



Planning Committee (Major Applications) A

MINUTES of the OPEN section of the Planning Committee (Major Applications)
A held on Tuesday 22 July 2025 at 6.30 pm at Ground Floor Meeting Room
G02 - 160 Tooley Street, London SE1 2Q

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Darren Merrill
Councillor Emily Tester

**OTHER
MEMBERS
PRESENT:** Councillor Irina von Wiese

**OFFICER
SUPPORT:** Colin Wilson (Assistant Director Strategic Development)
Nick Grant (External Legal Counsel, Landmark Chambers)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Victoria Crosby (Planning Team Leader)
Andy Sloane (Senior Planning Officer)
Emily Tadgell (Senior Planner, Transport)
Liam Dunford (Point 2, external daylight/sunlight
consultant)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Gavin Edwards, Reginald Popoola and Catherine Rose.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared an interest in items:

6.3. 24/AP/3800 - Chambers Wharf, Chambers Street, London SE16 4XQ

Councillor Emily Tester, non-pecuniary, as she would be speaking on this item in her capacity as a ward councillor.

6.4 24/AP/3801 - Chambers Wharf, Chambers Street, London SE16 4XQ

Councillor Emily Tester, non-pecuniary, as she would be speaking on this item in her capacity as a ward councillor.

Following these declarations of interest Councillor Emily Tester left the top table and sat with the audience.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting, except Councillor Emily Tester.

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

The chair informed the meeting that the following papers had been circulated:

- The main agenda pack (containing items 6.1 New City Court and 6.2 Timber Square)
- The supplemental agenda pack No.1 (containing late and urgent items 6.3 and 6.4 relating to Chambers Wharf which had been deferred to this meeting by Planning Committee (Major Applications) B on 15 July 2025). These items would be heard together, as they related to the same address.
- the addendum report and
- the members' pack.

The chair also informed the meeting that he would be changing the order that the items of business would be heard in, so that the late and urgent items would be heard first.

5. MINUTES

The committee considered the draft minutes.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) A meeting held

on 2 July 2025 be approved as a correct record and signed by the chair.

6. 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.

6.3 24/AP/3800 - CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ

Planning Application Number: 24/AP/3800

Report: see pages 1 to 15 of the supplemental agenda pack No.1

PROPOSAL:

Non material amendment to planning permission reference number 07/AP/1262, as amended by 13/AP/4266, to amend the description of development as set out below and to add a new condition of consent to secure the quanta of residential units and commercial floor space to be delivered: Current description of development attached to reference number 13/AP/4266

Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme;

Proposed description of development Variation of Condition 34 (Approved Drawings) of planning permission 11/AP/1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings and flexible Class A/B1 floorspace at ground level along Chambers Street and Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to

the scheme.

This item was heard together with item 6.4 as they relate to the same site.

The committee heard the officers' introduction to the reports and addendum report. The meeting heard that a further two objections had been received since the publication of the addendum report. Members put questions to officers.

The spokespersons for the objectors addressed the committee and responded to 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 present and wishing to speak.

Councillor Emily Tester addressed the committee in her capacity as a ward councillor and responded to questions put by members of the committee.

Following this, Councillor Tester gave her apologies for the rest of the meeting and left the meeting room.

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

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

RESOLVED:

That the application for non-material changes be agreed, subject to the recommended condition set out in the report.

6.4 24/AP/3801 - CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ

Planning Application Number: 24/AP/3801

Report: see pages 16 to 192 of the supplemental agenda pack No.1 and pages 1 to 3 of the addendum report

PROPOSAL:

Proposal: Material amendment under section 73 of the Town and Country Planning Act 1990 to reference number 07/AP/1262, as amended by 13/AP/4266, to secure amendments to Blocks A, B, C, D and associated landscape only including

amendments to the internal configuration, external design and overall massing, mix and unit numbers, and variation of the conditions of consent including to allow for:

- *Changes to façade design and composition of all buildings to meet updated fire regulations and energy and sustainability standards as well as addressing overheating;*
- *Adjustments to building footprint, form, and massing;*
- *Internal reconfiguration of units to address the current Nationally Described Space Standards, resulting in a change in mix and a reduction in units from 589 to 566;*
- *Re-organisation of building cores, additional staircases and inclusion of additional fire safety features including sprinklers;*
- *Change from winter gardens to a mix of winter gardens and balconies;*
- *Addition of plant, lift overruns, smoke vents and risers on the roof of buildings, contributing to overall increases in building massing and heights ranging between 3.9 and 4.9 metres;*
- *Addition of new residential amenity facilities in Building A, C and D, including swimming pool a gym uses;*
- *Amendments to condition 34 to reflect the reduction in commercial floorspace by 113m²;*
- *Inclusion of revised energy strategy, facilitated by inclusion of rooftop plant;*
- *Amendment to basement layout to accommodate Thames Tideway Tunnel infrastructure;*
- *Rise in finished floor level of building C for flood protection.*

Application 07/AP/1262 was accompanied by an Environmental Statement pursuant to the Town and Country Planning Act 1990, which can be viewed on southwark.gov.uk/planningregister under reference 07/AP/1262. This application is supported by a note prepared Trium dated March 2025 assessing the compliance against the Environmental Statement, which can be viewed on southwark.gov.uk/planningregister under reference 24/AP/3801. Copies of the application documents are available by request.

This item was heard together with 6.3.

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. revised conditions to those on the existing permission, as set out in the report, and
 - b. an amended condition 10 to require ongoing consultation with residents, in a similar manner to the approach taken at the Rotherhithe Gas Holder Site, and

- c. the completion of a deed of variation to the existing s106 legal agreement; and
2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. That the 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
4. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and
5. 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 Environmental Impact Assessment Regulations; and
6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by 30 September 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the development not complying with Southwark Plan 2022 SP6, SP4, P23, P28, P50, P54, P53 Policies and London Plan 2021 Policies SI 2, S4, E11, T1, T4, T5, T9 and DF1.

After this, the meeting took a comfort break from 8:16pm at 8:23pm.

6.1 NEW CITY COURT 4-26 ST THOMAS STREET LONDON SE1 9RS

Planning Application Numbers: 24/AP/3803 (Planning Permission) and 24/AP/3804 (Listed Building Consent)

Report: see pages 11 to 232 of the main agenda pack and pages 3 to 5 of the addendum report

PROPOSAL:

Proposal: Redevelopment of the site to include: - Redevelopment of the existing 1980s office building with partial demolition (including demolition of the St Thomas Street entrance building and the King's Head Yard facade); the construction of side extensions and upward extension to add 5 storeys and create a 10-storey office building plus plant, balconies and roof terraces; - Redevelopment of Keats House (nos. 24-26 St Thomas Street) with retention of the historic frontage and construction of a roof extension to add one storey of office floorspace; - Restoration and refurbishment of the listed Georgian terrace (nos. 4-16 St Thomas Street) to create level front entrances to the offices, internal alterations and new glazed roof to the rear courtyard (with separate LBC application ref. 24/AP/3804); - Associated public realm and highway works to St Thomas Street and King's Head Yard, cycle parking and all ancillary works.

And: Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and reconfiguration of circulation space on each floor; Reinstatement of front doors along St Thomas Street. (Related planning application ref. 24/AP/3803.)

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

The spokesperson for the objectors addressed the committee. There were no questions from 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, or ward councillors, present and wishing to speak.

There were no additional questions for officers put by members of the committee.

A motion to grant planning permission as on paper was moved, but not seconded and was therefore lost.

Following this the meeting went into closed session from 9:33pm to 9:56pm to receive officer advice.

On the return to open session, a motion to defer the item was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the item be deferred to the next available meeting of Planning Committee (Major Applications) A to allow for further negotiations to address

the heritage impacts of the proposal.

6.2 TIMBER SQUARE (PHASE 2), 63 EWER STREET, LONDON SE1 0NR

Planning Application Number: 25/AP/0524

Report: see pages 233 to 336 of the main agenda pack and pages 5 to 7 of the addendum report

PROPOSAL:

Partial demolition of the viaduct structure, remodelling and refurbishment and change of use of existing arches within the viaduct structure to flexible office, retail, gymnasium and restaurant uses (Class E) and flexible cultural, drinking establishment, live music venue, nightclub, cinema, and theatre uses (Sui Generis); construction of two buildings (ground plus-12 storey plus plant and ground plus 15-storey plus plant) for flexible office and indoor sport and recreation facilities (Class E); associated landscaping, new public realm, creation of new entrances and frontages, cycle parking, highways works, plant and equipment and all other associated works.

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

The spokesperson for the objectors addressed the committee and responded to questions put by members of the committee.

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

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

Councillor Irina von Wiese addressed the committee in her capacity as a ward councillor and responded to questions put by members of the committee.

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

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 in 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 22 February 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 129 of the report.
3. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted.

The meeting ended at 10.48pm.

CHAIR:

DATED: