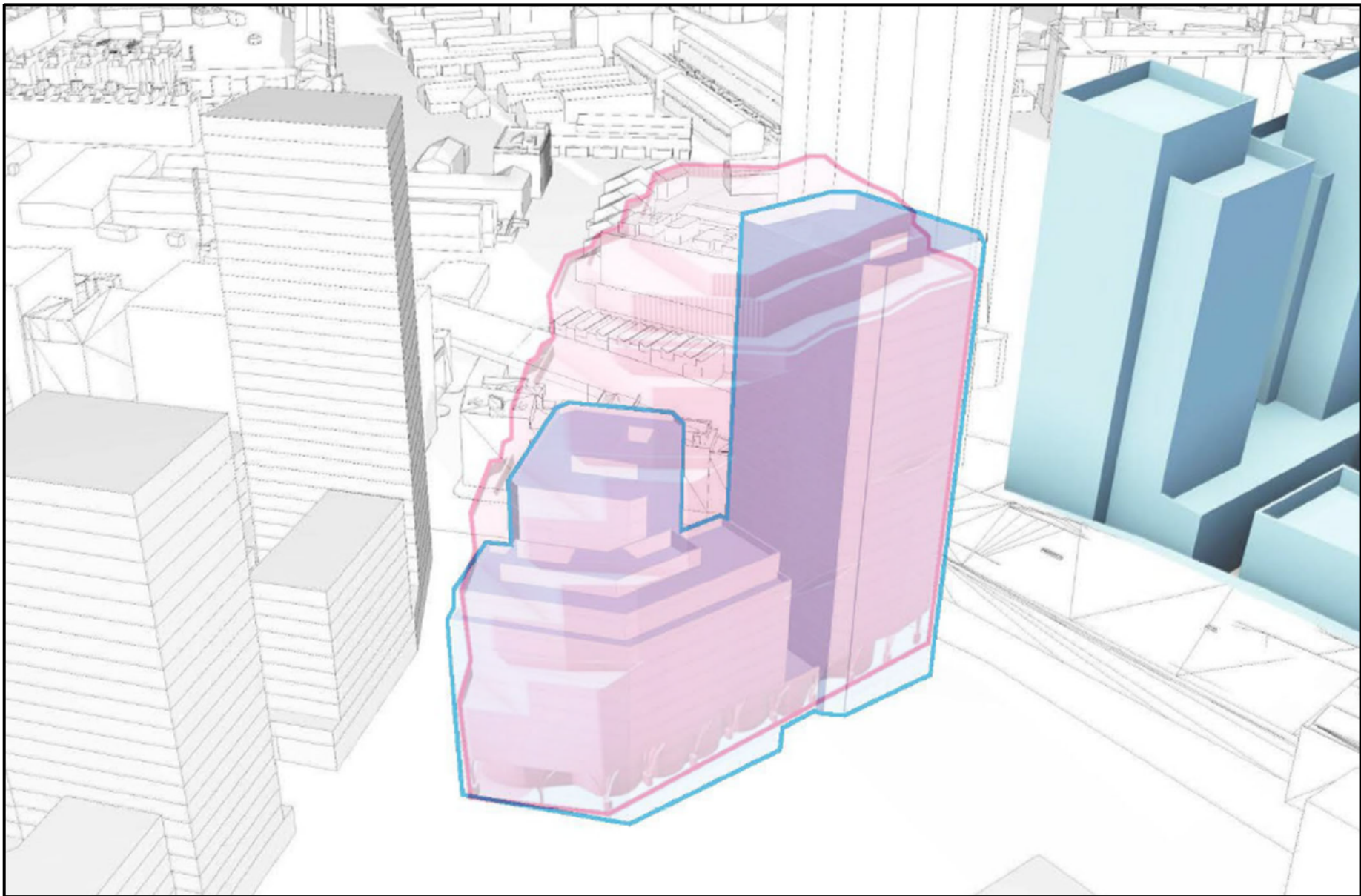
These parameters were adjusted and increased in the scheme approved by the **Inspector who agreed a maximum height of 86.7m AOD**.



Previous scheme (ref: 21/AP/1819)



Massing comparison



Massing overlay (office red, proposed blue)



CGI of Proposed Development



CGI of Proposed Development (from Walworth Road)



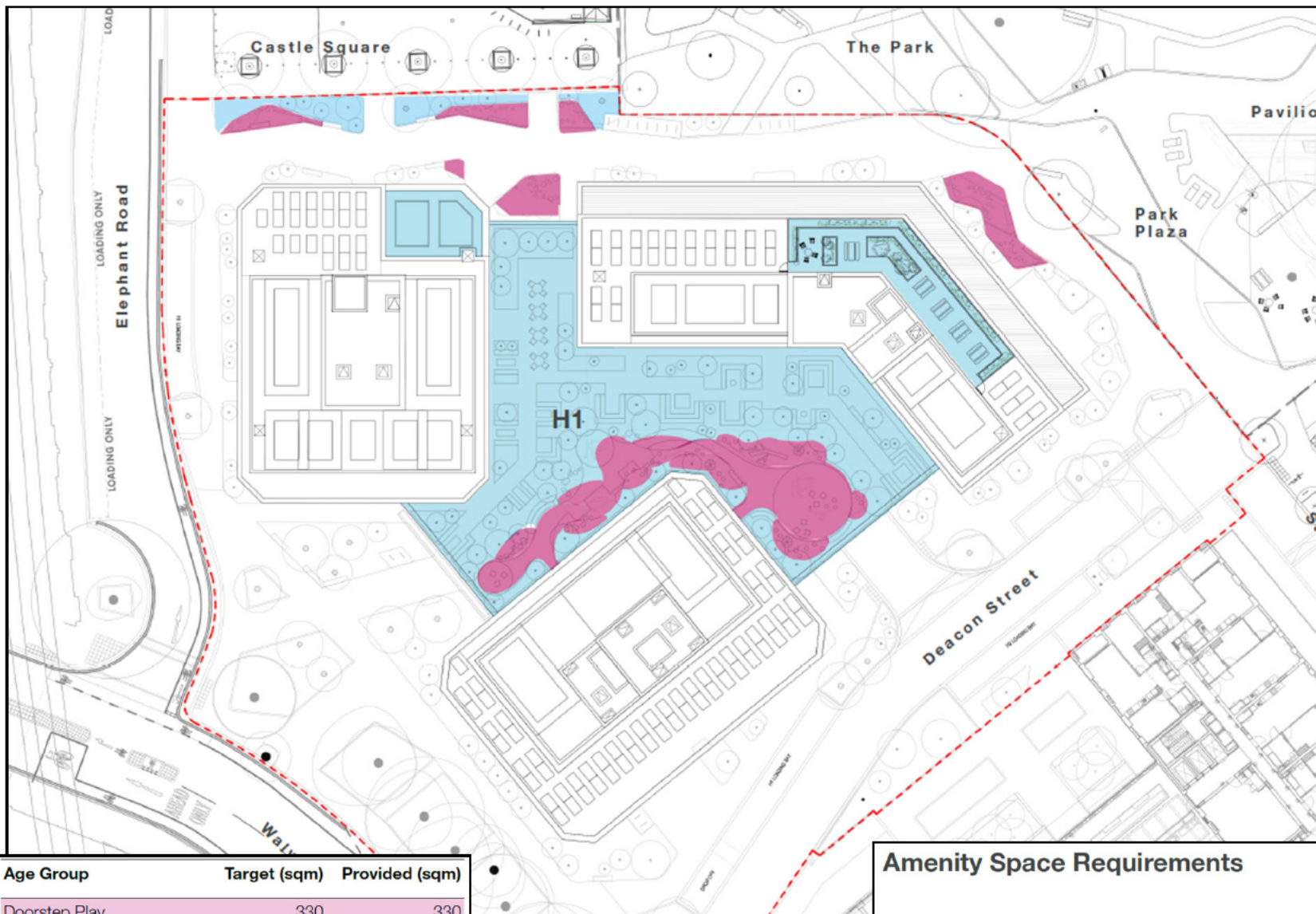
CGI of Proposed Development (from Castle Square)



Proposed ground floor plan



Proposed podium plan



Age Group	Target (sqm)	Provided (sqm)
Doorstep Play (0-4 years)	330	330
Local Play (5-11 years)	260	0
Neighbourhood Play (12 + years)	190	0
Play Total	780	330

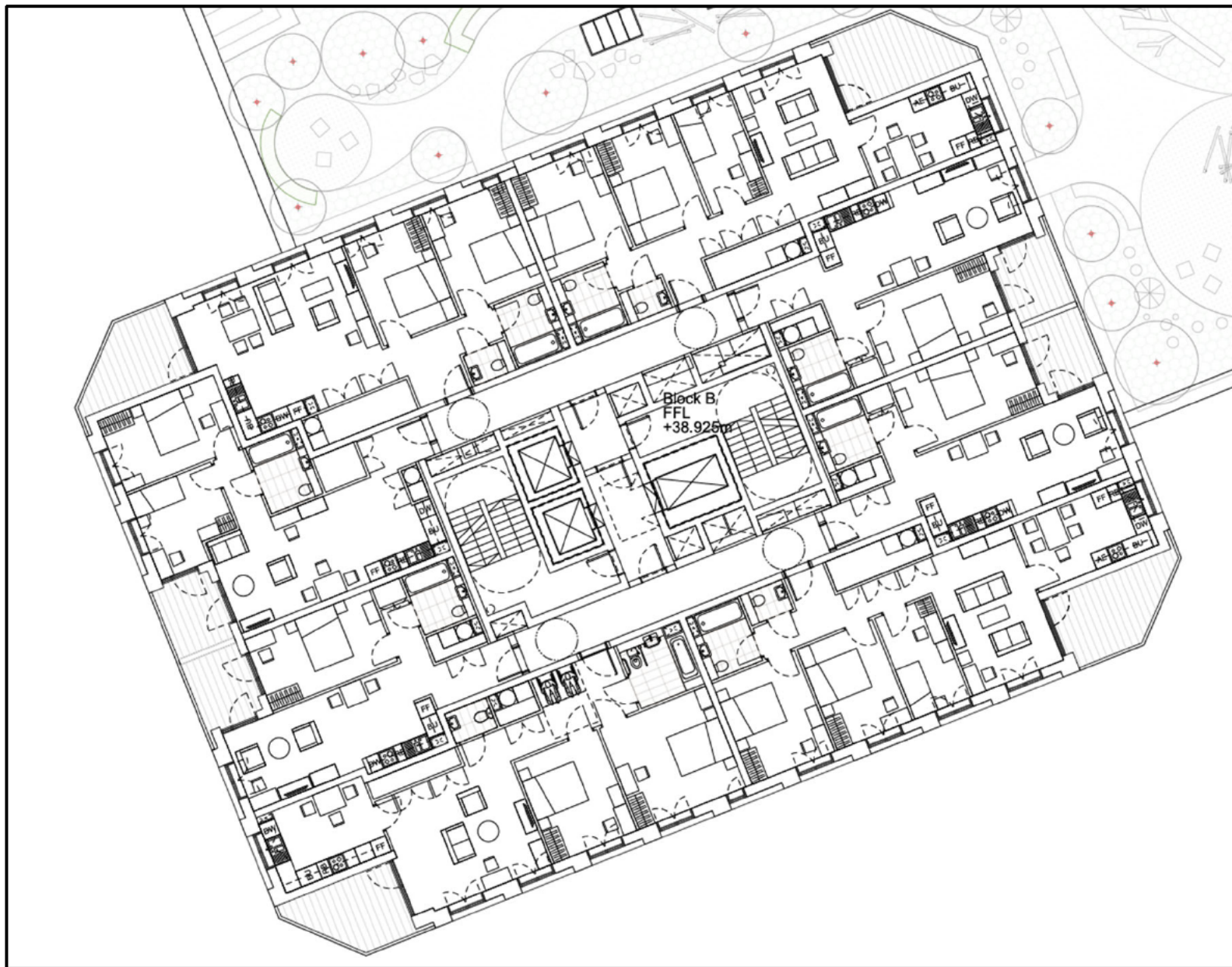
Proposed external amenity space

Amenity Space Requirements

	Block A	Block C	Block B
Ground	0	55	0
Podium	318	318	113
Roof	148	64	0
Total provision	466	437	113



Co-living plan (top two blocks)



Affordable housing block plan

Affordable Housing

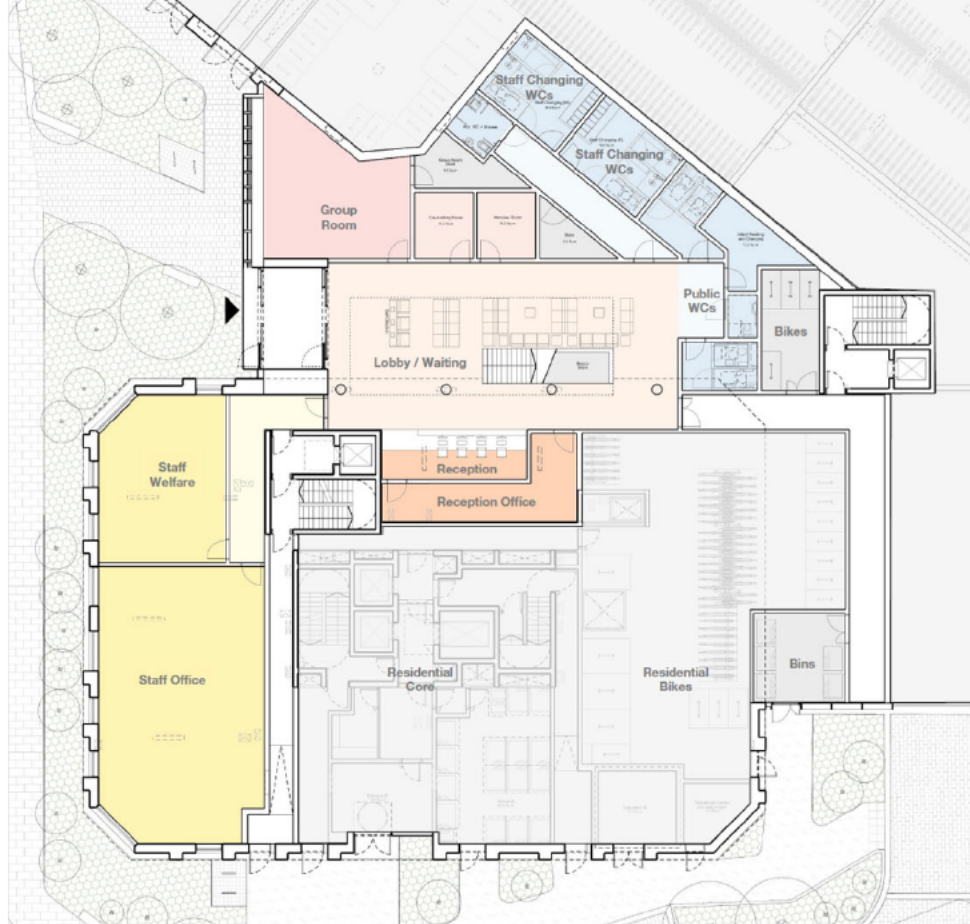
Social rent and intermediate affordable	Habitable rooms
Total	973
40% affordable requirement	389
Social rent requirement	243
Intermediate requirement	146
GDV	£247,669,000

All affordable as social rent	Habitable rooms
Total	973
40% affordable requirement	389
Social rent requirement	389
Intermediate requirement	0
GDV	£242,740,000 (-£4,929,000 equivalent of 111 hab rooms)

	Habitable rooms
Total	973
40% affordable requirement	389
Current affordable provision (100% social rent)	278
Affordable housing 'credit'	111
Total equivalent provision	389
Total equivalent provision (%)	39.98%



NHS Health Hub (prior to discussions/amendments)



1. **Waiting area proximity:** Waiting area to be as close to consulting rooms as possible. To allow for 4no. Receptionists, 6no. Self check in and 1no. Blood pressure monitor. Note security of 24hr service if required.
2. **Primary floor:** Locate primary clinical floor on the first floor; plan wayfinding/arrival to bring people in and up.
3. **Super intuitive flow:** Aim for simple wayfinding, directed egress, and layouts.
4. **Natural light priorities:**
 1. Counselling rooms: Priority for natural light (8–10 m² each).
 2. Treatment rooms: Lower priority for natural light.
 3. Staff welfare: Prefer some natural daylight—balance practicality with wellbeing.
 4. Borrowed daylight where useful for wellbeing.

