



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 21 January 2026 at 7.00 pm at Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sabina Emmanuel
Councillor Richard Livingstone
Councillor David Parton
Councillor Victoria Mills (reserve member)

OTHER MEMBERS PRESENT: Councillor Emily Hickson (ward member)
Councillor Kathy Whittam (ward member)

OFFICER SUPPORT: Dennis Sangweme (Assistant Director, Development Management)
Michael Feeney (External Legal Counsel, FTB Chambers)
Richard Craig (Team Leader, Design and Conservation)
Andre Verster (Team Leader, Major and New Homes)
Emily Tadgell (Development Management)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors Sam Foster and Nick Johnson.

Councillor Sabina Emmanuel submitted her apologies for lateness.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed above were confirmed as voting members of the committee.

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

The chair gave notice of the following additional papers circulated prior to the

meeting:

- Addendum report relating to items 6.1 and 6.2 – Development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member made a declaration regarding the agenda item below:

Agenda item 6.2 – Leathermarket Street, London SE1 3HN

Councillor Richard Livingstone declared a non-pecuniary interest as he was a member of the Leathermarket Joint Management Board (JMB) many years ago, with that relationship ending in 2007. For transparency, he explained that he had previously voted against a JMB proposal, which had not been considered prejudicial. He confirmed that he would consider this application with an open mind.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Smaller Applications) meeting held on 8 December 2025 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management 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 be 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.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1 ADDENDUM REPORT 24/AP/3577: LAND REAR 19-49 BUSH ROAD, LONDON SE8 5AP

The chair announced that this planning application was adjourned from the previous meeting on 8 December 2025, due to members' concerns about a lack of consultation with neighbours, traffic related issues and contact with Thames Water relating to water pressure in the area.

At this point, Councillor Cleo Soanes (chair) withdrew from the committee as she was not present when the item was considered in December.

Councillor Jane Salmon (vice-chair) took over as chair for the adjourned item.

Planning application reference 24/AP/3577

Report: See pages 12 to 20 of the agenda pack and addendum pages 1 to 2.

PROPOSAL

Demolition of all existing buildings and construction of 3no. blocks with heights of two, three, and part four storeys, containing commercial space (Use Class E (g)(i) / E(g)(iii), purpose-built student accommodation rooms (Use Class Sui Generis), associated landscaping, service bay and turning areas.

Following on from the adjourned meeting on 8 December 2025, the committee heard the officer's introduction to the addendum report. Members of the committee asked questions of the officers.

An objector was present to address the committee and responded to questions from members.

The applicant addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

Councillor Kath Whittam addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

Members further debated the application.

A motion to grant the application subject to conditions set out in the officer's report and an amended condition set out in the addendum report, was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to the conditions and amended condition set out in the reports and addendum report and the applicant entering into an appropriate legal agreement.
2. That the requirements of paragraph 1 above are not met by 8 June 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 270 of the report circulated on 8 December 2025.

6.2 26 LEATHERMARKET STREET LONDON, SOUTHWARK SE1 3HN

At this point Councillor Mills (reserve member) left the meeting.

At 7:55 pm, Councillor Soanes resumed the role of Chair, and Councillors Emmanuel and Salmon sat as voting members of the committee.

Planning application reference 22/AP/4126

Report: See pages 21 to 210 of the agenda pack and addendum pages 2 to 13.

PROPOSAL

Demolition of the existing office building and associated structures and the construction of a new part 5, part 6 mixed-use building providing replacement office floorspace and 26 affordable homes.

The committee heard the officer's introduction to the report. Members of the committee asked questions of the officers.

An objector addressed the committee. and responded to questions from members of the committee.

The applicant and the applicant's agent addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

Councillor Emily Hickson addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

Members further debated the application.

A motion to grant the application subject to conditions set out in the report, amended conditions set out in the addendum report and amended conditions that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

3. That planning permission be granted subject to conditions set out in the report, amended conditions set out in the addendum report and the amended conditions presented during the hearing. Additionally, for the applicant to enter into an appropriate legal agreement.

4. If the requirements of paragraph 1 above are not met by 16 July 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 355 of the report.

The meeting ended at 10.25 pm.

CHAIR:

DATED: