Open Agenda

Planning Committee (Major Applications) B

Tuesday 3 November 2026
6.30 pm
Ground Floor Meeting Rooms G01a/b/c - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Webpage: www.southwark.gov.uk

Date: 3 November 2026

Welcome to Southwark Planning Committee B Majors Applications

3rd November 2026

MAIN ITEMS OF BUSINESS

ITEM 6.1 - 26/AP/1732 - Kennington And Walworth Delivery Centre, 111-123 Crampton Street, London, SE17 3AA



Councillor Kath Whittam (Chair)



Councillor Richard Livingstone (Vice Chair)



Councillor Mohamed Deen



Councillor George Grime



Councillor Francesco Guerrieri



Councillor Andy Higson



Councillor Sasjkia Otto

THE PLANNING AWARDS 2025 SHORTLISTED

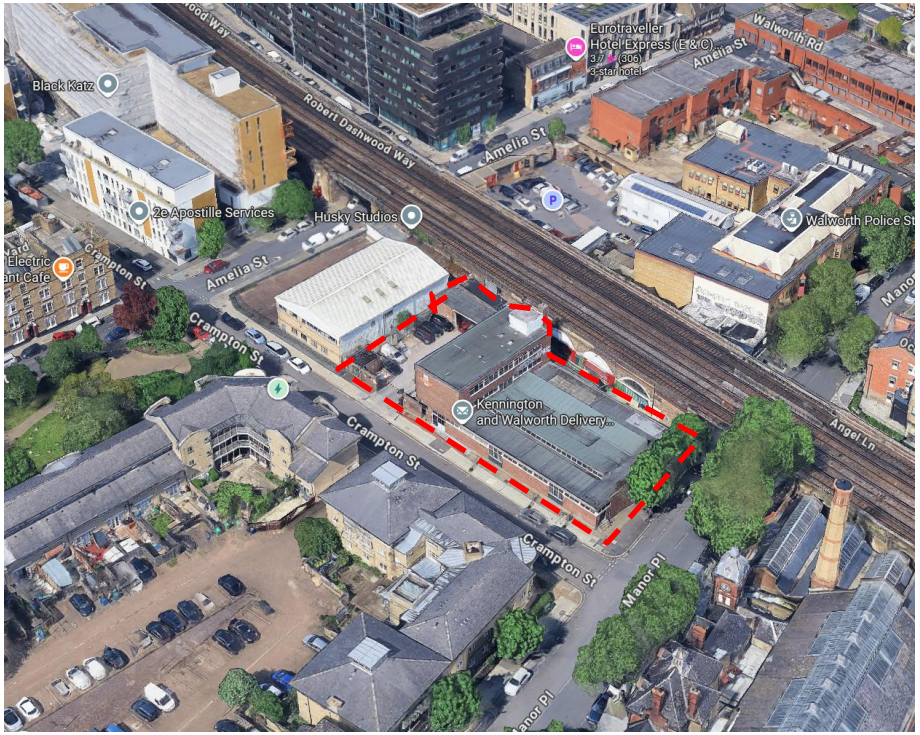
Item 6.1 - 26/AP/1732 Kennington And Walworth Delivery Centre, 111-123 Crampton Street, London, SE17 3AA

Demolition of existing buildings and redevelopment to provide Co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works.



- Proposed building measures 6no. storeys with additional rooftop lift/overrun/plant enclosure (23.67m above ground) and part 5no. storeys.
- 146no. Co-living (Sui Generis) units, including 14no. wheelchair accessible units
- 551sqm of indoor amenity space including 99sqm publicly-accessible coffee lounge space 117sqm outdoor amenity on fifth floor terrace, and new public realm to Manor Place with hard and soft landscaping
- Provision of 73no. long-stay cycle parking spaces, as well as 27no. folding bikes hire scheme. 4no. Short stay spaces.
- BREEAM Excellent Target
- Car Free

Site Location Plan and Aerial Photo



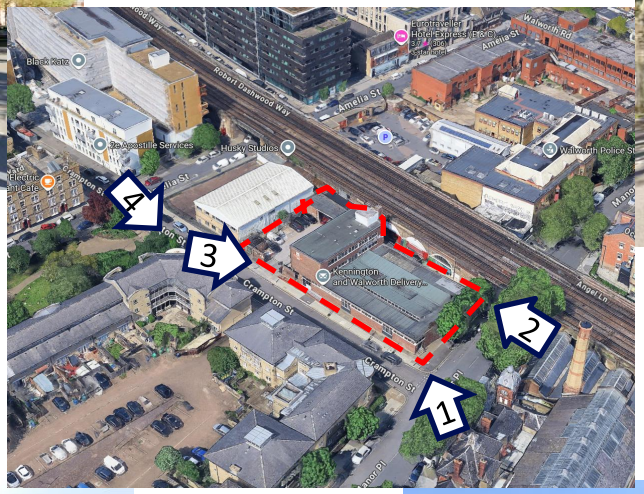


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Context Views

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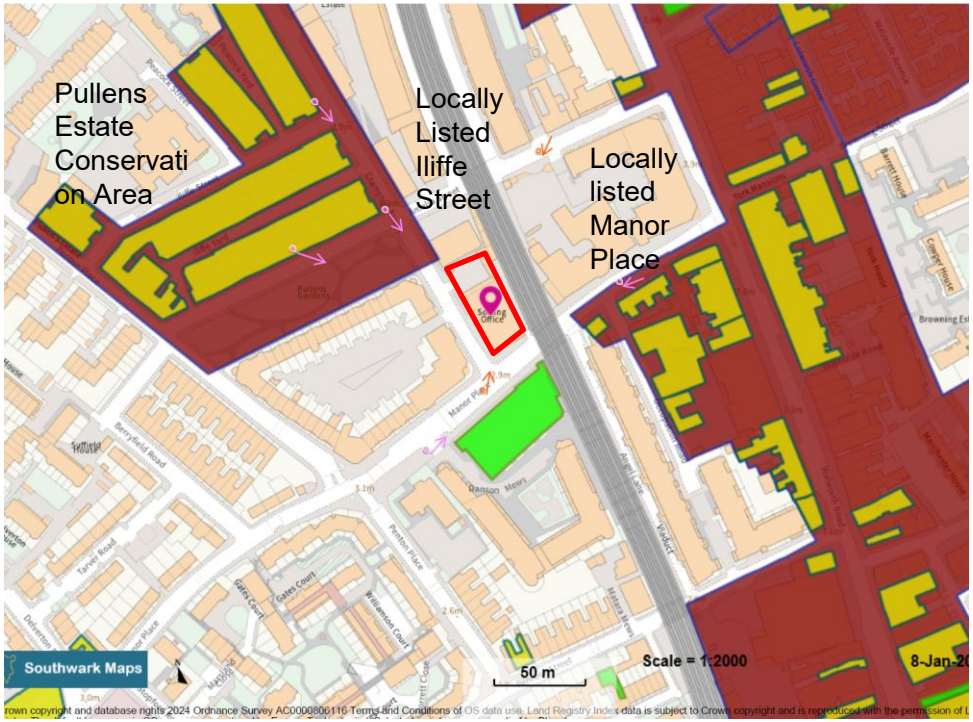
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Policy Designations

- The Central Activities Zone (CAZ);
- Elephant and Castle Town Centre;
- Elephant and Castle Opportunity Area;
- AV16 Walworth Area Vision;
- Air Quality Management Area;
- Archaeological Priority Area (Walworth Village);
- Flood Zone 3; and
- The site has a PTAL rating of 6b (excellent).

- Between Pullens Estate and Walworth Road Conservation Areas



5 Walworth Road Conservation Area

Grade II Listed Manor Place Baths

Historic Permission

The site has previously been subject to planning permission (ref. 18/AP/0737) that was approved in March 2019 for:

48 residential units (2 studios, 17x 1-bedroom, 24x 2-bedroom and 5x 3-bedroom flats) 221m2 of commercial floorspace (Use Class B1 - office), creation of new public realm, provision of 3 wheelchair accessible car parking spaces and associated landscaping". This planning application has now lapsed.

The permission included 15 onsite affordable units equating to 35% affordable housing (6 social rent, 9 shared ownership).

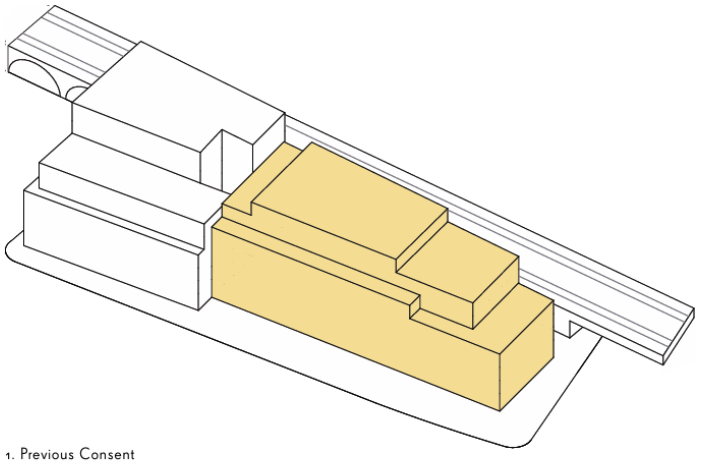
Maximum 7 storeys – 24 metres height



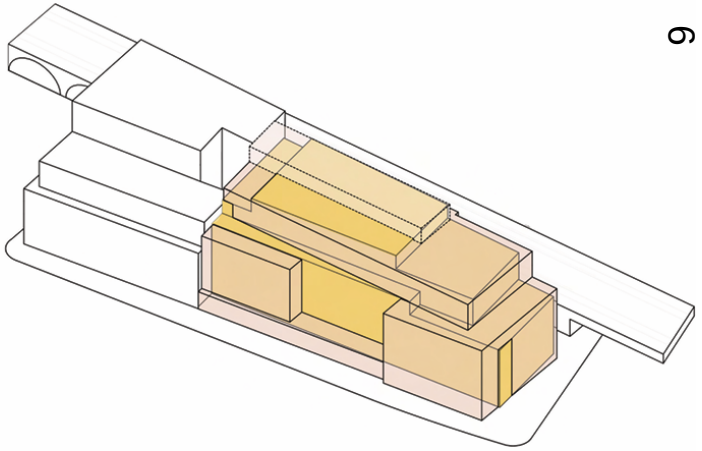
<u>Principle of relocation of sorting office</u>

Royal Mail Group has been reviewing its operations for the past 11 years as part of its ongoing transformation to increase the efficiency of its services.

It is proposed to relocate the current functions on the Site to the Southwark and Rotherhithe Delivery Office in Mandela Way approximately one mile east.



1. Previous Consent



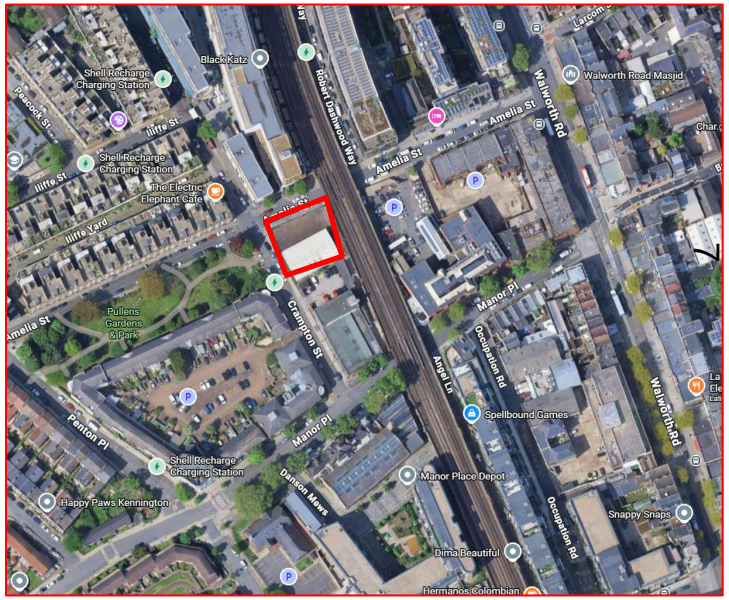
2. Proposed Development superimposed with the previous consent in yellow

Neighbouring Permission

31 Amelia Street, planning permission was granted in December 2024 (ref. 22/AP/0850) for the demolition of existing buildings and the erection of a mixed-use development comprising of ground floor commercial floorspace with student accommodation above.

- 146 student rooms
- 8 storey-building
- A policy compliant £5,110,000 Payment in Lieu (PIL) was agreed, equating to 35%





Proposed Development







Proposed Development

Floor	Uses
Ground Floor	Kitchen, lounge, gym, yoga studio, cycle store Publicly accessible co-working space with coffee station at ground floor level Public realm enhancements
First – fourth Floor	31 rooms each floor
Fifth Floor	22 rooms, amenity space, terrace
Total	146 units





Ground Floor Layout

Co-working coffee lounge will be accessible to the public benefiting from direct access to new external public realm



TYPICAL FLOOR



FIFTH FLOOR

KEY
- Amenity
- Standard Room
- Small Room
- Suite
- Accessible Room

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Pre-application Design Evolution

	LBS Comment	Response
Massing	Overall massing supported, but concern was raised about the height of the southern block adjacent to the Grade II listed Manor Place Baths. A reduction in height, reflecting the stepped form of the previous consent, was recommended.	The southern block was reduced by one storey, with the building stepping up towards the north and east to provide a more sensitive relationship with Manor Place Baths, and tie into 31 Amelia St Scheme.
Façade	Lightweight metal cladding considered out of character, with masonry suggested as a more appropriate material.	The façade was redesigned using precast masonry to better reflect local character and heritage. Contrasting reveals and horizontal banding incorporated using the project's two-tone red palette to strengthen the architectural expression.
Ground Floor	Greater activation sought along the southern frontage, with co-working space recommended in this location to maximise use of the adjacent public realm and provide area for members of the community to access. More private uses were suggested for relocation to the eastern elevation.	The ground floor layout was revised to prioritise active frontages on Manor Place and Crampton Street, with a publicly-accessible co-working space relocated to the southern end to enhance the connection with the public realm.





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Principle of Co-Living

The London Plan sets the borough a target of providing 23,550 net new home completions over the next ten years. The Draft London Plan published 2026 goes further and sets a ten-year housing target of 27,799 new homes for Southwark, translating to 2,780 new homes a year.

Southwark can currently demonstrate only a 4.53-year housing land supply and therefore there is a demonstrable unmet need for housing in the borough.

The London Plan explains that co-living accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio.

By delivering 146 co-living studios this planning application would contribute the equivalent of 81 homes.

The Southwark Plan at Policy P6 recognises the contribution of Co-Living developments in the borough:

"Allowing too much purpose-built shared living accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or contribution towards affordable housing from purpose built shared living accommodation we can make sure we work towards meeting the strategic need for this accommodation and our local need for affordable homes including affordable family homes. "

Principle of Co-Living

Consented Schemes			
Site	Number of co-living units	Distance from proposed development	Status
47-49 Tanner Street Scheme A (25/AP/3009)	A – 112	1.85km Northeast	Granted 30.07.2026 **Not implemented**
Scheme B: (25/AP/3057)	B - 109		Granted 30.07.2026 **Not implemented**
18-22 Penarth Street (22/AP/1603)	283 (+47 affordable homes)	3.06km East	Granted 06.01.2026 **Not implemented**
79-161 Ilderton Road (24/AP/3687)	865 (+ 186 affordable homes)	3.10km east	Granted 20.08.2026 Not implemented
(23/AP/0387)	605 (+ 120 affordable homes)		Granted 30.09.2024 **Not implemented**
Block C, former Mulberry Business Park (23/AP/0543)	135	3.87km Northeast	Granted 20.12.2024 **Constructed Oct 2026**

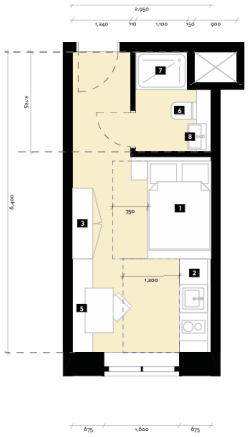


Affordable Housing

- A policy compliant £6.643m Payment in Lieu (PIL) is being provided.
- This sum aligns with the Council's method for calculating PIL contributions being 35% of total habitable rooms at £130,000 per habitable room (CIL Zone 2).
- The council's viability consultant BPS have reviewed the submitted Viability Assessment and have confirmed that the applicants PIL offer is the maximum viable.



Quality of Accommodation



SMALL ROOM
Area: 18-19m²
Occupancy: Single
No.: 28 (19.2%)



STANDARD ROOM
Area: 21-25m²
Occupancy: Single
No.: 96 (55.5%)



ACCESSIBLE ROOM
Area: 28-35m²
Occupancy: Single
No.: 14 (9.6%)



SUITE
Area: 25m²
Occupancy: Single
No.: 8 (5.5%)



Ground Floor Layout

Co-working coffee lounge will be accessible to the public benefiting from direct access to new external public realm



Indicative room view





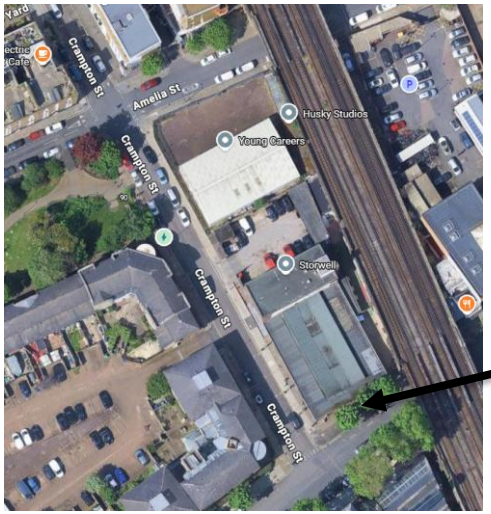
Low Line

The area to the east of the site adjacent to the railway line is not within the applicant's ownership.

The proposal makes provision for the future Low Line connection and seeks to maximise glazed openings where possible to activate this route. The ground floor co-working space unit would have a triple frontage providing an element of activity along the future Low Line.

The council, working with Network Rail and Arch Co. have a wider Low Line project, however this area lies outside of its current scope but is likely to come forward at some point.

31 Amelia Street has a design which also accounts for future low line provision.







Design + Heritage









Trees/ Landscaping



- Retention of existing Norway Maples
- 7no. New trees planted along Manor Place and Crampton St and integrated into new public realm
- Landscaped terrace at 5th floor
- Intensive green roofs (463sqm2)
- Flower-Rich Perenial planting (78sqm2)
- Permeable paving (143sqm2)
- UGF – 0.37



Public Consultation

Initial Consultation (22.06.2026)

- 3no. Site Notices displayed surrounding the application site
- Press Notice
- 632 Letters
- 14 responses

Neighbours Identified through letters	Support	Objection
632	1	13

Objections :

- Principle of Co-living, Community Balance + Oversaturation in the area
- Affordability
- Design, Scale and Massing
- Relationship with Low Line + public realm
- Loss of Royal Mail sorting office
- Internal Daylight/Sunlight levels
- Trees on Manor Place
- Impact on Infrastructure

Support:

- Redevelopment of a sustainable brownfield site in a highly accessible location.
- Efficient use of land, optimising site capacity in accordance with planning policy.
- Contribution to London's housing supply through delivery of co-living accommodation to reduce pressure on conventional housing stock.