NHS Health Hub (revised)



Property	Revised VSC Compliance	Submitted Scheme (as per 6 th February Addendum Pack) VSC Compliance	2021 Commercial VSC Compliance
Hurlock Heights	75%	75%	63%
Weymouth Building	45%	50%	24%
Vowler House	85%	85%	44%
Maurice House	88%	87%	67%
Hawksbury Heights	93%	93%	91%
80-96 Walworth Road	3%	4%	3%
Verdoux Apartments	100%	100%	100%
Ayrton Court	100%	100%	99%
Mawes House	92%	92%	81%
Tantallon House	94%	94%	78%
Julian Markham House	100%	100%	81%
Elephant & Castle Shopping Centre E3	66%	67%	66%
Strata Building	89%	89%	76%
Ashwell Apartments	100%	100%	87%

VSC in relation to BRE Guidance

Property	Revised NSL Compliance	Submitted Scheme (as per 6 th February Addendum Pack) NSL Compliance	2021 Commercial Compliance
Hurlock Heights	85%	86%	71%
Weymouth Building	71%	71%	71%
Vowler House	95%	95%	87%
Maurice House	89%	89%	71%
Hawksbury Heights	94%	96%	90%
80-96 Walworth Road	69%	69%	40%
Verdoux Apartments	100%	100%	100%
Ayrton Court	100%	100%	98%
Mawes House	98%	99%	91%
Tantallon House	100%	100%	90%
Julian Markham House	100%	100%	100%
Elephant & Castle Shopping Centre E3	88%	89%	73%
Strata Building	84%	84%	74%
Ashwell Apartments	100%	100%	100%

NSL in relation to BRE Guidance

Summary

- A significant contribution to the Borough's housing supply; **695 purpose built shared living units** (sui generis) alongside **79 affordable homes** (Class C3). An **equivalent of 465 homes** to help meet the Borough's housing targets.
- The delivery of 79 high quality affordable residential units (Use Class C3) **100% Social Rent**.
- Social rent affordable homes (Class C3) to deliver a mix of unit sizes including family sized housing with **20 (25%) three-bedroom homes**.
- Delivery of a **new Health Hub** in response to the pre-existing identified need for a new community health hub for Elephant and Castle in the Southwark Plan measuring **2,279 sqm (GIA)**.
- The delivery of sustainable buildings of exemplary design quality that will enhance the local townscape and the character and quality of the immediate area, in combination with the public realm improvement works.
- Optimisation and reuse of brownfield land, which transform a currently underutilised site into a high-quality, accessible urban environment with a range of outdoor spaces.
- The delivery is of high-quality landscaping and public realm, tying into and complementing the Park Area, and completing the wider Elephant Park masterplan.
- The provision of a highly sustainable development, targeting **BREEAM Excellent**.
- The delivery of substantial economic benefits during the construction and operational phases, including **360 construction jobs** (with local employment and apprenticeship opportunities), worker and resident expenditure, tax revenues and business rates.
- Enhancing local biodiversity through extensive greening of a brownfield site, securing an **Urban Green Factor of 0.41**, and achieving an on-site **net gain of 128.66% in habitat units**.
- Building upon the highly accessible location, with an excellent level of public transport, to deliver a **car-free development**. In parallel, realising a prioritisation and celebration of pedestrian and cycle accessibility and inclusivity.
- Generation of substantial Community Infrastructure Levy ('CIL') payments (**£11,155,422**) for local and regional benefit, as well as supporting wider initiatives, including through contributions as part of a comprehensive Section 106 package (approx. **£576,118.50**).

Meeting Name:	Planning Committee (Major Applications) A
Date:	17 March 2026
Report title:	Addendum report Late representations, clarifications, corrections, and further information
Ward(s) or groups affected:	North Walworth & Faraday
Classification:	OPEN
Reason for lateness (if applicable):	Late amendments, further information, clarifications to published reports and response to further public comments
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, and to respond to further public comments received in respect of item 25/AP/2859 on the main agenda.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

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

Late representations received and clarifications in relation to:

Item 8.1: Application reference 25/AP/2862 - 42 St Mary Newington Close, Surrey Square, London, SE17 2LP

Late comment of support

4. Following the publication of the main report, a comment in support was received in relation to application 25/AP/2862, which was submitted by email and published on the Council's planning register. In total, 15 public consultation responses have been received, comprising 14 in objection and 1 in support.

5. The comment was submitted by an organization, Living Bankside, and the main focus relates to:
 - Support of 100% social housing in the Borough, and
 - Support of Southwark Charities.
6. The above comment of support is noted and does not change the assessment or conclusions in the main report for item 8.1.

Conclusion of the Director of Planning and Growth

7. Following consideration of the additional response, the recommendation remains: that planning permission should be granted subject to the conditions attached to this report and the completion of a s106 legal agreement in accordance with the heads of terms outlined in this report; and that the Planning Committee in making its decision has due regard to the potential equalities impacts that are outline in this report; and that in the event that the requirements of paragraph 1 above are not met by 1 October 2026, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 297 of the main report for item 8.1.

