



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 14 October 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Sam Dalton

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Nagla Stevens (External Legal Counsel, Birketts LLP)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Victoria Crosby (Planning Team Leader)
Andy Sloane (Senior Planning Officer)
Rob Davies (Transport Planning Team Leader)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence due to other council business from Councillor Catherine Rose.

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 the hearing of item 7.2, New City Court, was a continuation from the meeting on 22 July 2025, so only those members who heard the item at the July meeting would be taking part in the continued discussion and decision making on the item.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

7.1 Site Known As Snowfields Quarter including 92-95 Snowfields, 96 Snowfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowfields (the Former Margaret House), London, SE1 3SS

Councillor Richard Livingstone, non-pecuniary, as he had been the chair of Friends of Guy Street Park roughly 20 years ago, a member of the board of Leathermarket JMB who had made representations on this matter up to 18 years ago, and had had a 40th birthday party in the Miller of Mansfield pub, but none of these precluded him from taking a balanced view of the application.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Major Applications) A meeting held on 22 July 2025 be approved as a correct record and signed by the chair.

6. TO RELEASE £742,188 FROM SECTION 106 AGREEMENTS TO BE APPLIED TO LANDSCAPE IMPROVEMENTS FOR GUY STREETS PARK

Report: see pages 10 to 25 of the main agenda pack.

The officer introduced the report.

There were no questions put by members of the committee, or contributions from the public gallery.

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

RESOLVED:

That the release of funds amounting to £742,188, which were paid to the council under the terms of the legal agreements related to the planning applications listed in Table 1 of the report, to be used for landscape improvements at Guy Street Park, be approved.

7. 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.

7.1 SITE KNOWN AS SNOWFIELDS QUARTER INCLUDING 92-95 SNOWFIELDS, 96 SNOWFIELDS (THE MILLER PUB), NCP LONDON BRIDGE CAR PARK, AND 111 SNOWFIELDS (THE FORMER MARGARET HOUSE), LONDON, SE1 3SS

Planning Application Number: 25/AP/0772

Report: see pages 31 to 259 of the agenda pack and pages 1 to 4 of the addendum report

PROPOSAL:

Demolition of the existing buildings and the construction of three new buildings, providing flexible commercial floorspace (Class E (g)), ground floor retail (Class E (a-b)), science on display (Class E(g)/F1), community performance floorspace (Class E/F1), a Public House (Sui Generis); cycle parking, servicing, refuse and plant areas, public realm and highway improvements, and other works incidental to the development.

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

Members put questions to officers.

Representatives of 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.

The meeting then adjourned for a comfort break from 8.25pm to 8.30pm.

Following this, a representative of supporters living within 100 metres of the development site addressed the committee. There were no questions put by members of the committee.

Councillor Sam Dalton addressed the committee in his 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 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 addendum report and the following additional conditions:
 - i. That the Hamilton Square Estates Improvement Contribution be secured in the S106 plus VAT, should it be payable.
 - ii. That the Construction Management and Logistics Plan be considered by planning committee for discharge including an update about the Blue Badge spaces and details of vehicles sizes needed for construction deliveries;
 - the applicant (Oxford Snowfields Development Limited and Guy's & St Thomas' Foundation) 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 1 February 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 409 of the report.

The following members then left the meeting room: Councillor Gavin Edwards, Councillor Reginald Popoola and Councillor Emily Tester.

The meeting took another short comfort break.

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

Planning Application Numbers: 24/AP/3803 for Planning Permission
24/AP/3804 for Listed Building Consent

Report: see pages 260 to 303 of the agenda pack and pages 4 to 6 of the addendum report (and pages 11 to 232 of the main agenda pack and pages 3 to 5 of the addendum report of the meeting held on 22 July 2025).

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 officer's introduction to the report and addendum report. Members put questions to officers.

Representatives of the objectors addressed the committee and 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, or ward councillors, present and wishing to address the committee.

Members 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 for application ref. 24/AP/3803 subject to the conditions set out in the two reports, the completion of a section 106 legal agreement and referral to the Mayor of London; and
2. That listed building consent be granted for application ref. 24/AP/3804 subject to the conditions set out in the two reports; and
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; and
4. That the planning committee in making its decision has due regard to the potential equalities impacts outlined in the officer report to the 22 July 2025 Planning Committee A (Major Applications); and
5. In the event that the requirements of paragraph 1 above are not met by 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the July report.

The meeting ended at 10.20pm.

CHAIR:

DATED: