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PLANNING COMMITTEE (MAJOR APPLICATIONS) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 17 March 2026 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Livingstone (Chair) Councillor Martin Seaton (Vice-Chair) Councillor Darren Merrill Councillor Michael Situ Councillor Emily Tester
OFFICER SUPPORT:	Colin Wilson (Assistant Director Strategic Development) Kamil Dolebski (Head of Planning and Property) Catherine Brownell (Head of Sustainable Growth – North) Dipesh Patel (Head of Planning, Strategic Applications) Michael Tsoukaris (Manager Design and Conservation) Neil Loubser (Planning Project Team Leader CIL/S106) Nathaniel Young (Planning Team Leader) Andy Sloane (Senior Planning Officer) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Gavin Edwards and 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 documents which had been circulated:

- the main agenda pack
- Supplemental Agenda Pack No. 1 containing item 8.2
- Supplemental Agenda Pack No. 2 containing the development management report
- the addendum report and
- the members' pack.

The chair also informed the meeting that he would vary the running order of the two development management items, with item 8.2 being heard first.

The chair also informed the meeting that he would be declaring an interest in item 8.1 and would therefore step down from the meeting before the hearing of this item would commence.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in items:

8.2 Plot H1 Elephant Park, Elephant Road, London, SE1

Councillor Darren Merrill, non-pecuniary, as this application was in his ward. However, he would approach this application with an open mind.

Councillor Martin Seaton, non-pecuniary, as this application was in his ward. He would, however, approach this application with an open mind.

8.1 42 St Mary Newington Close, Surrey Square, London SE17 2LP

Councillor Richard Livingstone, non-pecuniary, as he works two days a week in a building next to the application site.

5. MINUTES

RESOLVED:

> That the minutes of the Planning Committee (Major Applications) A meeting held on 14 October 2025 be approved as a correct record and signed by the chair.

6. RELEASE OF FUNDS TOTALLING £7,348,778.62 FOR A SERIES OF KEY PROJECTS

Report: see pages 7 to 23 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 £7,348,778.62 (which were paid to the council under the terms of the legal agreements pertaining to the planning applications listed at paragraph 1 of the report) towards the projects set out below be approved :

- LGTBQ+ community space £791,522.71
- Southwark Pensioners Centre £152,654.88.
- Brunel Museum £114,756.10
- Elephant and Castle Overground Station £1,056,230.90
- Harold Moody Health Centre £1,328,042.14
- Peckham Square £1,607,001.45
- Besemer Grange, Rye Oak and Crampton Schools £1,795,532.36
- Friars School £293,631.76
- Tower Bridge and Snowsfields School £209,406.32.

7. ADOPTION OF A LOCAL LISTED BUILDING CONSENT ORDER FOR THE INSTALLATION OF SOLAR PANELS ON GRADE II LISTED RESIDENTIAL PROPERTIES IN THE SUTHERLAND SQUARE AND LIVERPOOL GROVE CONSERVATION AREAS

Report: see pages 24 to 82 of the main agenda pack.

The officer introduced the report and responded to questions put by members of the committee.

A motion to approve the adoption of the local listed building consent order was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That the adoption of the Local Listed Building Consent Order (LLBCO) for the

installation of solar panels on Grade II listed residential properties in the Sutherland Square Conservation Area and the Liverpool Grove Conservation Area (Appendix 1 of the report) be approved.

2. That the outcome of the statutory consultation undertaken (Appendix 2 and summarised in the report) be noted.

3. That the findings of the Equality Impact and Needs Analysis (EINA) (Appendix 3 of the report) be noted.

8. 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.

8.2 PLOT H1 ELEPHANT PARK, ELEPHANT ROAD, LONDON, SE1

Planning Application Number: 25/AP/2859

Report: see pages 1 to 138 of the supplemental agenda pack No.1 and pages 2 to 5 of the addendum report

PROPOSAL:

Redevelopment of the site to provide a mixed-use development comprising shared living (sui generis), affordable housing (Class C3) and Class E floorspace including ancillary cycle parking, accessible car parking, landscaping, public realm, plant and other associated 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.

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

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
    - an additional stipulation to be added to the S106 agreement requiring a strategy for wider engagement with community groups, residents and local businesses to commence 6 to 12 months before completion of the development
    - 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 17 September 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 149 of the report.

Following the above resolution, Councillor Richard Livingstone left the meeting.

Having reconvened from a short comfort break between 8.15pm and 8.22pm, the remainder of the meeting was chaired by the vice-chair, Councillor Martin Seaton.

8.1 42 ST MARY NEWINGTON CLOSE, SURREY SQUARE, LONDON SE17 2LP

Planning Application Number: 25/AP/2862

Report: see pages 86 to 226 of the main agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL:

Redevelopment of the site comprising demolition of the existing Almshouse Building and erection of a replacement part 4-6 storey Almshouse Building (Class C3) together with amenity spaces, and other associated 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.

A supporter 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 wishing to speak.

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, including an amendment to the condition on construction logistics specifying that deliveries to the site be restricted to times outside of school drop off and pick-up times
   - the completion of a s106 legal agreement in accordance with the heads of terms outlined in the report; and

2. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and

3. That in the event that the requirements of paragraph 1 above are not met by 1 December 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 300 of the report.

The meeting ended at 9.30 pm.

CHAIR:

DATED: