Open Agenda

Planning Committee (Major Applications) B

Tuesday 3 November 2026
6.30 pm
Ground Floor Meeting Rooms G01a/b/c - 160 Tooley Street, London SE1 2QH

Membership

Councillor Kath Whittam (Chair)
Councillor Richard Livingstone (Vice-Chair)
Councillor Mohamed Deen
Councillor George Grime
Councillor Francesco Guerrieri
Councillor Andy Higson
Councillor Sasjkia Otto

Reserves

Councillor Felix Hamer
Councillor Sean Hannigan
Councillor Adam Hood
Councillor Victoria Mills
Councillor James Moyse
Councillor Dean Peters
Councillor Richard Taylor

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. For details on building access, translation, provision of signers or any other requirements for this meeting, please contact the person below.

Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

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Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 21 October 2026

PRINTED ON RECYCLED PAPER

Planning Committee (Major Applications) B

Tuesday 3 November 2026
6.30 pm
Ground Floor Meeting Rooms G01a/b/c - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	**APOLOGIES** To receive any apologies for absence.	
2.	**CONFIRMATION OF VOTING MEMBERS** A representative of each political group will confirm the voting members of the committee.	
3.	**NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT** In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	**DISCLOSURE OF INTERESTS AND DISPENSATIONS** Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	**MINUTES** To approve as a correct record the minutes of the meeting held on 9 September 2026.	1 - 5
6.	**DEVELOPMENT MANAGEMENT**	6 - 10
	6.1. KENNINGTON AND WALWORTH DELIVERY CENTRE, 111-123 CRAMPTON STREET, LONDON, SOUTHWARK, SE17 3AA	11 - 152
	ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT	

Item No.	Title	Page No.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

> "That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution."

Date: 21 October 2026

Planning Committee (Major Applications)

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.

2. The officers present the report and recommendations and answer points raised by members of the committee.

3. The role of members of the planning committee (major applications) is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.

4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

   (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.

   (b) The applicant or applicant's agent.

   (c) One representative for any supporters (who live within 100 metres of the development site).

   (d) Ward councillor (spokesperson) from where the proposal is located.

   (e) The members of the committee will then debate the application and consider the recommendation.

   Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair

will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.

7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**

9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.

10. No smoking is allowed at committee.

11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:
Those wishing to speak at the meeting should notify the constitutional team by email at constitutional.team@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section
Environment, Sustainability and Leisure
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420

Agenda Item 5

Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 9 September 2026 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Kath Whittam (Chair) Councillor Richard Livingstone (Vice Chair) Councillor Mohamed Deen Councillor George Grime Councillor Francesco Guerrieri Councillor Andy Higson Councillor Sasjkia Otto
OTHER MEMBERS PRESENT:	Councillor David Watson
OFFICER SUPPORT:	Colin Wilson (Assistant Director Strategic Development) Kamil Dolebski (Head of Planning and Property) Dipesh Patel (Head of Planning Strategic Applications) Lau Wing (Team Leader) Luke Staples-Preston (Project Manager) Clare Jones (BPS Chartered Surveyors) Gregory Weaver (Constitutional Officer)

1. APOLOGIES

There were none.

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 informed the meeting that the following papers had been circulated:

- The main agenda pack
- The addendum report pack
- 2 Supplemental packs

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in items:

6. Brimmington Sports Facilities Redevelopment

Councillor Richard Livingstone, non-pecuniary, as the application was in his ward but he had not expressed an opinion on this.

7.1 26/AP/0677Borough Triangle Site at 18-54 Newington Causeway, 69 Borough Road, 82-83 Borough Road, London, SE1

Councillor Richard Livingstone, non-pecuniary, as he had previously chaired the committee that heard the original application but it was noted that he had no pre-determined opinion on this application.

Councillor Kath Whittam, non-pecuniary, as she had previously sat on the committee that heard the original application but noted she had no pre-determined view on this application.

5. MINUTES

That the minutes of the Planning Committee (Major Applications) B meeting held on the 23 March 2026 be approved as a correct record and signed by the chair.

6. BRIMMINGTON PARK SPORTS FACILITIES REDEVELOPMENT

Report: See pages 8-41 of the main agenda pack.

The officer introduced the report.

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

RESOLVED:

That the Planning Committee approve the release of Section 106 (S106) funds totalling £442,947.75 towards improvements to the sports facilities in Brimmington Park. These funds comprise accrued Section 106.

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 the 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 BOROUGH TRIANGLE SITE AT 18-54 NEWINGTON CAUSEWAY, 69 BOROUGH ROAD, 82-83 BOROUGH ROAD, LONDON SE1

Planning Application Number: 26/AP/0677

Report: See pages 47 - 408 of the main agenda, pages 1 – 611 of Supplemental Agenda No. 1 and pages 3 - 4 of the addendum.

PROPOSAL:

Variation of Conditions 1 (approved plans, including affordable housing) and 45 (Wheelchair adaptable user dwellings) and 49 (fire safety) pursuant to planning permission 24/AP/1958

Phased mixed-use redevelopment of the site comprising:

Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b));

- *Construction of basement structure and vehicular access;*

- *Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and*

- *Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development)*

For Information: The amendments include:

- *Revised internal configuration of stair/lift cores*

- *Consequential revisions to internal configuration of the residential accommodation including floorspace, minor reconfiguration of the landscaping at the roof terrace of Building D, and to the layout of the basement*

- *Reducing the total quantum of affordable housing to a minimum 10% provided on-site and a consequential change to the quantum of affordable wheelchair accessible homes.*

The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

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

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.

Councillor David Watson addressed the committee in his capacity as ward councillor and responded to questions put by members of the committee.

Motion to exclude Press and Public

At 8.20pm, a motion to exclude the press and public was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the press and public be excluded from the meeting during consideration of this on the grounds that exempt information would be disclosed, as defined in Article 10.4.5 of the Council's Access to Information Procedure Rules.

The committee then entered into closed session and returned to the open session

at 9pm.

A motion to amend the recommendation for refusal, and to agree this amended recommendation, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused, for the following reasons:

1. The proposed development, owing to the low level of affordable housing would fail to deliver sufficient public benefits to outweigh the heritage harm to the character and appearance of the Trinity Church Square Conservation Area, owing to the height, scale and massing of proposed blocks A and B. As such the proposed development would be contrary to Policies S4, HE4, HE5 and HE6 of the NPPF (2026), policies D1'Design, character and capacity for growth' and HC1 'Heritage conservation and growth' of the London Plan 2021, and policies P13 'Design of places', P20 'Conservation areas', P21 'Conservation of the historic environment and natural heritage' and site allocation NSP44 of the Southwark Plan 2022, and the Trinity Church Square Conservation Area Appraisal (2009)

2. The proposed development, owing to the low level of affordable housing, would fail to meet the significant need for social rented and intermediate homes in the borough. As such the proposal would be contrary to policy HO8 'Providing affordable homes' of the NPPF (2026) Policy H4 'Delivering Affordable Housing' of the London Plan (2021) and Policy P1 'Social rented and intermediate housing' of the Southwark Plan (2022) and the Affordable Housing SPD (2025)

3. The proposed development, owing to the low level of affordable housing would fail to provide (?) significant public benefits to outweigh the harm to the amenity to the adjoining and nearby residents, and in particular the daylight and sunlight impacts. As such the proposed development would be contrary to Policy P3 of the NPPF (2026), Policy D6 'Housing quality and standard' of the London Plan (2021), and Policy P54 'Protection of Amenity' of the Southwark Plan 2022.

The meeting ended at 9.10 pm

CHAIR:

DATED:

Agenda Item 6

Meeting Name:	Planning Committee (Major Applications) B
Date:	3 November 2026
Report title:	Development Management
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Proper Constitutional Officer

RECOMMENDATIONS

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.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committees. The matters reserved to the planning committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:

    a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.

b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.

7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.

8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.

9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.

Community impact statement

10. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

11. A resolution to grant planning permission shall mean that the director of planning and growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning and growth shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.

12. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning and growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a

written agreement in a form of words prepared by the assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the assistant chief executive – governance and assurance. The planning permission will not be issued unless such an agreement is completed.

13. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.

14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.

15. The National Planning Policy Framework (NPPF), as amended in December 2024, is a relevant material consideration and should be taken into account in any decision-making.

16. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.

17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that “a planning obligation may only constitute a reason for granting planning permission if the obligation is:

    a. necessary to make the development acceptable in planning terms;
    b. directly related to the development; and
    c. fairly and reasonably related to the scale and kind to the development.

    A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

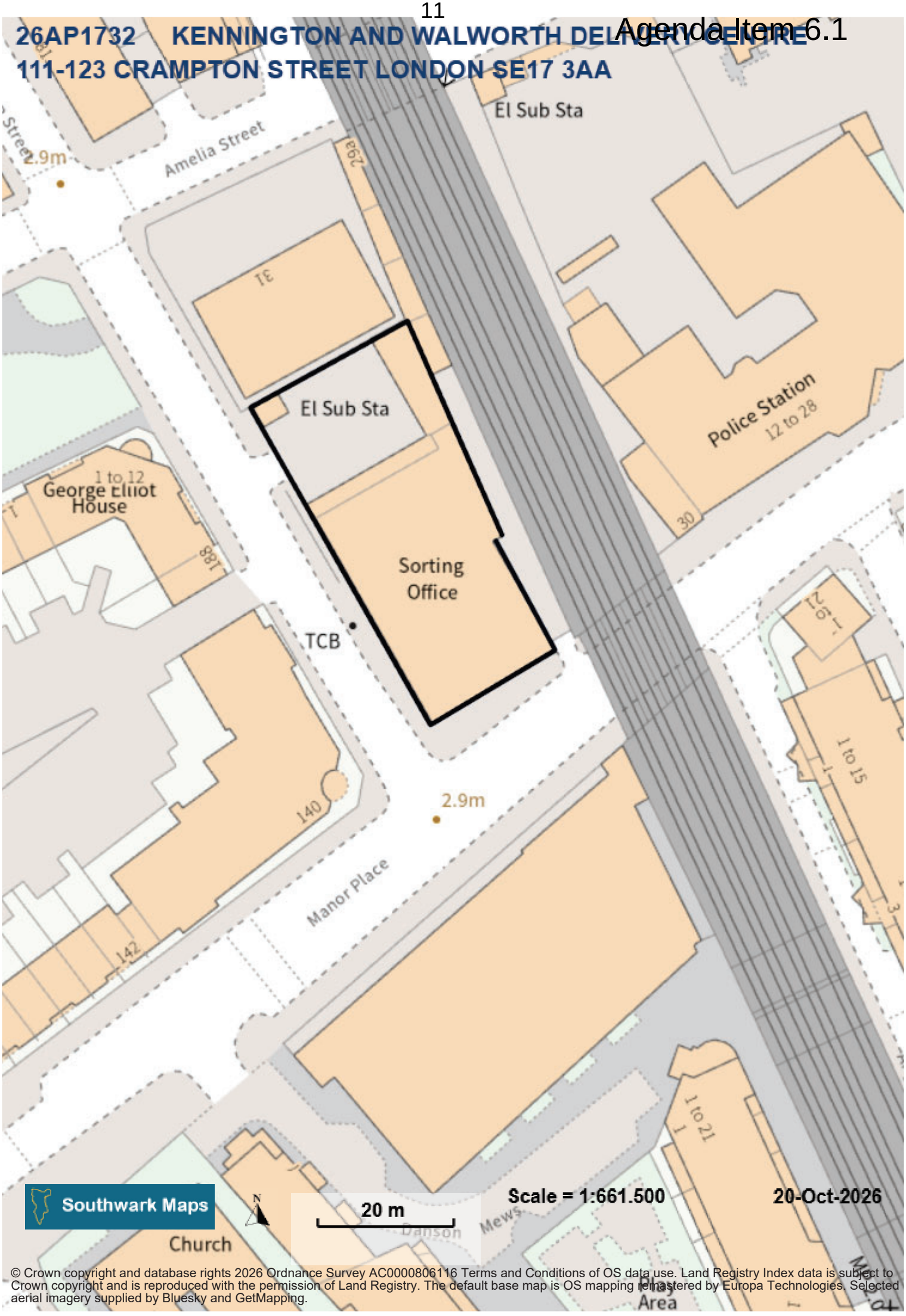
APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Kamil Dolebski, Head of Legal Planning and Property Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	15 October 2026	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments sought**	**Comments included**
Director of Law and Governance	Yes	Yes
Director of Planning and Growth	No	No
Executive Member	No	No
Date final report sent to Constitutional Team		15 October 2026

26AP1732 KENNINGTON AND WALWORTH DELIVERY CENTRE
111-123 CRAMPTON STREET LONDON SE17 3AA



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Meeting Name:	Planning Committee (Major Applications) B
Date:	3 November 2026
Report title:	**Development Management planning application:** Application 26/AP/1732 for: Full Planning Application **Address:** Kennington And Walworth Delivery Centre, 111-123 Crampton Street, London, Southwark, SE17 3AA **Proposal:** Demolition of existing buildings and redevelopment to provide Co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works.
Ward(s) or groups affected:	Newington
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 22.06.2026	**Application Expiry Date**: 17.11.2026
Earliest Decision Date: 08.09.2026	

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, and the applicant (Crampton Street PropCo Ltd) entering into an appropriate legal agreement.

2. That in the event that the requirements of paragraph 1 above are not met by 3 May 2027, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 252.

EXECUTIVE SUMMARY

3. 111-123 Crampton Street (the Royal Mail sorting office) is located on the eastern side of Crampton Street, the north side of Manor Place and to the west of the railway viaduct. It is sited within the Elephant and Castle Town Centre, Opportunity Area and Central Activities Zone (CAZ).

4. Royal Mail has been reviewing its local operations for the past 11 years as part of its ongoing business transformation, with the intention of consolidating the Kennington and Walworth delivery operations into the Southwark and Rotherhithe Delivery Office at Mandela Way where there is spare capacity and more modern facilities. In 2017, they issued a news release, confirming that the intention to relocation. It is important to note that the relocation is not a consequence of the proposed development, but forms part of a wider operational decision by the existing occupier to vacate a facility that is no longer required. The Applicant acquired the site in December 2025 and Royal Mail are expected to vacate the site in July 2027.

5. The application proposes the development of the existing site to provide 146 co-living private rooms, with associated internal and external communal amenity areas, operational and back of house spaces. A publicly accessible co-working coffee lounge is proposed on the corner of Manor Place and Crampton Street with public realm improvements on Manor Place and Crampton Street.

6. Co-living provides accommodation for single-person households who cannot, or choose not to, live in self-contained homes or Houses of Multiple Occupation (HMOs). Recognising that co-living contributes an element of housing choice, it is counted towards housing supply on a ratio of 1.8:1 as per London Plan Policy H1. The delivery of 146 co-living studios is the equivalent to 81 conventional homes and would contribute to housing delivery numbers for the Elephant and Castle Opportunity Area, in line with London Plan Policy SD1, while also increasing London's housing supply, in accordance with London Plan Policy H1.

7. Policy S4 of the NPPF 2026 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies.

SUMMARY TABLES

8.

Uses			
Use Class Description	**Existing GIA (sqm)**	**Proposed GIA (sqm)**	**Change +/- (sqm)**
Sui Generis (Sorting Office)	1,129	0	-1,129

Sui Generis (Co-living accommodation)	0	5,554	+5,554

Heights	
Maximum height	**Number of Storeys**
26.57m	6

Open Space			
	Existing Area	**Proposed Area**	**Change +/-**
Public Realm	0sqm		+ 68 sqm

Carbon Saving and Trees	
Criterion	**Details**
CO2 savings	21% over Part L 2021 and offset payment of £ £169,226
Trees Lost	0
Trees Gained	7

Greening Infrastructure			
Criterion	**Existing**	**Proposed**	**Change +/-**
Urban Greening Factor	-	0.37	+0.37
Green / other Roof Coverage	0	463sqm2	+463sqm2

CIL and Section 106	
Criterion	**Total Contribution**
CIL (estimated)	£1.7million, including £1.36million borough CIL
MCIL (estimated)	£331k
S106 Contribution	See section below

Housing Summary

	Gain/ Loss	Tenure	M4 type	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total	
Housing Type											
Co-Living	Gain	Market	14	132	0	0	0	0	0	146	
Total			**14**	**132**	0	0	0	0	0	146	
Habitable rooms											**HR %**
Co-Living	Gain	Market	**14**	**132**	0	0	0	0	0	146	100
Total			**14**	**132**	0	0	0	0	0	146	100

Land Use Summary

Use Class	Description	Flexible (Y/N)	Existing GIA (sqm)	Gain GIA (sqm)	Loss GIA (sqm)	Net GIA (sqm)
Sui Generis	Distribution Centre ➔ Co-living	N	1,129 sqm	5,554sqm	1,129 sqm	5,554sqm

BACKGROUND INFORMATION

Site location and description

9. 111-123 Crampton Street (the Royal Mail sorting office) is located on the eastern side of Crampton Street, the north side of Manor Place and to the west of the railway viaduct. The site extends to an area of approximately 0.13 hectares. The northern end of the site is a yard that provides parking and unloading areas for the sorting office and also contains a substation. The central part contains a three-storey building that is used as offices and ancillary space, and the single-storey sorting office building covers the southern part of the site.

The surrounding area

10. To the north of the site is a two-storey office building with external space at 31 Amelia Street. This site has recently been granted planning permission for redevelopment for 146 student rooms with commercial floor space on the ground floor (ref. 22/AP/0850). Further north are the 5-7 and 8-9 storey residential developments along Amelia Street and Crampton Street.

11. To the east of the site lies the railway viaduct, with businesses occupying the arches, and the Walworth Police Station located on the opposite side of the viaduct. Further east, Walworth Road runs north-south linking Elephant and Castle to the north with Camberwell to the south and is an important and vibrant local centre and across the viaduct is the grade II listed Town Hall on Walworth Road. Directly to the south is the grade II listed Manor Place Baths (33 Manor Place), alongside the former council depot site.

12. To the west are residential properties including George Elliot House Estate, comprising mainly three-storey residential properties along Crampton Street, arranged around a central courtyard and car park.

13. The site is not within a conservation area however, the Pullen's Estate Conservation Area is located immediately to the north-west of the site, incorporating Pullens Gardens and the full width of the Crampton Street highway. The Walworth Road Conservation Area is slightly further away,

located on the eastern side of the viaduct, approx. 27m east of the site. There are locally listed buildings nearby the site at Iliffe yard and Peacock Yard to the north and 17-21 Manor Place and Occupation Road.



Image 2: Conservation areas and listed buildings in proximity to the site.

14. In terms of designations, the site sits within:

- The Central Activities Zone (CAZ);
- Elephant and Castle Town Centre;
- Elephant and Castle Opportunity Area;
- AV16 Walworth Area Vision;
- Air Quality Management Area;
- Archaeological Priority Area (Walworth Village);
- Flood Zone 3; and
- The site has a PTAL rating of 6b (excellent).

Planning history

15. The site benefits from a previous planning permission (ref.18/AP/0737) for the demolition and redevelopment of the site for a mixed use, part four-/five-/six-/seven-storey building consisting of 48 residential units and ground floor commercial floorspace. This scheme provided a new public realm fronting Crampton Street. This planning permission was granted in March 2019 and, as it was not implemented, has now expired.



Image 3: 18/AP/0737 for 48 residential units and ground floor commercial floorspace

Planning History of Adjoining Sites

16. Adjoining the site to the north at 31 Amelia Street, a recent planning permission was granted in December 2024 (ref. 22/AP/0850) for the demolition of existing buildings and the erection of a mixed-use development comprising of ground floor commercial floorspace with student accommodation above. The consented building ranges from 4 and 8 storeys.



Image 4: 22/AP/0850 – the PBSA scheme at 31 Amelia Street approved December 2024

17. The Manor Place Depot Site and the listed baths building (33 Manor Place) are to the south of the application site and are construction sites with the following permissions being implemented:

- 15/AP/1062 - Demolition and redevelopment to provide 270 residential units (Class C3) within new buildings ranging from 2 to 7 storeys, a refurbished 33 Manor Place (Grade II listed) and 17-21 Manor Place and 3,730sqm (GEA) of commercial floorspace, comprising 1,476sqm (Classes A1/A2/A3/B1/D1/D2) within 9 refurbished railway viaduct arches and 2,254sqm (Class B1) within the refurbished Pool House and Wash House (Grade II Listed), with associated works including disabled car parking spaces, cycle parking, landscaping and access improvements. Decision date 31/3/2016 Decision: Grant permission with legal agreement

- 15/AP/1084 - Conversion of 33 Manor Place (Former Manor Place Baths) into 10 residential units (Class C3) and 2,254 sqm (GEA) of commercial floorspace (Class B1), along with internal and external refurbishment and alterations, including introduction of a mezzanine floor within the refurbished Pool House. Decision date 31/3/2016 Decision: Grant permission with legal agreement

- 24/AP/0836 - Listed building consent for the conversion of 33 Manor Place (Former Manor Place Baths) to office, and retail use (Class E), and the associated internal and external refurbishment and alterations. Decision date 26/06/2024

Details of proposal

18. The proposal is for the:

Construction of a part 5/ part 6 storey building to provide 146 co-living/shared living rooms with associated internal and external amenity space (Sui generis), with ancillary co-working space, refuse/cycle stores, landscaping, and associated public realm works.



Image 5: CGI of the proposed development

19. The proposed development comprises the following quantum of floorspace and hence is a major development for the purposes of the Local Plan:

Uses			
Use Class Description	**Existing GIA (sqm)**	**Proposed GIA (sqm)**	**Change +/- (sqm)**
Sui Generis (Sorting Office)	1,129	0	-1,129
Sui Generis (Co-Living)	0	5,554	+5,554

20. The part 5/part 6 storey building would provide:

- 146 co-living rooms, with associated internal and external communal amenity areas, operational and back of house spaces.
- A number of different room typologies to meet a variety of occupiers requirements.
- Co-living amenity facilities measuring up to 551sqm at ground and

upper levels (flexible workspaces; co-working area, lounge areas, gym; shared kitchen and dining facilities)

- A publicly accessible co-working coffee lounge measuring 99sqm on the corner of Manor Place and Crampton Street
- External roof terrace on the 5th floor measuring approx.116sqm7
- New public realm and landscaping on Manor Place and Crampton Street

21. At ground floor level, there would be a publicly accessible co-working space with coffee station on the corner fronting Manor Place and Crampton Street. Centrally in the floor plan, it is proposed to provide kitchen, dining and lounge spaces ancillary to the co-living offer, alongside a gym, yoga studio and cycle store. The reprovision of the UKPN substation has dictated the location of the back-of-house areas including a bin store, sprinkler tank area, and switchboard room.

22. The residential and coworking entrance fronts Crampton Street, with co-living rooms and associated amenity spaces such as a roof terrace on the upper floors. Plant, heat pumps and PV panels would be located at roof level.

23. The 1st to 5th floor would contain 146 flats arranged around two cores. The breakdown of these units is as below:

Floor	No. rooms	Unit breakdown
1st Floor	31	20 standard, 3 accessible rooms, 2 studios 6 small rooms
2nd Floor	31	20 standard, 3 accessible rooms, 2 studios 6 small rooms
3rd Floor	31	20 standard, 3 accessible rooms, 2 studios 6 small rooms
4th Floor	31	20 standard, 3 accessible rooms, 2 studios 6 small rooms
5th Floor	22	16 standard 2 accessible 4 small rooms
Total	**146**	**96 standard rooms** **14 accessible rooms** **8 Studios** **28 small rooms**

All units fall within the range of 18sqm - 28sqm and the accessible rooms are all 28 sqm – 31sqm which complies with the Mayor's London Plan Guidance.

24. On the eastern boundary of the site, the set back of the building from the western side of the railway viaduct makes provision for a future extension to the Low Line. This will also tie into the Amelia Street PBSA scheme to the North including through matching the rear building line. The proposed building is set back along Manor Place Street, to allow for a landscaped area of approximately 68sqm of landscaping with tree planting along the edge of the pavement, planting and seating. The existing street trees on Manor Place would be retained and integrated into the new landscaping.

Co-Living Housing Model

25. Large-scale purpose-built shared living (LSPBSL), also referred to as co living, is a type of non-self-contained housing that is generally made up of at least 50 private individual rooms, communal spaces and facilities.

26. Co-living developments can reduce pressure on the local private rented market, in that it can release back to the private rented sector family sized dwellings that would otherwise be in occupation by house sharers. 2026 HMO monitoring demonstrates that licensed HMOs are present in every Southwark ward, but the site lies within Newington Ward, close to the boundary with North Walworth Ward. North Walworth accounts for the largest number of licensed HMOs in the borough (477 active properties) with Newington the 6th largest (221 active properties).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

27. The main issues to be considered in respect of this application are:
    - Principle of the proposed development in terms of land use;
    - Environmental impact assessment;
    - Urban design, townscape, and public realm;
    - Heritage considerations;
    - Quality of Accommodation;
    - Affordable Housing and Viability;
    - Public Realm, Landscaping and trees;
    - Green infrastructure, ecology and biodiversity;
    - Archaeology;
    - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, outlook, sense of enclosure and daylight and sunlight,
    - Noise and vibration;
    - Fire Safety;
    - Transport and highways, including servicing, car parking and cycle parking;

- Environmental matters;
- Energy and sustainability
- Planning obligations (S.106 undertaking or agreement);
- Mayoral and borough community infrastructure levy (CIL);
- Consultation responses and community engagement;
- Consultation responses from external and statutory consultees;
- Community impact, equalities assessment and human rights

These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

28. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest, which they possess.

29. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

ASSESSMENT

Principle of the proposed development in terms of land use

30. The National Planning Policy Framework (NPPF) was updated on 17th August 2026. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Relevant paragraphs of the NPPF are considered in detail throughout this report. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

31. The Good Growth chapter of the London Plan includes GG2 "Making the Best use of Land" and GG5 "Growing a Good Economy", which are relevant to the proposal. To create sustainable mixed-use places that make the best use of land, objective GG2 states that those involved in planning and development must enable the development of brownfield land, particularly in opportunity areas and town centres, and prioritise sites that are well connected by public transport.

Overarching Strategic Policy Objectives

32. The site lies within the Elephant and Castle Opportunity Area. Within opportunity areas, the London Plan recognises the potential for "significant residential and employment growth" to be realised through a suitable planning framework that optimises development in conjunction with improvements to public transport accessibility. Elephant and Castle is identified in the Mayor's London Plan as an Opportunity Area (OA) with potential for 5,000 new homes and 10,000 new jobs by 2041.

33. London Plan Policy SD1 encourages opportunity areas to:

- optimise residential and non-residential output;
- optimise density; and
- contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity.

34. The site is located in the Elephant and Castle Major Town Centre. London Plan Policies SD6, SD7, SD8 and SD9 support mixed used development in town centres and seek to enhance their vitality and viability by encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners. London Plan SD6 requires that London's varied town centres should be promoted and enhanced including main town centre uses, night-time economy, civic, community, social and residential uses. The provision of co-living uses in this town centre location accords with the policy objectives outlined above.

35. The site is located within AV.16 Walworth Area Vision of the Southwark Plan 2022. Development in Walworth should:

- Provide as many homes as possible while respecting the local character of the area;

- Improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements;

- Improve cycling and walking routes between Old Kent Road, Elephant and Castle, Burgess Park and Walworth Road;

- Improve the connections of neighbourhoods and communities across Walworth Road and the creation of local centres;

- Improve the local parks and green links between Burgess Park, Nursery Row Park, Lorrimore Square Gardens, Surrey Square and Victory Community Park, Faraday Gardens and Salisbury Row Park;

- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;

- Provide new Walworth Road and East Street, railway arches and Pullens Yards should provide small, independent businesses for the local communities with such diverse cultures.

36. The site does not lie in a Southwark Plan Site Allocation.

37. The overarching thrust of polices within the Development Plan is to optimise and make effective use of land. The principle of redeveloping the application site for co-living is acceptable as it would make a valuable contribution to housing delivery – this is set out in more detail below.

Loss of Employment Floorspace

38. There is a previous planning consent for the site's redevelopment for housing, and as such, the principle of losing the existing uses on site has already been accepted, albeit this permission has now expired. The new London Plan (2021) and Southwark Local Plan (2022) have since been adopted, with a shift in policy position in relation to Policy P30. The policy requires development in the CAZ, town centres and opportunity areas to retain or increase employment floorspace, and the new Southwark Plan now includes sui generis uses as employment-generating uses.

39. The proposal would demolish the existing Royal Mail sorting office and parcel collection point, comprising 1,129 sqm of sui generis employment-generating floorspace. The proposal would result in the demolition of that existing floorspace and would not provide a like-for-like replacement employment use within Class E(g), B2, B8 or a comparable sui generis employment-generating use. This conflict is acknowledged and has been taken into account in the overall planning balance.

40. However, it is important to assess the particular circumstances of the site and the existing use. The existing premises specifically met Royal Mail's operational requirements as a sorting office and parcel collection point, rather than as flexible commercial or industrial floorspace capable of straightforward occupation by a range of employment users.

41. Royal Mail has been reviewing its local operations for the past 11 years as part of its ongoing business transformation, with the intention of consolidating the Kennington and Walworth delivery operations into the Southwark and Rotherhithe Delivery Office at Mandela Way where there is spare capacity and more modern facilities. As such, they are intending to vacate the site in July 2027.

42. Although the site lies within the CAZ, town centre and Opportunity Area, the site sits on the edge of the Elephant and Castle Town Centre and within a predominantly residential context, with the more concentrated town centre and employment activity located along Walworth Road, towards Elephant and Castle, and within nearby railway arches.

43. The site is not allocated in the Southwark Plan for employment-led redevelopment, and there is no site-specific policy requirement requiring the re-provision of a sorting office, delivery office or equivalent operational facility on this land.

Co-Living

44. The London Plan sets the borough a target of providing 23,550 net new home completions over the next ten years. The Draft London Plan published 2026 goes further and sets a ten-year housing target of 27,799 new homes for Southwark, translating to 2,780 new homes a year. The targets are to be achieved by allocating a range of sites for housing, encouraging development on appropriate sites, and optimising the potential for housing delivery on all suitable and available brownfield land.

45. Policy H1 'Increasing Housing Supply' of the London Plan explains that co-living accommodation "should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home." It is important to note that this conversion rate is specific to housing target calculations, and is not the metric employed, either by the Borough or the Mayor, for converting co living units into habitable rooms for assessing proposals against affordable housing and viability policies.

46. At the local level, the Southwark Plan reiterates the targets established by the adopted London Plan 2021. Policy ST1 'Development targets' of the Southwark Plan states that the Council "will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum)".

47. Policy H16 of the London Plan recognises the need for co-living developments within London and acknowledges the contribution this typology can make to alleviating the housing strain and raising standards across the rented sector in terms of the quality of accommodation and the security of tenancy.

48. Policy H16 also sets out strategic and detailed design requirements for co-living. The policy provides a set of ten criteria that co-living proposals must meet, encompassing themes of:

- locational suitability;
- contribution to the social make-up of the neighbourhood;
- design quality and occupier facilities;
- management; and
- contribution towards conventional (Class C3) affordable housing.

49. At the local level, Southwark Plan Policy P6 requires developments incorporating co-living to deliver, as a first priority, the maximum amount of affordable housing with a minimum of 35% of conventional affordable housing (calculated by habitable room) on site.

50. On 29 February 2024 the GLA adopted new guidance on co-living. This London Plan Guidance (LPG) sets out detailed criteria for identifying appropriate locations for co-living as well as internal standards, recommended communal internal and external requirements and affordable housing provision. The guidance also sets out requirements to be secured in an Operational Management Plan.

51. By delivering 146 co-living studios this planning application would contribute the equivalent of 81 homes

52. Notwithstanding the above, the principle of residential development on the Site has already been established under the previously approved scheme (ref. 18/AP/0737). The proposed development, at similar scale and massing to the previous approval for 48no. homes, would contribute 81 homes, (an additional 33no. homes over the previous) towards Southwark's housing targets.

53. Regarding affordability, a number of concerns have been raised by members of the public about whether the proposed development provides a genuinely affordable housing solution. Co-living is not directly comparable to conventional private rented sector studios or larger housing as it includes utilities, council tax, furniture, building management, amenities such as gyms, extra facilities, and services within a single rent.

54. Whilst it is appreciated that a number of concerns have been raised on the prevalence of this housing type in the area, it is important to note that co-Living is a different housing model to student accommodation (PBSA), of which there is a cluster in North Walworth and Elephant and Castle. Co-living is materially different in its purpose and its resident profile to PBSA. It does not operate on the short-term, semester-based cycles associated with student housing, and is targeted at a range of demographics rather than only students.

55. Officers have assessed the prevalence of co-Living schemes within the immediate area. As set out in the table below, the nearest co-living scheme which has been granted permission is 1.8km to the north at 47-49 Tanner Street.

Site	Number of co-living units	Distance from proposed development	Status
47-49 Tanner Street Scheme A (25/AP/3009) Scheme B: (25/AP/3057)	A – 112 B - 109	1.85km Northeast	Granted 30.07.2026 Granted 30.07.2026

18-22 Penarth Street (22/AP/1603)	283 (+47 affordable homes)	3.06km East	Granted 06.01.2026
79-161 Ilderton Road (24/AP/3687) (23/AP/0387)	865 (+ 186 affordable homes) 605 (+ 120 affordable homes)	3.10km east	Granted 20.08.2026 Granted 30.09.2024
Block C, former Mulberry Business Park (23/AP/0543)	135	3.87km Northeast	Granted 20.12.2024

56. Whilst there are a number of co-living schemes across the borough in the pipeline, officers are satisfied that the balance of housing types being delivered in Walworth is consistent with the borough's strategic housing objectives.

57. There are a number of Co-Living Schemes which have been submitted and have either got a resolution to grant following planning committee or are under consideration.

Site	Number of Co-living Units	Distance from proposed development	Planning Status
Plot H1 Elephant Park (25/AP/2859)	695 (+ 79 affordable homes)	450m North	Resolution to Grant following committee 17 March 2026
38-48 Southwark Bridge Road (26/AP/1201)	395	1.78km North	Under Consideration
78-94 Ormside Street (26/AP/2700)	164	3.08km East	Under Consideration
174 Rye Lane (26/AP/0386)	197	3.23km Southeast	Under Consideration
City Business Centre (23/AP/3487)	216 (+24 affordable homes)	3.21km Northeast	Resolution to Grant following committee 8 October 2024

58. Overall, the principle of the loss of the existing sui generis use of the site and the proposed co-living use is acceptable. The 146 proposed co-living flats would contribute to the supply of new housing, in a sustainable location.

Environmental impact assessment

59. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an EIA. Schedule 1 of the Regulations sets out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development types for which an EIA might be required due to the potential for significant environmental impacts to arise. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.

60. The range of developments covered by Schedule 2 includes 'Urban development projects' where:

- the area of the development exceeds 1 hectare and the proposal is not dwellinghouse development; or
- the site area exceeds 5 hectares.

61. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an EIA. As an urban development project this proposal would need to be considered against Schedule 2 thresholds. Whilst a formal Screening Opinion was not requested consideration has been given to whether the development could be EIA development.

62. In this instance, the thresholds of Schedule 2 (10) are not triggered and given the scale, location and nature of development, including potential cumulative impacts officers conclude that the proposal would not give rise to environmental impacts of more than local significance. As such the development is not EIA development. All potential impacts have been assessed by way of standalone technical reports.

Urban design, townscape, and public realm

Scale and Massing

63. The proposed building will occupy the majority of the site, rising to 6 storeys overall. The massing is expressed as 3 interlocking volumes, with the central bulk set back from Crampton Street. The top floor is recessed from both Manor Place and Crampton Street. While the proposed building would be taller and larger than the existing buildings in its immediate surroundings, it is considered contextually appropriate, taking into account the precedents and 31 Amelia Street, and north along the Railway Line. The scale and massing

of the scheme is comparable to the previous scheme (18/AP/0737) in terms of height and the step-down towards the street frontages. The form and massing would facilitate a gradual and successful transition in height from the taller scheme at 31 Amelia Street to the grade II listed 33 Manor Place.



Image 6: CGI of proposed development

64. Along Crampton Street, the proposed plans and CGIs show that the building line would align with 31 Amelia Street at ground floor level, forming a strong street frontage. Meanwhile, setting the central volume back from Crampton Street successfully breaks up what would otherwise be an elongated, monotonous facade, loosely echoing the approach of the residential complex opposite. On Manor Place, the proposed building pulls away from the pavement. This provides adequate clearance for the retention of street trees and offer space for further landscaping/ public amenity as proposed.



Image 7: The proposed development in the context of 31 Amelia St PBSA Scheme

Layout and Landscaping

65. Landscaping would be created on the corner between Crampton Street and Manor place, with hard surfacing, planting, tree planting and seating. This would continue the avenue of trees along Manor Place into this southern part of Crampton Street and towards Pullens Gardens and would be a significant enhancement to the public realm and street scene.

66. The proposal would maximise active frontage along Manor Place and around the corner onto Crampton Street. The co-working space and cafe along Manor Place would synthesise with the enhanced public realm and the office/community use at 33 Manor Place. Locating the gym and yoga spaces on the rail-side has provided privacy, but with sufficient glazing to allow for the future interaction with the Low Line.



Image 8: Proposed Ground Floor Plan

67. The upper-floor units are suitably arranged around two stair cores, with

accessible rooms located in proximity. The provision of additional indoor and outdoor communal amenity space at 5th floor is supported. Overall, the scheme would provide a range of facilities to meet residents' needs, with compliance with LPG standards assessed in the quality of accommodation section below.

Architectural Detailing

68. The west, south and east elevations are well articulated with punched-hole openings in an orderly vertical rhythm, accentuated by deep reveals and projecting surrounds in a contrasting colour. The window proportions and projecting horizontal bands between floors positively reference the window detailing and string courses at 33 Manor Place and the Pullens Estate blocks. Other details, including expressed vertical recesses between panels, also add visual interests. The parapet design has been refined with a recessed horizontal band, echoing the design of the floors below.

69. At ground floor, the windows are differentiated by full-height glazing, which would encourage visual engagement with the streets. The main entrance on Crampton Street is successfully distinguished with an increased width and deeper reveal. Conditions are proposed to require samples of the materials and brickwork panels, and detailed drawings through certain parts of the building in order to ensure the high quality shown in this submission is carried through to the built form. Landscaping and tree planting details would also be secured by condition.

70. The north elevation would be exposed and visible, albeit only in glimpsed views through the 300-400mm gap between the buildings should the 31 Amelia Street be implemented. During the design evolution of the scheme, the design of the north elevation has been amended from a blank wall to incorporate blind windows and horizontal bands, reflecting the rhythm and architectural detailing of the other elevations.

71. Regarding materiality, pre-cast concrete panels are proposed as the main cladding material. They are self-supporting and relatively lightweight, suitable for the CLT timber construction. The masonry aesthetic and ribbed texture is considered to complement the brick buildings in the vicinity. The dual-tonal red colour scheme is considered successful, with decorative features highlighted in a contrasting colour in a similar way as nearby heritage buildings. The darker red for the southern volume and ground floor relates positively to 33 Manor Place. Meanwhile the lighter red of the recessed central and northern volumes provides a transition to the consented scheme at 31 Amelia Street, which would be cladded in cream bricks. For the interior, the re-use of materials salvaged from the demolition of the existing building is welcomed.

72. To conclude on design, the proposed architecture is well composed and complementary to the heritage assets nearby. 1:50 bay studies have been provided to illustrate the various architectural detailing, e.g. the depth of reveal, projecting surrounds and recessed joints.

Low Line

73. Policies P34 “Railway arches” and P52 “Low line routes” of the Southwark Plan require development within railway arches to promote the delivery of Low Line walking routes by providing active frontages and commercial or community activities. The ancillary plant, back of house uses, and cycle store has been located to the rear of the site which maximises active frontage to Crampton Street but has sought to maximise glazing on the railway elevation through the gym and co-working spaces.

74. A number of objections raised concerns about the treatment of the low line. Within the borough, there is a wider redevelopment project between Network Rail, ArchCo and Southwark Council to open up the spaces between and next to the railway viaducts for public realm and walking routes.
It is important to note that the applicant does not own the land between the site and the railway line, nor the red gate which borders Manor Place, but the design has factored in the potential for the future extension of the Low Line. The proposal seeks to maximise glazing at ground floor level on this elevation and is setback from the railway arches by between 3 and 5.5 metres to provide adequate width.

75. The ground floor co-working space unit would have a triple frontage, to address Crampton Street, Manor Place and the low line providing an element of activity. The windows to the two stair cores and the rear bedroom units would look over the future Low Line.

76. The applicant has confirmed support for the low line project and it has been agreed with the applicant that the s106 would secure future public access through the site, the removal of gates and a landscaping scheme to be developed with the adjacent landowner in the event that it becomes possible to open up the arches as part of the wider low line project.

Secured by Design

77. Secured by Design principles have been incorporated into the design of this building. The applicant team has been in discussion with the Met Police Secure by Design Team. The development would be required to achieve SBD accreditation, and this should be secured by condition.

Heritage considerations

78. The legislative and planning policy context for consideration of effects on heritage are principally set out in the Planning (Listed Building and Conservation Areas) Act 1990 (Sections 66 and 72), the NPPF (Chapter 20) and PPG, the London Plan (Policy HC1) and Southwark Plan (P19, P20, P21 and P26 in this case).

79. Chapter 20 of the NPPF sets out policies to conserve and enhance the historic environment and how to assess the impact of new development on existing heritage assets.

80. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.

81. London Plan Policy HC1 (Heritage conservation and growth) requires proposals affecting heritage assets to demonstrate a clear understanding of the historic environment and integrate this understanding into the planning and design process. Proposals should respect and conserve the significance of heritage assets and their settings, actively managing cumulative impacts. Proposals must also identify archaeological assets, avoid or minimize harm, and integrate heritage considerations early in the design process to deliver positive benefits.

82. Southwark Policy P21 (Conservation of the historic environment and natural heritage) requires proposals to conserve and enhance the significance of designated and non-designated heritage assets and their settings.

83. The property is not listed, not locally listed and not in a conservation area. The archaeological potential and impacts of the Site are considered in a separate section below.

84. The application site faces the grade II listed Manor Place Baths on the opposite side of Manor Place. The Pullens Estate Conservation Area is located to the north-west of the site, the boundary of the conservation area being 6m away from the site. The Walworth Road Conservation Area extends to nos. 17-21 Manor Place on the eastern side of the railway viaduct, 27m to the east of the site. Nearby properties in those Conservation Areas are locally listed.

85. The existing sorting office buildings have no design or historic merit given the modern and utilitarian design. They and the servicing yard do not contribute positively to the setting of the listed baths building, nor to the setting of the Pullens Estate or Walworth Road Conservation Areas. Their demolition and replacement with a building of improved architectural and urban design quality is acceptable.

33 Manor Place (grade II listed)

86. The proposed building would sit comfortably in scale with the listed baths, with a clear step-down in massing towards Manor Place. The southerly view along Crampton Street, terminated by the baths' distinctive clock tower, is particularly important. In its proposed alignment and scale, the building would help frame this vista without appearing unduly prominent in the foreground. The clock tower would remain legible as the principal focal point. The roof plant would introduce an additional height of 3.5m. The retention of the street trees forming part of the Manor Place Avenue would also help preserve the setting of the listed building.



Image 9: View from Junction of Crampton St and Amelia St with the green wireline denoting the 31 Amelia St PBSA scheme

Pullens Gardens Conservation Area

87. The Pullens Estate Conservation Area to the north-west of the site is characterised by the 4-storey high Victorian tenement buildings fronting the roads and two-storey workshops set in mews. The conservation area includes Pullens Gardens open space which is to the north-west of the application site. Recent developments immediately adjacent to this conservation area include Flamingo Court which is 5-storeys high on Crampton Street, 83 Crampton Street which is 7-storeys high along the railway line and 22 Amelia Street at 9-storeys on the eastern side of the railway lines. At a greater distance, the tall buildings of One the Elephant and 360 to the north are also visible from within the conservation area.

88. The development would be more apparent in the setting of the nearby Conservation Areas and their locally listed buildings. However, the building's

height and massing are well articulated. In the view from Amelia Street/ Pullens Gardens, the building would define the edge of the gardens without appearing dominant, owing to its stepped profile and position below the tree line in the foreground. Given the separation distance, it would not dominate views of the locally listed tenement blocks and mews-style workshops from within the conservation area in any harmful manner.

Walworth Road Conservation Area

89. In views along Manor Place from within the Walworth Road Conservation Area, the proposed building would be largely screened by the police station and the railway viaduct. Where visible, it appears sufficiently polite within the townscape without detracting from the appreciation of the locally listed buildings on the southern side of Manor Place.



Image 10: View from Manor Place Conservation area

90. In the Manor Place West view (image 11) on the corner with Danson Mews, the proposed building would be visible above the residential block on the corner between Manor Place and Crampton Street but would not appear uncomfortable in scale. Danson mews is characterised by 5 storey flat blocks orientated around a central courtyard. The proposal, measuring part 5, part 6 stories is of similar scale and height to this, and is setback from the Mews by approximately 60 metres.



Image 11: Manor Place West view

91. From a townscape point of view, the proposed height and setback is considered acceptable and characteristic of an urban setting. The setback of the top floor from Crampton Street softens the height difference in the Crampton Street/ Amelia Street image 9. In the Crampton Street/Iliffe Street, the building continues the modern roofline established by the existing buildings and the consented scheme at 31 Amelia Street in a coherent manner.

Conclusion on design and heritage

92. Overall, the proposal would preserve the setting of the heritage assets in proximity to the site and complements the character of the wider townscape. To ensure this exemplary quality of design is delivered conditions would require sample materials, mock-ups and detailed drawings.

Quality of Accommodation

93. The proposed 146 co-living units would have access to equipped would internal and external amenity spaces for the occupiers. The total of all internal amenity spaces measures 551sqm, consisting of meeting/dining rooms, co-working spaces, kitchens, a gym, yoga studio, games room and residents' lounge.

94. The following paragraphs of this report assess the proposed development against the ten considerations set out under Policy H16 of the London Plan and as supported by the shared living LPG and against relevant design quality policies in the Southwark Plan.

Criterion 1: Is the co-living of good quality and design?

95. The proposal would achieve a high quality of architectural design, as discussed above. The building would make a positive contribution to the surroundings as a result of its high-quality design and provision of public realm which would knit into the emerging context of the area.

96. The co-living accommodation would consist of acceptably sized and well-equipped en-suite private studios. The studios would meet the unit sizes specified in the LPG. Specifically; no less than 18 sqm and no more than 27sqm with accessible units being no less than 28 sqm and no more than 37 sqm.

97. The provision of internal amenity space (551sqm) exceeds the LPG benchmark (538sqm) of 4sqm per resident (up to 100 rooms) and 3 sqm for additional residents (up to 400 rooms). The building also provides cycle storage and a commercial co –working café in addition to the communal private spaces.

98. The external communal area (117sqm) falls short of the benchmark of 1 sqm per resident which generates a requirement of 146sqm external amenity space. However, an area of new public realm extending to 68sqm is proposed on the corner of Manor Place and Crampton Street and is supported. However, this cannot be counted within the communal amenity space metric. It is understood that due to the size of the site, and its shape, there are difficulties with providing a policy compliant external communal space. As such, a financial contribution of £9,425 has been agreed for the shortall

Criterion 2: Does the co-living contribute towards mixed and inclusive neighbourhoods?

99. To integrate the development into the surrounding neighbourhood, the scheme proposes an on-site shared co-working space with a coffee bar. The co-working space would be available for use by both residents and members of the public during the site management team's normal working hours (8am–7pm weekdays, 9am–5pm weekends). Outside these hours, the space would remain accessible to residents via key-fob access control, subject to the building's quiet hours policy. This facility would provide a dedicated space where residents and members of the local community can meet, work, eat, drink and socialise together. Importantly, the space would be accessible to the wider public, helping to foster interaction between occupiers of the co-living accommodation and existing local communities, rather than the proposal being self-contained.

100. A number of representations have raised concerns that the proposal would fail to contribute to a mixed and inclusive neighbourhood. Several of these comments draw comparisons with purpose-built student accommodation (PBSA). However, it is important to recognise that co-living is a distinct housing typology with a fundamentally different purpose and user group.

101. Unlike PBSA, which is designed exclusively for students and is associated with a specific demographic and education-related patterns of occupancy, co-living accommodation is available to the general population. It is intended to meet the needs of a broad range of residents, including young professionals, key workers, individuals relocating to London, people seeking flexible housing options, and those who would otherwise occupy rooms within shared HMOs.

102. As co-living accommodation is not targeted towards a single demographic group, it is capable of accommodating a diverse resident population and can contribute positively towards the creation of mixed and balanced communities. This is reflected in planning policy, which treats co-living as a distinct form of housing rather than specialist accommodation.

103. Concerns have also been raised regarding resident turnover and the potential implications for community cohesion. While co-living offers a greater degree of flexibility than conventional rented accommodation, it does not operate on the short-term seasonal basis commonly associated with student housing.

104. The proposal would be the only co-living development of its kind within the immediate area. Taking these factors into account, it is considered that the proposal would support, rather than undermine, the delivery of a mixed, balanced and inclusive community.

105. For the reasons given above, the proposed land use is considered to be in conformity with Criterion 2 of London Plan Policy H16.

Criterion 3: Is the site in a well-connected location?

106. The site has a high PTAL rating of 6b ('Excellent'), is well served by buses, underground tubes, and trains and is sited within close proximity of the Elephant and Castle Town Centre. The proposal is car-free and the provision of cycle parking would encourage the use of sustainable modes of transport.

107. It is considered that the proposed land use would not contribute towards car dependency and is thus in conformity with Criterion 3 of London Plan Policy H16.

Criterion 4: Is the co-living under single management?

108. An Operational Management Plan (OMP) has been submitted with the application setting out how a single manager, Greystar, would provide day-to-day management and long-term operation of the co-living premises. As such, the proposal complies with Criterion 4 of London Plan Policy H16. An updated OMP will be secured in the S106 Agreement.

Criterion 5: Are all units for rent with minimum tenancy lengths of at least three months?

109. The tenancy lengths for the shared living development would be a minimum of 3 months. This is recommended to be secured in the S106 Agreement. This satisfies Criterion 5 of London Plan Policy H16.

Criterion 6: Are the communal facilities and services sufficient and of good quality?

110. Criterion 6 of Policy H16 sets out six sub-criteria that co-living proposals must satisfy if the needs of the intended number of residents are to be met. These sub-criteria relate to the quality and extent of communal facilities (kitchens, recreational areas, external amenity spaces, and laundry facilities) as well as the services residents would benefit from, such as concierge services and bedding/ linen changing.

Facility	Benchmark	Requirement	Provided	Compliant?
Total internal amenity space	Up to 100 residents: 4m² per person then 3m² for every additional resident from 101 to 400	538 m²	557 m²	**Y**
Communal kitchen	0.5m² per resident. One cooking station per 15 residents	73 m² 10 stations	75 m² 10 stations	**Y**
Communal dining	Two dining spaces per cooking station; or number of dining spaces or = 15% of total residents	22 spaces	40 spaces	**Y**
Laundry and drying facilities	One washer and one dryer per 35 residents	5 of each	5 of each	**Y**
Accessible rooms	10% of total number of rooms	14.6 rooms	14 rooms	Y with s106 payment secured
External communal space	1m² per resident up to 400 residents	146 m²	117 m²	Y with s106 offset payment secured
Cycle storage	0.5 spaces per resident	73	73	**Y**
Unit size	Between 18m² and 27m²	18–27 m²	Y	**Y**

Accessible unit size	Between 28m² and 37m², Part M compliant	28–37 m²	Y	**Y**

111. a) **Convenient access to a communal kitchen** – a generously sized communal kitchen and dining areas are provided on ground floor level. In addition, each of the 146 Co-Living units is also equipped with a compact kitchenette with a hob and fridge for private cooking.

b) **Outside communal amenity space (roof terrace and/or garden) –** A total of 117 sqm of external communal amenity space is provided in the form of landscaped terrace, designed for residents to relax, exercise, and socialise. The total area equates to 0.8 sqm of external amenity space per unit. This does not include the ground floor public realm.

c) **Internal communal amenity space (dining rooms, lounges) –** Residents have access to a range of internal communal spaces such as gym, yoga suite, kitchen/dining facilities, cycle store, laundry and drying facilities. The total internal amenity space (excluding back of house) serving the Co-Living units is 551 sqm (GIA), which equates to 3.8 sqm per unit.

d) **Laundry and drying facilities –** Laundry facilities are provided on ground floor level for the use of all residents. Residents can utilise the Building management app to book slots to use these facilities.

e) **A concierge -** A concierge will assist in the management of the building.

f) **Bedding and linen changing and/or room cleaning services** – Bedding and linen will be provided on occupation and room cleaning services are available via booking on the app.

112. The applicant has confirmed that residents would not incur additional fees for usage for any of the internal amenity spaces included in the calculation above. This is recommended to be secured in the Section 106 Agreement.

Criterion 7: Are the individual studios adequately sized and laid out, and future-proofed against self-containment?

113. As discussed in the preceding paragraphs the units are adequately sized. The plans submitted show that each room would have a good layout and facilities that meet the LPG (bathrooms, double beds, seating areas and small kitchenettes). The co-living units would all contain a double bed with storage, a small kitchenette including a sink and hob, wardrobe storage and an en-suite shower, toilet and sink.

114. Overall, the layout and quantum of private internal space within the rooms would be of an acceptable quality and would provide adequate functional living space as set out in Policy H16.

115. In terms of future proofing against future self-containment, the proposed co-living studios would not comply with the minimum sizes required by development plan policies for self-contained homes. None of the studios would meet the minimum space standards of over 37sqm for a 1b1p unit or 65sqm for an accessible unit. They are clearly designed as part of a wider community with reliance of the shared amenity facilities, with a view to creating an integrated community. In this regard, the proposed studios constitute a Sui Generis use.

The s106 agreement will include obligations to secure the following

- Confirm the sui generis use and prevent any future change of use to self-contained accommodation
- Stipulate single room occupancy only
- Secure minimum 3 month tenancies
- Secure continued and free access for all residents to the communal facilities.

Criterion 8: Is the co-living supported by a management plan?

116. An Operational Management Plan (OMP) has been submitted with the application setting out how the Management Company would provide for the day-to-day management of the co-living accommodation and ensure the long-term quality of the development in a way that supports the community.

117. The OMP demonstrates that the proposed 146-unit co-living development would be professionally managed by Greystar, with a dedicated on-site management team providing 24-hour staffing, security and resident support. The plan sets out arrangements for building management, maintenance, cleaning, waste and delivery management, resident behaviour, safeguarding, health and safety, and community engagement.

118. The scheme would operate in accordance with London Plan Policy H16 for Large-Scale Purpose-Built Shared Living accommodation, with a minimum tenancy period of three months and no short-term letting, hotel or hostel use. The development would incorporate security measures including CCTV, controlled access and on-site security personnel, alongside dedicated safeguarding and wellbeing policies.

119. The plan also outlines the management of communal facilities, co-working space, cycle parking, waste and servicing arrangements, and confirms that a detailed OMP would be prepared prior to first occupation and reviewed annually thereafter. This is in accordance with the aims of the LPG. The management plan and minimum tenancy terms will be secured with the S106 agreement.

Criterion 9: Has a cash in lieu contribution towards conventional C3 affordable housing been secured?

120. A policy compliant 35% Payment in Lieu (PiL) would be secured in the s106 Agreement totalling £6.643 million. This matter is discussed in detail in a later part of this report entitled 'Development viability'.

121. The above paragraphs of this report demonstrate that the proposal is compliant with the Purpose Built Co-Living LPG.

Accessibility

122. In order to meet the requirements of London Plan Policy D5 and ensure inclusive design, co-living schemes should provide 10% of the studios to the M4(3) standards established by Approved Document M of the Building Regulations.

