

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 January 2023 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam  
Councillor Ellie Cumbo  
Councillor Nick Johnson  
Councillor Richard Leeming  
Councillor Reginald Popoola  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Ketzia Harper  
Councillor Sam Foster

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Nagla Stevens (Deputy Head of Law)

### 1. APOLOGIES

Apologies were received from Councillor Bethan Roberts.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew members' attention to the members' pack and the addendum

relating to items 6.1 and 6.2.

The chair also informed the meeting that an objection provided by a member of the public in relation to item 6.1 was circulated among members.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. CONFIRMATION OF ARTICLE 4(1) DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF NO. 41 LINDEN GROVE, SE25 3LW**

Report: see pages 3 to 20 of the main agenda pack.

The meeting heard the officers introduction to the report.

A motion was moved, seconded, put to the vote and declared carried.

#### **RESOLVED:**

1. Confirms the Article 4(1) direction (Appendix A) to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which would otherwise permit the demolition of no.41 Linden Grove (site identified in Appendix B) that has been identified as a heritage asset.

#### **6. DEVELOPMENT MANAGEMENT**

#### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

**6.1 22/AP/2226 AYLESBURY ESTATE SITE PHASE 2B - LAND BOUNDED BY THURLOW STREET, ALBANY ROAD, KINGLAKE STREET AND BAGSHOT STREET**

**Planning Application Number: 22/AP/2226**

**Report:** see pages 26 – 147 of the main agenda pack and pages 1-9 of the addendum for item 6.1.

**PROPOSAL:**

*Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings ranging in height from 5 to 26 storeys with basements, providing a total of 614 new homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2)(a)(b) public open space and play space private and communal amenity space formation of new accesses and routes within the site alterations to existing accesses; and associated car and cycle parking; refuse storage and hard and soft landscaping; and associated works.*

The committee heard the officer's introduction to the report and addendum report.

Members put questions to planning officers.

Objectors addressed the committee and provided a statement; they answered questions put by members of the committee.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

There were no supporters living within 100 metres of the development site.

Councillors Ketzia Harper and Sam Foster addressed the committee, provided a brief statement, and answered questions put by members of the committee.

The committee discussed the application.

The Chair proposed adopting a further recommendation and a motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission be granted, subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31<sup>st</sup> March 2023.
2. That the environmental information be taken into account as required by Regulation 26(1) if the Town and Country Planning (Environmental Impact

Assessment) Regulations 2017 (as amended); and

3. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and
6. That in the event that the requirements of (1) are not met by 31 March 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 276 of this report; and
7. Planning permission is only granted once the section 96a application has been made and granted in respect of the outline planning permission to protect the validity of that outline planning permission.

**6.2 22/AP/2295 - LUDGATE HOUSE, 245 BLACKFRIARS ROAD, LONDON, SOUTHWARK, SE1**

**Report:** See pages 148 to 242 of the main agenda pack and pages 9-14 of the addendum for item 6.2.

**PROPOSAL:**

*Construction of a lower ground, upper ground and 18 storey building comprising Use Class E (office and retail) floor space incorporating internal amendments to part of the existing site-wide basement at levels B1 and B2 and all landscaping, public realm and highways improvements together with all associated and ancillary works.*

The committee heard the officer's introduction to the report and addendum report. Members put questions to planning officers.

There were no objectors.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

The committee discussed the application.

A motion to grant the application as amended in the addendum, was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission is granted subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 30 June 2023; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee in making their decision has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28 (1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and
6. That, in the event that the requirements of (1) are not met by 30<sup>th</sup> June 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 260 of this report.

Meeting ended at 9.40 pm

**CHAIR:**

**DATED:**