Reconsultation (23.09.2026)

- Several minor changes were made to the scheme in September 2026. The changes related to the removal of the bed-deck units, and alterations to the ground floor layout including the building entrance and enlarging the publicly accessible co-working space/coffee lounge.

- All 14 previous contributors were reconsulted on these changes for 14 days which was considered proportionate given the non-material nature of the changes.

- No public representations were received during the reconsultation period (23.09.26-07.10.2026).

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S106 Contributions

Payment in Lieu	35% affordable Housing - **£6.643m**
Offsite Wheelchair housing provision	**£10,000**
Outdoor amenity space	Communal Amenity shortfall £325 × square metre of shortfall in amenity space, play space or open space **£9,425**
Co Living Obligations	Confirm the sui generis use and prevent any future change of use to self-contained accommodation
	Stipulate single room occupancy only
	Secure minimum 3 month tenancies
	Secure continued and free access for all residents to the communal facilities.
	Prior to occupation of the co-living, a Final Operational Management Plan shall be submitted to and approved by the LPA.
Co-Working Space	Free access to co-working space for members of the public and residents.
Local Economy - Loss of Employment Space	**£6727.**
Employment and Skills Monitoring	Where jobs and training obligations are required, a technical fee for monitoring is required. = **£3,710**
S278 Highway works	Improvements to road, lighting and pavements on Manor Place and Crampton St
Employment and Training Contribution	To deliver 13 sustained jobs to unemployed Southwark residents, 13 short courses, and take on 3 construction industry apprentices during the construction phase or meet the Employment and Training Contribution below: • 13 sustained jobs (£71,500) • 13 short courses (£2,600) • 3 Apprenticeships (£6000) Total - **£80,100**

Transport Monitoring Fees	Delivery & Servicing Management Plan **£2,790** monitoring fee Travel Plan **£2,790** monitoring fee Construction & Environmental Management Plan (CEMP) **£3,200** monitoring fee
Transport Policy	**£29,229** to be put towards improvements to the Low Traffic Neighbourhood.
Cycle club scheme	Free membership to a Cycle Hire scheme for a minimum of 3 years must be provided upon first occupation of any residential unit or room.
Car club scheme	Provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development to be secured via the s106 agreement for a minimum of 3 years.
Network Development monitoring fee	**£20,000**
CCTV Contribution	**£19,103.61**
Low Line Improvements	Secure future public access through the site, removal of gates and a landscaping scheme to be developed with the adjacent landowner.
Carbon offset fund	**£169,226** offset contribution
Street Tree Protection	In Financial payment to be calculated through CAVAT for any trees damaged or lost from development
Street Tree Additional Maintenance fee	Additional costs in pruning the Manor Place trees as a result of the proximity of the proposed building to the canopies. **= £9,600**
Archaeology	**£9,624**
S106 Administration and Compliance fee	**£20,000**

Summary

- Delivering **146 good quality co living units** equating to the equivalent to **81 conventional homes**
- Policy-compliant affordable housing contribution of **£6.643million.**
- Approx. **£1.36 million borough CIL**
- Approx. **£331k Mayoral CIL**
- A significant package of **S106 contributions**
- Ground floor publicly accessible co-working space
- **7no. New trees, retention of the existing trees and new public realm** on Manor Place and Crampton Street
- **Futureproofed expansion of the Low line**
- **BREEAM Excellent**