Late representations received

Item 8.2: Application reference 25/AP/2859 - Plot H1 Elephant Park, Elephant Road, London, SE1

Corrections on the main report (as a result of amendments and late information being submitted)

Additional comments

8. A letter of support was received from the NHS on 10.03.26 stating:
 - The NHS South East London Integrated Care Board (SEL ICB) supports the principle of the inclusion of healthcare floorspace within the scheme, recognising the important role the development can play in supporting the health needs of the existing and growing population in Elephant & Castle.
 - The Elephant and Castle has been identified as a key location for the development of a health hub capable of supporting primary care, community health services and wider health and wellbeing services.
 - The modern and purpose-built healthcare accommodation is an opportunity to ensure health infrastructure keeps pace with housing and population growth
 - The SEL ISC welcomes the opportunity to continue working collaboratively with Hub Living and partners.

Areas and heights

9. Proposed development areas are to be updated as follows (summary tables, para 17 – **previous figures in brackets**):
- Class C3 (conventional housing): 8,494.0 sqm (8,668.0 sqm)
 - Sui Generis (PBSA): 29,956.8 sqm (29,873.4 sqm)
 - Block A: 9,829.7 sqm (9,764.3 sqm)
 - Block B: 8,494.0 sqm (8,668.0 sqm)
 - Block C: 20,127.1 sqm (20,109.1 sqm)
 - Total development: 40,729.3 sqm (40,819.9 sqm)
10. Proposed development heights are to be updated as follows (para 16, 70):
- Block A: 39.545m (39.72m)
 - Block B: 42.375m (42.32m)
 - Block C: 82.590m (82.77m)

CIL

11. CIL charge to be updated to £11,155,422 (net of relief), including £2.2million of Mayoral CIL and £9million of Borough CIL. (Previous figure of £11,124,365 net referenced in planning summary table and para 151).

Amenity space

12. Communal amenity space areas to be updated as follows (para 19, 58):
- Total development (external): 1,016 sqm (1,111 sqm)
 - Building A (internal): 822 sqm (1,012 sqm)
 - Building C (internal): 1326 sqm (1,040 sqm)

Affordable Housing & Equivalence

13. Affordable housing offer was increased by 8 homes and 28 habitable rooms since February iteration of proposal (35 habitable rooms referenced in para 38), bringing the number of social rented homes to 79 or 278 habitable rooms. This represents 28.57% affordable housing but as the homes are all social rent, the applicant has calculated what the equivalent percentage would be with a policy compliant tenure split, including shared ownership. This has been done by comparing the Gross Development Value of a policy compliant scheme with 40% affordable homes (with shared ownership and social rent) with a GDV of an alternative scheme where the 40% affordable homes would be social rent. This is the same methodology adopted for the Blackfriars Crown Court application that committee approved in December 2025. The table below is the notional policy compliant scheme at 40% with its GDV:

Social rent and intermediate affordable	Habitable rooms
Total	973
40% affordable requirement	389
Social rent requirement	243
Intermediate requirement	146

GDV	£247,669,000
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14. The policy compliant GDV was then compared with the GDV of a scheme with 40% of the housing at social rent:

All affordable as social rent	Habitable rooms
Total	973
40% affordable requirement	389
Social rent requirement	389
Intermediate requirement	0
GDV	£242,740,000

15. A scheme with 40% social rent would have a GDV of £4,929,000 lower than one with a policy compliant tenure split. The £4,929,000 reduction in GDV is the equivalent of 111 social rent habitable rooms (£44,350 per habitable room) which can be seen as an 'overprovision' or credit above the policy compliant 40%:

	Habitable rooms
Total	973
40% affordable requirement	389
Current affordable provision (100% social rent)	278
Affordable housing 'credit'	111
Total equivalent provision	389
Total equivalent provision (%)	39.98%

Obligations

16. Playspace contribution figure to be updated to £146,315 rather than £157,570 as shown in the report; the latter figure was mis-calculated.

Conditions

17. Condition 24 (Cycle Parking) to be updated to:

Prior to the commencement of above ground works of the development hereby approved, details of the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) shall be submitted to, and

approved by, the local planning authority. 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).

Conclusion of the Director of Planning and Growth

18. Following consideration of the additional response, the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement, that the listed building consent should be granted plus the delegated authority to make minor modifications to the conditions.

REASON FOR URGENCY

19. 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

20. 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