



## Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Wednesday 2 July 2025 at 6.30 pm at Ground Floor Meeting Room G02 – 160 Tooley Street, London SE1 2QH.

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice Chair)  
Councillor Gavin Edwards  
Councillor Reginald Popoola  
Councillor Catherine Rose  
Councillor Emily Tester

**OFFICER SUPPORT:** Tim Cutts (Head of Planning and Growth – Old Kent Road)  
Catherine Brownell (Head of Sustainable Growth – North)  
Nick Grant (External Legal Counsel, Landmark Chambers)  
Matthew Hill (Project Manager)  
Alexander Cameron (Planning Team Leader)  
Neil Loubser (Planning Project Team Leader CIL/S106)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillor Darren Merrill.

### 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 addendum report which had been circulated before the meeting.

The chair informed the meeting that items 9.2 and 9.3 related to Chambers Wharf,

Chambers Street, London, SE16 4XQ had been withdrawn at the request of planning officers and would be heard at a future meeting.

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

The following members declared an interest in item:

##### **9.1 Ilderton Wharf, 1 – 7 Rollins Street, London SE15 1EP [24/AP/3575 - Full Planning Application]**

Councillor Richard Livingstone, non-pecuniary, as the application was in his ward. He would, however, be approaching the application with an open mind.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the Planning Committee (Major Applications) A meeting held on 4 June 2025 be approved as a correct record and signed by the chair.

#### **6. TO RELEASE £118,394.60 FROM SECTION 106 AGREEMENTS TO DELIVER ROCKINGHAM STREET AND ARCH STREET IMPROVEMENTS**

**Report:** see pages 5 to 12 of the main agenda pack.

The officer introduced the report.

Members of the committee asked questions of the officers.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

##### **RESOLVED:**

That the release of the funds amounting to £118,394.60, which were received by the council (pursuant to the terms of the legal agreement pertaining to the planning applications noted in Table 1 of the report), be approved and applied towards the Rockingham Street and Arch Street improvements of the public realm.

#### **7. TO RELEASE £200,000 FROM SECTION 106 AGREEMENTS FOR THE CONSULTANT SERVICES FOR ASYLUM ROAD NURSING HOME DELIVERY**

**Report:** see pages 13 to 20 of the main agenda pack.

The officer introduced the report.

Members of the committee asked questions of the officers.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That the release of the funds amounting to £200,000.00, which were received by the council (pursuant to the terms of the legal agreements pertaining to the planning applications noted in Table 1 of the report), be approved and be applied towards consultancy services to lead a market-led development opportunity for a new nursing home at Asylum Road.

**8. RELEASE OF FUNDS TOTALLING £577,522.84 TOWARDS THE LITTLE DORRIT PARK IMPROVEMENTS**

**Report:** see pages 21 to 125 of the main agenda pack.

The officer introduced the report.

There were no questions put by members of the committee.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That the release of the S106 funds totalling £577,522.84 (which were paid to the council under the terms of the legal agreements pertaining to the planning applications listed in the table at paragraph 1 of the report) towards the Little Dorrit Park Improvements (LDPI) project be approved.

**9. DEVELOPMENT MANAGEMENT**

The committee considered the report.

**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.

## **9.1 ILDERTON WHARF, 1 – 7 ROLLINS STREET, LONDON SE15 1EP**

**Planning Application Number: 24/AP/3575**

**Report:** see pages 131 to 271 of the agenda pack and pages 1 to 7 of the addendum report

### **PROPOSAL:**

*Demolition of the existing buildings on the site and the construction of a linked building with a tower housing purpose built student accommodation (Use Class Sui Generis), a shoulder element housing affordable residential housing (Class C3) both with basement level, and an industrial building including affordable workspace at the southern element of the Site (Classes B2, B8, E(g)(iii), and Sui Generis), alongside the delivery of a flexible Class E unit at ground floor level, and a mixed community cafe and PBSA co-working space (Class E/Sui Generis) at ground floor level on the corner of Illderton Road and Surrey Canal Road, in addition to the delivery of hard and soft landscaping, pedestrian and vehicle access including the provision of a loading bay on Illderton Road, cycle parking, blue badge car parking, wider public realm improvements including new public open space, with associated highway works and all other ancillary works associated with the development.*

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

There were no objectors present and wishing to speak.

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

Following this, the meeting adjourned for a comfort break from 8:12pm to 8:16pm.

A representative of supporters living within 100 metres of the development site addressed the committee and responded to questions put by members of the committee.

There were no ward councillors present who wished to address the committee in that capacity.

Members of the committee put further questions to officers and discussed the application.

Members asked for the allocation procedure of “twodio” spaces to be addressed satisfactorily in the student management plan.

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission be granted subject to the conditions set out in the report and the addendum report, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 31 October 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 379 of the report.

**9.2 CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ [ 24/AP/3800 – S73 MATERIAL AMENDMENT]**

This item was withdrawn by planning officers and will be heard at a later date.

**9.3 CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ [24/AP/3801 – S73 MATERIAL AMENDMENT]**

This item was withdrawn by planning officers and will be heard at a later date.

The meeting ended at 8.31 pm.

**CHAIR:**

**DATED:**