123. The scheme includes 14 wheelchair units, representing 9.59% of the proposed habitable rooms which falls beneath the required 10%. To cover the shortfall in accordance with the S106 SPD, the applicant has agreed to pay £10,000 (number of habitable rooms required for the wheelchair accessible homes × £10,000). This contribution goes towards re-fitting council house units to become wheelchair accessible. The marketing of the wheelchair units would be secured through a planning obligation. All the units would have level entrances and have lift access, and the communal gardens would have lift access.

Internal Sunlight

124. Public representations have raised concerns about the proposed internal daylight levels of the building, particularly referencing the existing trees on Manor Place and how low levels could result in these trees being excessively pruned. An internal daylight, sunlight and overshadowing report was submitted to show the daylight and sunlight levels to the proposed units. The results show that 132 (90%) of the 146 dwellings assessed meet or exceed BRE's recommendation for solar exposure. The 14 rooms falling short of guidance are located on the lower storeys, facing the railway viaduct. However, the majority of rooms significantly exceed the minimum recommendation, with rooms on the upper storeys receiving in excess of five hours of direct sunlight.

125. The overall provision of daylight and sunlight to properties within the proposal is considered to be good and contribute towards a high quality of accommodation.

Conclusion on Co-Living Quality

126. The proposed co-living would comply with the criteria of London Plan Policy H16, providing a suitably located premises of high-quality design, with the

accommodation to be under single management and all tenancies to be at least three months in duration. The individual units and communal spaces have been well designed in terms of spatial arrangement, internal environmental conditions and level of amenity, in accordance with the criteria of Policy H16 as well as the relevant parts of the Southwark Plan.

Affordable Housing and Development Viability

Assessment

127. As explained in the earlier sections of this report, co-living developments must contribute to affordable housing. However, because co-living is a non-self-contained housing product that does not meet dwelling space standards, the contribution it makes to affordable housing must be in the form of:

- on-site conventional (Class C3) affordable housing; or
- a payment in-lieu towards off-site conventional (Class C3) affordable housing; or
- a combination of the two.

128. This application was accompanied by a viability assessment which has been scrutinised by a consultant appointed on behalf of the Council. That assessment has resulted in an affordable housing offer for a PiL equivalent to 35% affordable housing on the basis of 146 habitable rooms, 35% of which is 51.1 habitable rooms. With a PiL of £130,000 per habitable room, the PiL overall comes to £6.643 million pounds which would be secured in the s106 agreement.

129. Given the policy compliant PiL contribution and review mechanism, the proposal is considered to be compliant with affordable housing policies. The s106 agreement would incorporate an implementation-dependent Early-Stage Review clause.

Public Realm, Landscaping and Trees

130. The landscape design focusses on external spaces at the southern end of the site, which also benefits from views of Manor Place Baths and would create spaces to tie into the adjacent internal amenity areas.

131. At ground floor level on the southwest corner, an external public realm tying into the existing street trees is proposed. Direct access is provided to a publicly accessible co-working café lounge via large, glazed doors, with seating, landscaping and integrated short-stay cycle parking creating an active and welcoming space. A feature tree and wraparound timber bench form a focal point and minimally raised planting beds would enhance greening along Crampton Street and Manor Place. Although planting cannot currently be accommodated along the eastern edge due to different ownership and limited access requirements, the scheme would support the future extension of the Low Line and the applicant has agreed to additional planting in this area

should the Low Line route be opened up.

132. Concerns have been raised by members of the public about the impact of the proposals on the Norway Maple Trees on Manor Place. The submitted Arboricultural Impact Assessment indicates that the existing trees can be retained and protected subject to more detailed measures and supervision through the relevant tree protection/ Arboricultural Method Statement conditions, as has been agreed with the Council's Urban Forester.

133. A further 7. trees and planting would be provided along Crampton Street to create a linear strip of public realm, and tie into the newly planted trees along this road.

134. In addition to the ground level public realm, it is proposed to provide a soft landscape terrace on the 5th floor with planting in raised beds. Planting for the terrace is located within organically shaped, centrally located planters which form a series of seating spaces around the perimeter.



Image 12: Proposed Landscaping Strategy

Green Infrastructure, Ecology and Biodiversity

Urban Greening

135. Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4 and those that are predominantly commercial to achieve a score of 0.3.

136. The protection and enhancement of opportunities for biodiversity is a material planning consideration. London Plan Policy G6 requires

development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes.

137. The proposal would achieve a UGF score of 0.37 through a combination of:

- Intensive green roofs (463sqm2)
- Tree planting in the public realm and at roof level (7no. trees)
- Flower-Rich Perenial planting (78sqm2)
- Permeable paving (143sqm2)

138. This leaves a UGF shortfall of 0.03. This is due to the tight nature of the site restricted by the Low Line to the east, and as a result of other facilities requiring roof space such as PV Panels and plant which limit the space available for a green roof. The applicant's submission sets out how certain elements have been considered but not selected, for example, vertical planting has not been used due to increased fire risk and terrace planting has been limited to the central planters to give adequate distance from balustrades for safety reasons.

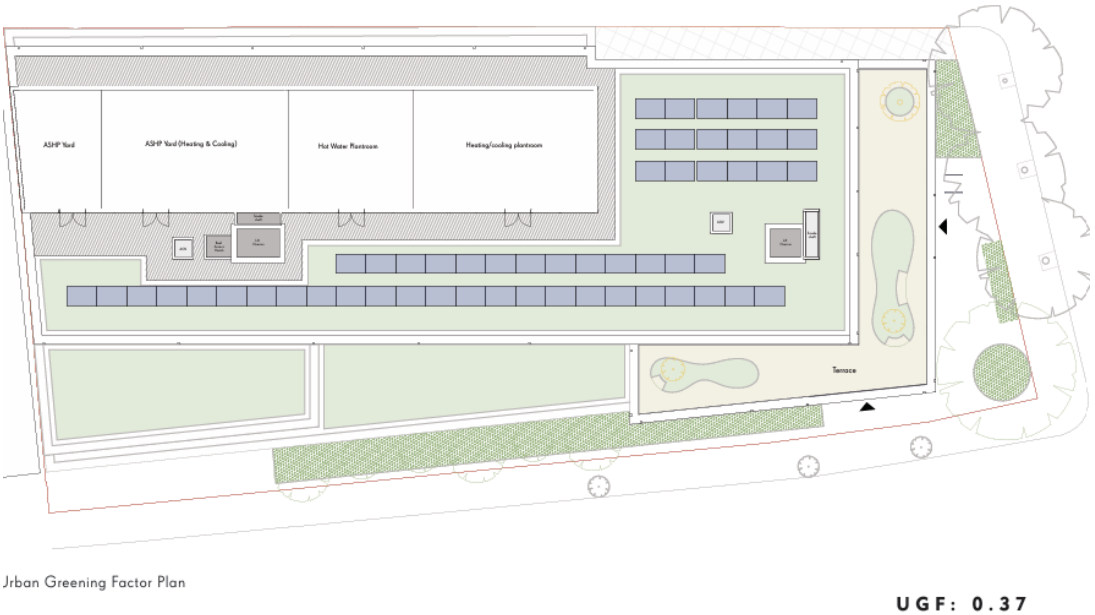


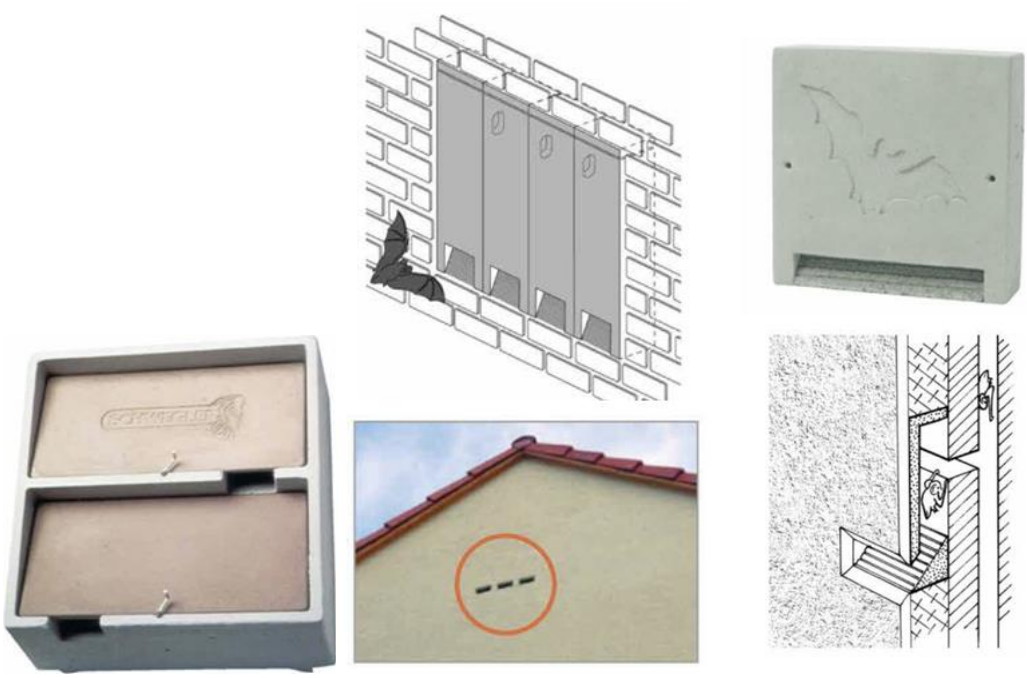
Image 13: UGF Plan

The Council's Urban Forester is satisfied that landscaping has been maximised at the site, and that the proposal is satisfactory subject to the recommended detailed landscaping conditions.

Ecology

139. The Site provides some potential for supporting value for breeding birds,

with the building providing nesting opportunities for those associated with the built environment. The installation of two-house sparrow terraces and one triple cavity swift box has been secured by condition, and a nesting bird informative recommended for the decision notice. The submitted ecological assessment confirms that the site is of negligible value for bat foraging and commuting. The substation building offers no bat roosting opportunities, and the main building and northern retaining wall contain only features of very low roosting potential that are exposed and unsuitable for use by bats. The installation of bat tubes, bricks and boxes within the development has been secured by condition.



I*mage 14: Examples of bat boxes to be installed on the development.*

Biodiversity

140. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Statutory exemptions and transitional arrangements

141. There are statutory exemptions and transitional arrangements which mean that the mandatory Biodiversity Gain condition does not always apply. This application has been assessed as being exempt for the following reason:

Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and

Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

142. The proposed development has been assessed as being exempt from Mandatory Biodiversity Net Gain requirements. Although it meets the De Minimis exemption criteria associated with the delivery of mandatory 10% BNG, the proposals still target current policy requirements in relation to delivering a net gain for biodiversity and contribute to urban greening by incorporating green roof habitat and features for wildlife. The development would deliver biodiversity enhancements, with an increase of 0.21 habitat units delivered on the Site.

143. In accordance with Southwark Plan policy P60, the development is still required to deliver increased biodiversity onsite. This proposal has achieved this by providing native planting, including tree planting; and green infrastructure, such as green roofs and green walls, is incorporated into the design scheme to provide additional foraging and commuting habitat for bats in the area. Other improvements have been secured through condition such as bee bricks and invertebrate hotels.

Archaeology

144. The site is within the Walworth Village Archaeological Priority Area (APA).. The applicants have submitted a desk-based assessment that adequately summarises the archaeological potential of the site, but the interpretation is largely based upon based upon mapping. LBS Archaeologist has confirmed that there are questions about the historic location of a parish church in the Walworth area predating the 13th century foundation of Newington Church. This is likely to be in the area around Manor Place but is based upon historic estimates.

145. As a result, archaeological conditions, including archaeological evaluation and reporting have been recommended. The mitigation works, as outlined in the proposed conditions, can be secured through a legal agreement with a contribution of £9,624 as set out within the CIL and S106 SPD 2025 for development within Tier 2 APAs. The proposal is considered acceptable in regard to Policy P23 of the Southwark Plan and Part D of London Plan Policy HC1.

Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, outlook, sense of enclosure and daylight and sunlight

Outlook and Privacy

146. The proposed west-facing windows would be set 13m from the facing windows of 140 Manor Place as the closest residential windows Further north along Crampton Street this separation distance increases to 15m. The proposal is taller than these residential properties, however it establishes a typical across-street relationship in a highly-urban environment. The southern windows would be approx. 19m from the facing windows of the listed baths building on the other side of Manor Place.

147. The office building to the north has its main outlook facing north and away from the site. The eastern windows would face over the railway lines towards the police station (which has no side windows and a rear car park) at a distance of approximately 23m. The commercial units in the arches look onto the current single storey sorting office at a distance of 3.2m-4.8m; this would be increased to a 5m separation, however, with a taller building. The change in outlook to these archway units is considered not to cause significant harm to the operation of these businesses.

148. These distances are considered sufficient to protect the amenity of residents in neighbouring buildings. While the development includes windows and a roof terrace that would provide new overlooking opportunities to surrounding properties, it would not cause a significant loss of privacy.

149. In terms of outlook, whilst the 31 Amelia Street PBSA scheme has not been constructed, it is important to consider whether there could be any impact on the PBSA development should it be built. Whilst the communal lounges on each floor would look onto the blank façade of the north elevation of the 111-123 Crampton Street development, this will be setback at a distance of 5metres. Whilst this will restrict the outlook for these lounges on each floor, these are setback sufficient distance and are communal lounges rather than bedrooms. There are no windows on the elevation of the co-living block and therefore there is unlikely to be overlooking or loss of privacy issues. No PBSA bedroom units face the proposed development.

Sense of Enclosure

150. For the reasons discussed earlier in this report the relationship between the adjacent neighbouring residential receptors and proposed co-living accommodation is considered to be acceptable in terms of impact on outlook and sense of enclosure. Given the distances that will be retained between the site and other adjacent neighbours the proposal is not likely to give rise to a significant adverse level of loss of outlook or sense of enclosure.

Daylight and Sunlight

151. A daylight and sunlight assessment prepared by GIA (dated September 2026) has been submitted. The assessment has been undertaken in accordance with the Building Research Establishment (BRE) guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

The site benefits from a previous planning permission (18/AP/0737), granted in 2019, and the submitted assessment also compares the proposed development against the daylight and sunlight impacts associated with that consented scheme.

152. The assessment also considers the future baseline of the site i.e.- the extant consent at 31 Amelia Street (22/AP/0850), which is a purpose-built student accommodation (PBSA) scheme and the likelihood that it could come forward in the future. This assesses the impact of the scheme on neighbouring receptors assuming that the consented scheme at 31 Amelia Street has already been constructed. The following three scenarios have been considered:

- Scenario 1: Existing Baseline – Proposed Development
- Scenario 2: Consented Scheme (18/AP/0737) – Proposed Development
- Scenario 3: (Cumulative) – Existing Baseline - Proposed Development + 31 Amelia Street built out under 22/AP/0850

153. The assessment identifies 140 Manor Place, 188 Crampton Street and 1-12 George Eliot House as the neighbouring residential properties most likely to experience material daylight or sunlight effects. The assessment methodology is broadly consistent with the approach adopted for the 2019 consent, which placed little weight on non-residential properties, including 182-185 Manor Place and the commercial building at 31 Amelia Street.



Image 15: Plan of properties tested

154. The existing building at 31 Amelia Street comprises a non-sensitive use, however, has consent for a PBSA development pursuant to 22/AP/0850. Whilst the consented development has communal lounge windows facing the application site, these are set back approximately 5 metres to the north of the north elevation of the building. 31 Amelia Street does not have bedroom unit windows facing the proposed development and has therefore not been assessed as a sensitive receptor, it has been included within the future baseline scenario to ensure the assessment reflects the likely future context.

155. The assessment relies principally on Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) testing. No 'No Sky Line (NSL)' assessment has been undertaken as verified floorplans for neighbouring properties were not available and the latest BRE guidance advises against undertaking NSL calculations using assumed room layouts.

Vertical Sky Component (VSC)

156. The Vertical Sky Component assessment is a test that considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable. Only those surrounding properties that have windows facing towards the site were included in the assessment. If a nearby property has no windows facing the site, these properties would not be affected by the proposed development in terms of daylight.

Scenario 1: Existing Baseline - Proposed Development

157. The assessment tested 78 windows within the 3 neighbouring residential properties identified in image 10. These are set out below:

158. **140 Manor Place -** is a large hostel on the corner of Manor Place and Crampton Street. Of the 45 windows tested for VSC, 15 (33%) would comply with the numerical figures outlined within BRE Guidelines and would not experience a noticeable reduction in daylight. 30 windows facing the site at ground, first and second floors would experience a noticeable reduction in VSC (between 20.9% and 72.7%). However, the presence of existing deep eaves, balconies, and overhangs on the building is noted, which restricts access to sky and can make proportional changes in VSC appear more pronounced. The rear windows to this property would not be affected.

VSC Summary						
Address	**Total No. of Windows**	**Total that Meet BRE Guidelines**	**Below BRE Guidelines**			**Consented vs Proposed =<3% absolute loss**
			20-30% Loss	30-40% Loss	>=40% Loss	
140 Manor Place	45	15 (33%	3 (7%)	5 (11%)	22 (48%)	45 (100%)



Image 16: The deep eaves, balconies and overhangs at 140 Manor Place

159. **188 Crampton Street** is a residential building to the west of the site. None of the five assessed windows meet the BRE VSC recommendations, and the property is likely to experience a noticeable reduction in daylight. Overall, all the front windows of this building would experience a significant reduction in VSC of between 39-65.9% loss. The rear windows to this property would not be affected.

VSC Summary						
Address	**Total No. of Windows**	**Total that Meet BRE Guidelines**	**Below BRE Guidelines**			**Consented vs Proposed =<3% absolute loss**
			20-30% Loss	30-40% Loss	>=40% Loss	
188 Crampton Street	5	0	0	1 (20%)	4 (80%)	5 (100%)

160. **1-12 George Elliot House –** is a residential building to the northwest of the site. Of the 28 windows tested for VSC, 14 would comply with the numerical figures outlined within BRE Guidelines and would therefore not experience a noticeable reduction in daylight. 14 windows facing the site would experience a noticeable reduction in VSC of between 22.5% and 64.1%. The rear windows to this property would not be affected.

VSC Summary						
Address	Total No. of Windows	Total that Meet BRE Guidelines	Below BRE Guidelines			Consented vs Proposed =<3% absolute loss
			20-30% Loss	30-40% Loss	>=40% Loss	
1-12 George Elliot House	28	14 (50%)	3 (11%)	6 (21%)	5 (18%)	28 (100%)

161. Of the 78 windows tested, 29 windows (37.2%) meet the BRE VSC recommendations when comparing the existing and proposed scenarios. However, this is not unexpected given that the existing scale of development on the application site is low for a highly-urban location, particularly to the east and west. As a result, reductions would be expected to result from any development here. In relation to daylight, sunlight and overshadowing, it should be noted that the BRE guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

Scenario 2: Proposed vs Consented Scheme

162. The supplementary assessment of comparing against the 2019 Consent demonstrates that the retained values are closely aligned with those associated with the 2019 Consent and therefore provide a useful contextual benchmark in understanding the level of daylight and sunlight impact previously considered acceptable for the Site.

163. **140 Manor Place -** The reductions are broadly consistent with the existing approved scheme where it was concluded that a good level of daylight would still reach the windows to this part of the hostel, and there is less than 3% absolute loss between the two schemes.

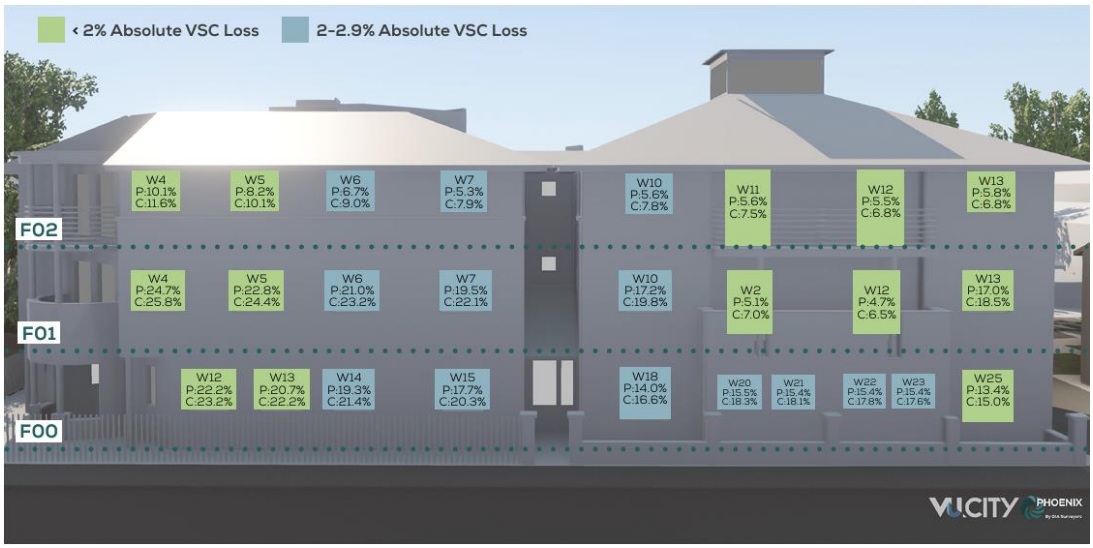


Image 17: Window map for 140 Manor Place showing absolute changes in VSC values between the previous scheme (P) and the Proposed Development (C)

164. **188 Crampton Street -** When compared with the 18/AP/0737 consent, two windows would experience a small improvement, and the remaining three windows would experience absolute VSC reductions of between 0.3% and 1.1%.

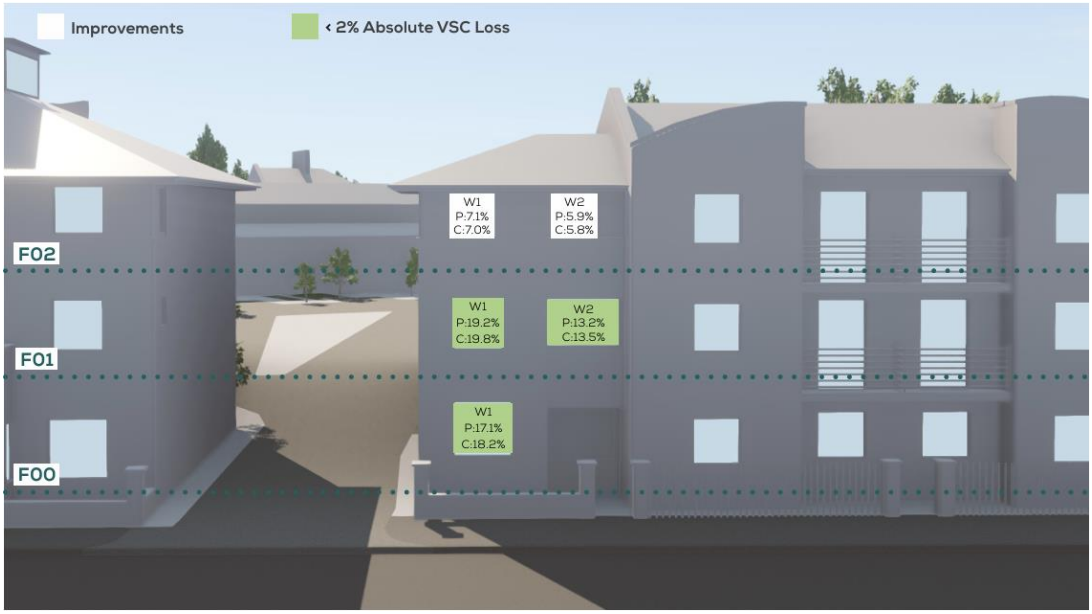


Image 18: Window map for 188 Crampton Street showing absolute changes in VSC values between the previous scheme (P) and the Proposed Development (C)

165. **1-12 George Elliot House –** In comparison with the consented 18/AP/0737 scheme, the assessment demonstrates that ten windows would experience an improvement, seven would remain unchanged and the remaining eleven windows would experience additional VSC reductions of between 0.1% and 1.0% when compared with the approved scheme, of which the previous report stated that the retained values remained good for an urban area. The resulting amenity of these flats is considered to remain acceptable.

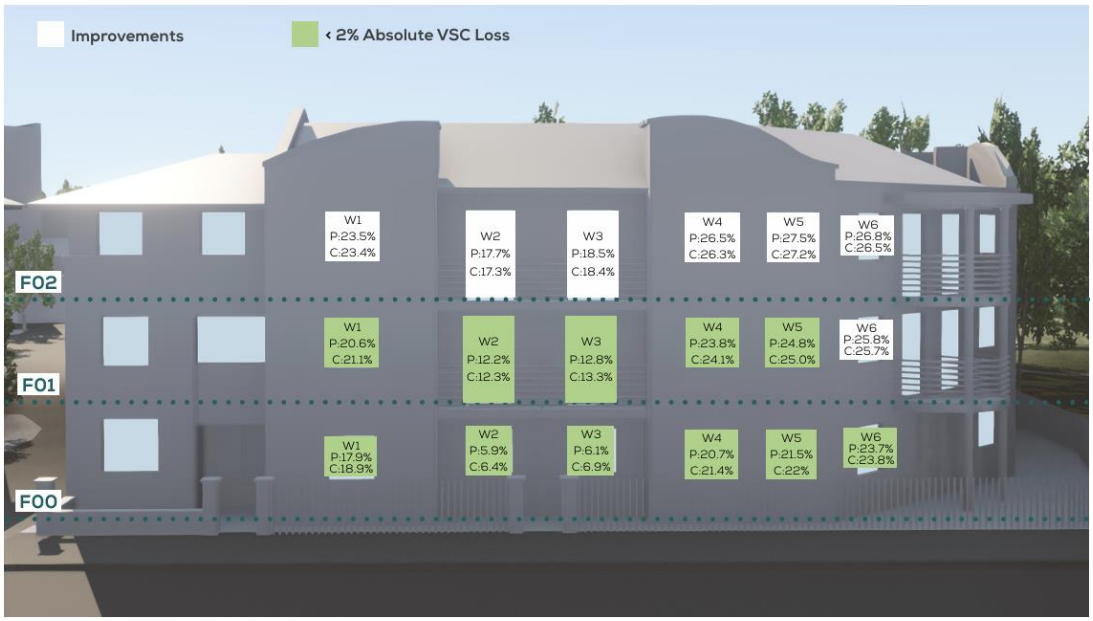


Image 19: Window map for 1-12 George Elliot House showing absolute changes in VSC values between the previous scheme (P) and the Proposed Development (C)

166. Overall, the report demonstrates that at the three assessed neighbours (140 Manor Place, 188 Crampton Street and 1-12 George Eliot House), no window would experience an absolute VSC reduction of more than 3% beyond the consented scheme, with the majority experiencing considerably smaller losses or an improvement. This is primarily as a result of the scale and massing of the proposed development being of similar scale to the consented.

Scenario 3: (Cumulative) – Existing Baseline - Proposed development + 31 Amelia Street built out under 22/AP/0850

167. The supplementary assessment of comparing the existing baseline with the cumulative changing site context including the proposed PBSA at 31 Amelia Street provides a useful contextual model to understand the future level of daylight and sunlight impact if/when neighbouring schemes are built out.

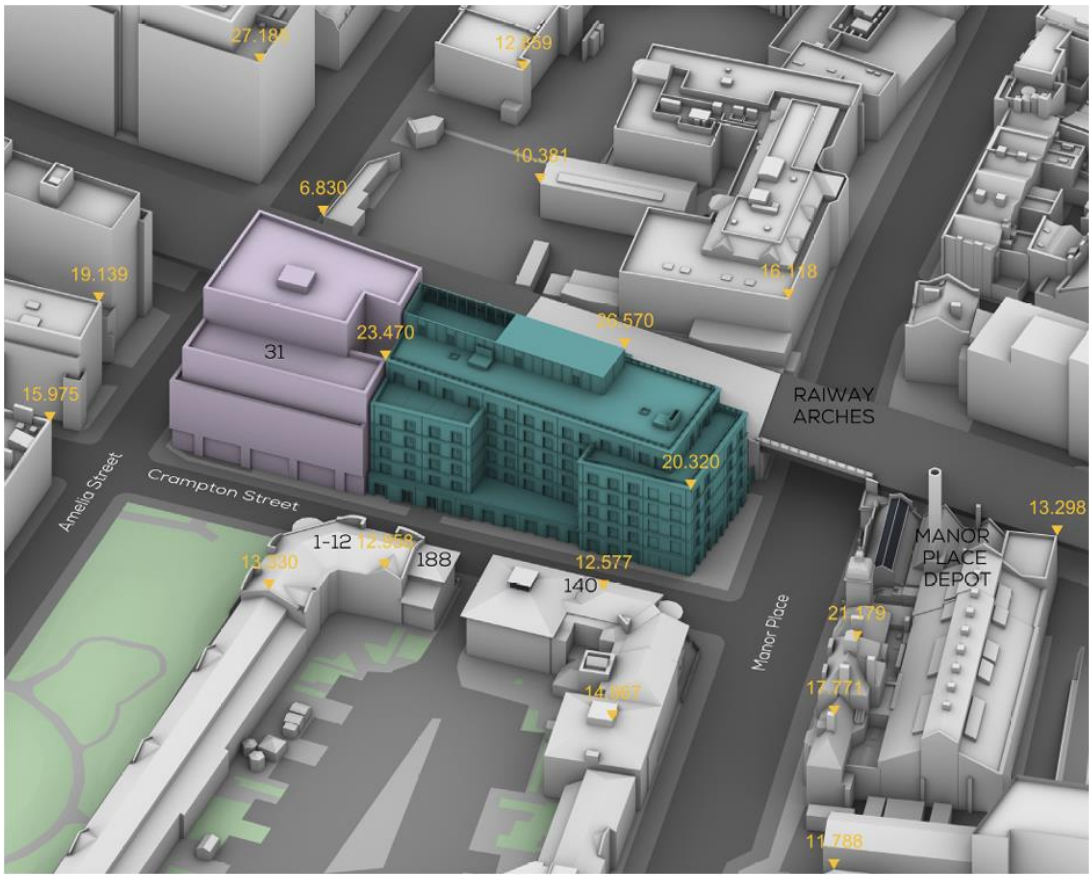


Image 20: 3D model of the Proposed Development in the Future Baseline

168. The future baseline assessment demonstrates a very similar overall position to the existing vs proposed comparison, with some marginally reduced absolute losses. The larger reductions are to 1-12 George Elliot House which is expected given its location closer to the consented 31 Amelia Street scheme which introduces an additional degree of enclosure.

169. Officers are satisfied that the submitted daylight/sunlight assessment is robust. Alongside the VSC analysis, the assessment considers a comparison against the previously approved 18/AP/0737 scheme. It demonstrates that the proposed development would result in daylight and sunlight conditions that are closely aligned with those associated with the approved scheme, with no assessed window experiencing an absolute VSC reduction of more than 3% beyond the previously consented position.

Annual Probable Sunlight Hours (APSH)

170. The BRE guidance recommends that sunlight is tested on the basis of Annual Probable Sunlight Hours (APSH). It should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in

sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

171. Only 14 windows were relevant for sunlight assessment being north of the application site, all at 140 Manor Place. The impact on commercial buildings of the loss of sunlight can be given little weight and is not included. Of these, 12 windows (86%) meet the BRE annual and winter APSH targets. Two windows fail the annual sunlight assessment. One ground floor window would retain 20% annual sunlight, below the BRE target of 25%. The second serves a dual-aspect room which benefits from an additional window on the east elevation and the retained APSH value would be 23%, marginally below the BRE target.

172. The results also demonstrate that retained APSH values are closely aligned with those associated with the 18/AP/0737 consent, with the largest difference limited to 3% absolute. The future baseline assessment incorporating the extant consent at 31 Amelia Street similarly produces no significant change to the sunlight results.

Overshadowing

173. The ‘Time in Sun’ analysis (or Sun Hours on Ground) was used to assess overshadowing. This methodology of assessment determines the extent of overshadowing on surrounding public and private amenity areas. The BRE Guidelines suggest that ‘sun hours on ground’ assessment should be undertaken on the Equinox (21 March and 21 September) and recommends that at least half (50%) of an amenity area should receive at least 2 hours of sunlight on 21 March or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

174. For overshadowing, all public areas of open space such as parks and squares, neighbouring communal amenity areas and private gardens are considered highly sensitive. The surrounding amenity areas sensitive to overshadowing are Pullens Gardens which has been considered.

175. The assessment demonstrates that approximately 98.5% of the gardens would continue to receive at least two hours of direct sunlight on 21 March, taking into account the proposed development context and future context should 31 Amelia Street PBSA come forward. The report concludes that the proposed scheme would not introduce any material additional overshadowing beyond that experienced in the existing scenario and that the overshadowing position would be identical to that associated with the 18/AP/0737 consent.

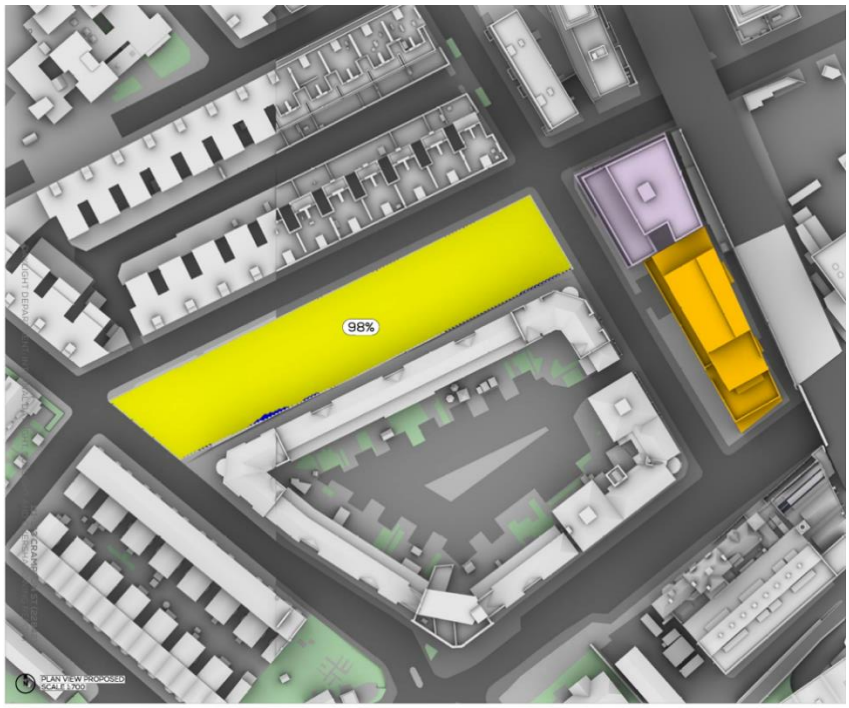


Image 21: Overshadowing diagram of Pullens Gardens

176. Overshadowing of the proposed 31 Amelia Street 7th floor terrace has not been considered within the submitted assessment. However, as shown in image 11, due to the scale of the proposal which predominantly sits lower at 5/6 stories, and below the amenity terrace, overshadowing to this terrace is unlikely to occur.

Conclusion on Daylight, Sunlight, and Overshadowing

177. Whilst the proposal would result in noticeable reductions in daylight and sunlight to neighbouring properties, officers note that the site lies within a highly urbanised location identified for significant growth and intensification. The Site is located within the Central Activities Zone (CAZ), the Elephant and Castle Major Town Centre and Opportunity Area, where more intensive development is expected and where the BRE guidelines should be applied flexibly following the design-led approach to density promoted by the London Plan.

178. Whilst the proposal would result in some reductions in daylight and sunlight to neighbouring properties when considering the existing vs proposed baseline, officers note that the site lies within a highly urbanised location identified for significant growth and intensification. The scheme would be closely aligned with those associated with the previously approved redevelopment under planning permission 18/AP/0737. The extent of any additional impact over and above the approved scheme is limited, with no assessed window experiencing more than a 3% additional reduction in VSC and APSH differences similarly limited. The inclusion of the consented 31 Amelia Street scheme within the future baseline assessment does not materially alter these conclusions.

179. Officers are satisfied that the proposal would not result in an unacceptable loss of daylight, sunlight or outdoor amenity to neighbouring occupiers and is compliant with Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

Noise and vibration

180. The replacement of the sorting office and its associated staff, customer and vehicle movements with the proposed residential scheme in a primarily residential area is considered not to cause a significant increase in likely noise and disturbance to surrounding properties; it is likely to be an overall reduction in the level of activity, especially vehicle movements.

Plant noise

181. Plant (power, heating and cooling machinery) and/or servicing uses would be contained on the roof, and at ground floor level. A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

People noise and disturbance

182. In terms of public noise nuisance from the development for surrounding residents, an Operational Management Plan submitted with the application details how the management company would operate the accommodation to limit sources of human noise disturbance to neighbours. The outdoor amenity terrace at 5th floor level has potential to cause disturbance to surrounding residents, and as such these will be limited to the following hours of opening:

- 08:00-22:00 all days of the week, including Bank Holidays.

Fire Safety

183. Gateway 1

The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 establishes that any relevant building is subject to Gateway 1 requirements. Relevant buildings are that which satisfy the ‘height condition’ and contain two or more dwellings or educational accommodation. The height condition is that (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys. The Gateway 1 requirements outline that schemes which

feature a relevant building must submit a fire safety statement form and the HSE must be consulted.

184. The applicant has submitted a gateway one fire safety strategy. The height of the building would be approx. 22 [m] to the top of the coping. The building height would be 16.6 [m] when measured from Ground to the finished floor level of the Fifth Floor.

185. Accordingly, the development does not constitute a higher-risk building as it has fewer than seven storeys and is less than 18m when measured to be uppermost occupied storey.

186. Consultation Response from the HSE

From the information you have provided for this planning application, it does not appear to fall under the remit of planning gateway one because the height condition of a relevant building is not met.

187. A London Plan Fire Strategy prepared by DAMA Engineering Consultants Limited has been submitted with the application. This confirms that:

- The building would be constructed using a hybrid mass timber structure, fully encapsulated to achieve the required fire resistance standards.
- External wall materials within 1 metre of the relevant boundary should achieve EI-60 fire resistance when tested from both sides in accordance with BS EN 13501-2 [9] and should have non-combustible surfaces that resist direct flame impingement.
- The fire strategy includes two protected stair cores, two evacuation lifts, disabled refuge areas, automatic fire detection and alarm systems, automatic sprinkler protection, smoke ventilation systems and fire compartmentation throughout the building.
- A stay-put evacuation strategy is proposed for the shared living units, with evacuation for amenity areas.
- Fire service access would be provided in accordance with BS 9991 standards, including vehicle access within 18 metres of stair entrances, provision of a dry riser, and access to existing fire hydrants within 90 metres of the site.
- The Fire Statement confirms that fire safety information will be maintained through the building's lifecycle in accordance with the "Golden Thread" principle and that future design changes affecting fire safety measures would require review by a competent fire engineer.

Transport and highways including servicing, car parking and cycle parking

188. The site is located within a town centre and occupies a highly sustainable

and accessible location at the junction of Crampton Street and Manor Place, achieving the highest Public Transport Accessibility Level (PTAL) of 6b. Crampton Street and Manor Place are unclassified roads, although Manor Place connects directly to Walworth Road, a classified A-road. The site lies within 400m of ten bus routes serving stops on Larcom Street, with additional services available within a 600m walking distance. It is also within comfortable walking distance of both Elephant and Castle and Kennington stations, providing access to the Bakerloo and Northern Underground lines, as well as Thameslink and Southeastern National Rail services from Elephant and Castle, offering connections across London and beyond.

189. The site lies within the West Walworth (E)(E) Controlled Parking Zone, which operates Monday to Friday between 08:30 and 18:30. There are five doctor parking bays and one standard parking bay on Manor Place. The site is also well connected to the wider cycling network, with Cycle Superhighway 7 and Cycleway 17 located within a short cycling distance, and a Santander Cycle docking station situated on Hampton Street approximately 400m to the north.

190. Transport Policy, Highways and Transport for London (TfL) have all been consulted on the scheme and their comments are integrated in the assessment below.

Trip generation

191. The submitted Transport Assessment forecasts that the proposed 146-unit co-living development would generate approximately 604 two-way person trips per day, with the majority undertaken by public transport, walking and cycling. The development would be car-free and is therefore not expected to generate private vehicle trips. The assessment anticipates the following trip generation:

Mode of Travel	AM Peak Hour (08:00-09:00)			PM Peak Hour (17:00-18:00)			Daily		
	Arr.	Dep.	Two-way	Arr.	Dep.	Two-way	Arr.	Dep.	Two-way
Underground	4	15	19	9	8	17	109	109	218
National Rail	1	4	5	2	2	4	27	27	54
Bus	3	12	15	7	7	14	87	87	174
Taxi	0	0	0	0	0	0	0	0	0
Motorcycle	0	0	0	0	0	0	0	0	0
Car Driver	0	0	0	0	0	0	0	0	0
Car Passenger	0	0	0	0	0	0	0	0	0
Cycle	1	5	6	3	3	5	34	34	67
On foot	2	6	8	4	4	7	45	45	91
Total	**12**	**41**	**53**	**25**	**23**	**48**	**302**	**302**	**604**

192. Officers are satisfied that, as the development is located within an area of excellent public transport accessibility (PTAL 6b), the anticipated trip generation would not result in an unacceptable impact on the operation of the local transport network, nor highway safety.

Servicing and deliveries

193. A Delivery, Servicing and Management Plan (DSMP) (prepared by Steer, dated June 2026) has been submitted. The applicant forecasts that the development would generate approximately 9 delivery and servicing trips on a typical weekday and 6 trips on a Saturday, equating to less than one servicing vehicle movement per hour on average. The submitted DSMP concludes that this level of activity can be accommodated within the proposed kerbside servicing arrangements on Crampton Street without adverse impacts on the highway network.

Car parking

194. The development is proposed to be car free, which is supported.

195. The proposed development does not include the provision of any blue badge car parking on site. The Southwark Plan requires a maximum of one car parking space per wheelchair accessible unit (which for this application would equate to a maximum of 14), depending on:

- The anticipated demand for parking spaces
- The tenure of the development
- The quality and accessibility of the local public transport network and
- The access to local amenities.

The application site is located within close proximity of amenities and access to public transport. There are a number of on-street parking bays immediately adjacent to the site which can be used by blue badge holders free of charge for an unlimited time.

196. The proposed removal of the existing vehicular crossover and reinstatement of a continuous footway along the site frontage would provide an opportunity to accommodate additional on-street parking, should a requirement be identified in the future. This could include the potential provision of a dedicated Blue Badge Bay, subject to agreement with the highway authority. Officers are confident that accessibility needs can be appropriately addressed by existing on-site provision.

Cycle parking and cycling facilities

197. London Plan Policy T5 “Cycling” sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 “Cycling” sets out a higher requirement than the London Plan standards. Cycle parking standards that

most closely represent shared living accommodation within the London Plan (2021) and Southwark Local Plan (2022).

198. The proposals incorporate high-quality long-stay cycle parking facilities at ground floor level with a dedicated entrance accessed from the Low Line. The London Plan policy compliant number of cycle parking spaces required is 0.75 spaces per resident which equates to 103 spaces. The applicant is offering a total of 73 long stay cycle parking spaces and an additional 27 folding bike spaces as part of a cycle hire scheme. Therefore, the proposed number of long stay conventional cycle parking spaces is 70 cycle parking spaces which equates to 0.5 (73 cycle spaces spaces/ 146 co-living units = 0.5 per room). The proposed cycle parking comprises a mix of tiered spaces, Sheffield stands and double racks, and spaces for larger cycles.

199. It is noted that this is lower than the London Plan policy requirement of 0.75 per resident, however, flexibility can be applied due to the site size, location and where an onsite bicycle hire schemes are provided. The 27 foldable bikes are a suitable option for the cycle hire scheme as they are inexpensive and easily accessible and residents will be more likely to hire instead of purchasing a bike. This is recommended to be secured via condition. The approach to long stay cycle parking is considered acceptable.

200. Short Stay cycle parking for four cycles will be provided as 2 Sheffield stands within the public realm which complies with the London Plan rate of 1 space per 40 dwellings. 2no. of these could be used by adaptable cycles.

Healthy Streets

201. The proposal has been assessed against the Healthy Streets Approach through an Active Travel Zone (ATZ) Assessment within the submitted Transport Assessment. This examined key walking and cycling routes between the site and nearby public transport hubs, schools and open spaces. The assessment found that the surrounding streets generally perform well against the Healthy Streets Indicators, with wide footways, step-free and crossings, street lighting, natural surveillance, and active frontages.

202. The development is considered to further support Healthy Streets objectives through its highly sustainable, car-free design, provision of cycle parking, public realm improvements, and the removal of the existing vehicular crossover on Crampton Street. The site's Public Transport Accessibility Level (PTAL 6b) and proximity to public transport would encourage transport by sustainable means whilst reducing reliance on private vehicles.

203. The following requirements would be secured in relation to s278 improvements:

    1. Repave the footway including new kerbing fronting the development on Crampton Street and Manor Place using granite paving slabs and 300mm wide granite kerbs.

2. Introduce a raised entry table crossing point with new tactile paving at Crampton Street / Manor Place junction.
3. Reinstate redundant vehicle crossover on Crampton Street as footway, with dropped kerbs installed as maintenance and refuse bin access.
4. Upgrade street lighting to current LBS standards on Manor place and Crampton Street
5. Promote a Traffic Management Order to introduce double yellow lines on Crampton Street to aid in servicing and refuse collection.
6. Refresh all road markings on Manor place and Crampton Street following kerb installation.
7. Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.

204. Considering the localised improvements proposed, Officers consider the proposals are complaint with London Plan Policy T2 and Southwark Plan policy.

Conclusion on Transport and Highways

205. Having considered all transport and traffic related implications, Officers are satisfied with the proposal, subject to the recommended conditions and obligations.

Environmental matters

Construction management

206. The application is supported by an Outline Construction Environmental Management Plan (CEMP) which sets out the framework for managing demolition and construction activities and mitigating impacts on neighbouring occupiers and the wider environment. The CEMP includes measures to control noise, vibration, dust and air quality impacts through the use of dust suppression, monitoring and compliance with industry guidance. Construction traffic would be managed through agreed haulage routes, booking systems, traffic marshals, and wheel washing facilities.

207. Procedures for pollution, waste management, groundwater protection, ecology, community liaison and complaint handling have also been considered. The applicant has committed to regular communication with local residents and stakeholders throughout the construction period. A final detailed CEMP would be prepared by the building contractor which has been secured by planning condition. Construction works would generally be limited to 08:00-18:00 Monday to Friday and 09:00-14:00 on Saturdays, with no routine working on Sundays or Bank Holidays.

Waste Management

208. As discussed, a DSMP (prepared by Steer, dated June 2026) has been submitted which demonstrates that the development would provide sufficient storage capacity for residual, recycling and food waste in accordance with Southwark guidance. The proposal has a dedicated on-site refuse store located within 10 metres collection distance of the public highway. Residents would dispose of waste within communal refuse stores, with collections undertaken from Crampton Street and managed by on-site staff. The applicant has committed to supporting the London Plan target of achieving a 65% municipal waste recycling rate by 2030 in accordance with London Plan Policy SI7 Municipal Waste. To support this, a condition is recommended securing compliance with the submitted Delivery, Servicing & Waste Management Plan.

Flood risk

209. The application is supported by a Flood Risk Assessment (ref. P452106 - WW-XX-XX-RP -C-0001; dated 28 May 2026; by Whitby Wood). The site is in Flood Zone 3, which indicates a high risk of flooding. However, the site benefits from the River Thames flood defences and the Environment Agency's detailed breach modelling confirm that it falls outside the extent of all modelled tidal breach scenarios, resulting in a low residual risk of tidal flooding.

210. The Flood Risk Assessment concludes that the site is at low risk from flooding from rivers and seas, groundwater, sewers and artificial sources. The risk of surface water flooding is also generally considered low, although some localised areas of higher surface water risk have been identified, particularly to the north of the site. The assessment adequately considers the sequential test and demonstrates that flood risk can be adequately managed through on-site drainage measures.

211. The proposal is classed as more vulnerable as it involves a residential institution. However, the development is considered capable of passing the Exception Test. It will provide wider sustainability benefits to the community in the form of reducing the overall flood risk in the local area through increasing the permeable surface of the site through SuDs and blue/green roofs, and on-site attenuation to reduce surface water runoff.

212. The proposal has been reviewed by LBS Flood Risk Team who have confirmed that the proposal passes their tests in terms of the drainage hierarchy, run off rate, attenuation volume, and maintenance, and have confirmed no objection.

213. The Environment Agency have also confirmed that they have no objection. It is therefore concluded that the submitted FRA provides an accurate assessment of the tidal and fluvial flood risks associated with the proposed development.

214. In terms of flood risk measures, the application proposes to manage rainwater via rainwater harvesting and green infrastructure. Infiltration has been justifiably discounted due to the presence of Clay and the inability to position soakaways 5m from any building or structure. The SuDS features do not discharge into a watercourse but discharge into a surface water sewer which is acceptable. Habitable rooms (the more vulnerable uses) are located above ground floor level, and as such, the proposed development is considered acceptable in flood risk terms.

215. A condition is recommended requiring the submission and implementation of final detailed drainage and SuDS measures, including surface water attenuation and site drainage design, prior to commencement of development.

Land contamination

216. A Ground Investigation Report (prepared by Jomas Associates Ltd, dated May 2026) has been prepared to accompany the submission. The assessment notes that only a limited number of exploratory holes have been completed and further site investigations would be required to fully characterise ground conditions. Elevated concentrations of lead and dibenzo(ah) anthracene were identified in some soil samples; however, no asbestos was detected, risks to controlled waters and from ground gases are considered low, and no significant risks to plant growth or potable water supplies have been identified. Given that the majority of the site would be occupied by buildings, no extensive remediation is considered necessary.

217. Environmental Protection Team officers recommend conditions for further intrusive investigations to complete the phase 2 report with further investigation and appropriate mitigation required should previously unidentified contamination be encountered during construction.

Air quality

218. An Air Quality Assessment (Trium May 2026) was submitted with the application, which considers the air quality impacts arising from the construction and operational use of the development, taking into account all relevant local and national guidance and regulations. The proposed energy strategy is an electric system comprising of Air Source Heat Pumps (ASHPs) and Photovoltaic Panels (PVs).

219. The Council's Environmental Protection Team have advised that the main likely effects on local air quality during construction relates to dust emissions. The submitted AQA sets out that following the implementation of a range of mitigation measures, the dust and construction vehicle emissions would not be significant.

220. Overall, subject to the recommended condition for a revised CEMP, the application is in accordance with Policy SI1 of the London Plan and Policy P65 of the Local Plan in ensuring London's air quality standards are

maintained. Any short-term effects on air quality during construction would be successfully mitigated through the CEMP to meet air quality neutral.

Light pollution

221. The sub text to London Plan Policy D8 “Public Realm” states that, “the lighting of the public realm needs careful consideration to ensure it is appropriate to address safety and security issues and make night-time activity areas and access routes welcoming and safe, while also minimising light pollution.”

222. External lighting measures have been considered within part 8.7 of the submitted DAS. The applicant would be required to further consider safety and security lighting when discharging Secure by Design Conditions in consultation with the Metropolitan Police.

Solar Glare

223. As Solar Glare report, prepared by GIA (dated May 2026) accompanies the application which assesses the occurrence of sunlight being reflected towards train drivers at a distance of 500 metres from the development. The elevations are primarily comprised of brickwork, cladding and other matte-finished materials, including framing panels. Consequently, the only material considered capable of generating solar reflections is the proposed glazing. No significant risk of solar glare has been identified for any of the assessed railway tracks. No further assessments or mitigation measures are considered necessary.

Energy and sustainability

224. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Non-residential development should achieve 15 per cent reduction through energy efficiency measures.

225. London Plan Policy SI2 ‘Minimising Greenhouse Gas Emissions’ requires all major development to be net zero carbon with a minimum on-site reduction of 35% against the Part L 2013 baseline for both residential and non-residential uses. Southwark Plan Policy P70 ‘Energy’ requires major residential development to be net zero carbon with a 100% on-site reduction against the Part L 2013 baseline. Major non-residential development must also be net zero carbon, but with a minimum on-site reduction of at least 40% against the Part L 2013 baseline.

226. Where a development cannot reduce its operational carbon emissions to zero, any residual carbon emissions must be offset to meet the net zero target. For mixed use major development, residual operational carbon emissions must

be offset for both residential and non-residential uses. Offsetting is achieved by way of a financial contribution towards the 'Green Buildings Fund', Southwark's Carbon Offset Fund, for the total residual emissions of the development.

227. Part L Building Regulations 'Conservation of Heat and Power' have now been updated from Part L 2013 to Part L 2021. This update results in the baseline performance of new development improving by ~27% for non-residential development. In practice, this means to meet this regulation that buildings must now be built to use less energy and heat that results in less carbon emissions being emitted through their operation. New development must achieve further carbon emission reduction over a higher Part L baseline, to meet planning policy compliance with London Plan Policy SI2 'Minimising Greenhouse Gas Emissions' and Southwark Plan Policy P70 'Energy'

228. The application subject of this report was accompanied by an Energy Strategy and Sustainability Plan as well as Whole Life Carbon Assessment and Circular Economy Statement to address current policy requirements (discussed further below). In the context of energy and sustainability, co-living is assessed as a hybrid of domestic and non-domestic.

Whole life cycle and carbon capture

229. London Plan Policy SI2 requires all major development proposals to be supported by a whole life cycle carbon assessment. This assesses the embodied and operational emissions associated with redevelopment.

230. 'Embodied carbon' is the term used to describe the carbon emissions associated with:

- extraction and manufacturing of materials and products;
- in-use maintenance and replacement;
- end of life demolition, disassembly and disposal; and
- the transportation relating to all three.

231. As part of the submission a Whole Life Carbon Assessment (WLCA) (prepared by Max Fordham Revision P03 June 2026) has been undertaken which demonstrates that the proposed upfront embodied carbon for the application site as a whole is estimated to be 657 kgCO2e/m^2. This sits below the GLA typical benchmark (850 $kgCO_2e/m^2$) but above the aspirational target (500 $kgCO_2e/m^2$). Whole life carbon is estimated at 1,361 $kgCO_2e/m^2$ (A1–C4), exceeding GLA guidance, which it is understood is largely driven by conservative assumptions on replacement rates for finishes, façade systems and building services. The project aspiration is to meet the UK Net Zero Carbon Building Standard (UKNZCBS) benchmark of 525 $kgCO_2e/m^2$ GIA for starting on site in 2027.

232. Officers consider the approach to WLC is acceptable and consistent with the requirements of the development plan.

Circular economy

233. Southwark Plan Policy P62 “Reducing Waste” sets out Circular economy principles including conserving resources, increasing efficiency, sourcing sustainably, designing to eliminate waste and managing waste sustainably at the highest value. London Plan Policies GG5 “Growing a Good Economy”, D3 “Growth Locations in the Wider Southeast and Beyond” and SI7 “Reducing Waste” and all mention circular economy principles and the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050.

234. The proposed development would seek to minimise the waste generated from the scheme and the materials used throughout its life cycle, as required under LP Policy SI7 and set out in the accompanying Circular Economy Statement (Max Fordham REV P04 June 2026). This will seek to divert up to 97% of municipal waste from landfill, use a minimum of 20% recycled aggregate substitution in concrete and reuse/recycle/recover 4.5% of demolition waste to beneficial use. As shown within the Sustainability Statement, the development will aim to achieve a mains water consumption of less than 100 litres per person per day in accordance with Policy SI5.

Carbon emission reduction

235. The application is supported by an Energy Statement (Max Fordham Rev P03 dated June 2026). Through the adoption of innovative and best practice energy reduction measures, the development would achieve an overall regulated carbon dioxide emissions of 21% over Part L 2021 (9% be lean, 0% be clean, 12% be green).

236. Whilst this falls below the 35% on-site target, the Energy Assessment demonstrates that a comprehensive range of energy-efficiency measures has been incorporated, including enhanced building fabric, high-performance glazing, MVHR, wastewater heat recovery, and low-energy lighting. A communal air-source heat pump system is proposed alongside a rooftop PV array. The applicant has also investigated a connection to the Elephant Park district heat network, which due to the distance from the energy centre is not currently viable.

237. The Part L 2021 results are in line with the GLA position that new build non-domestic buildings are likely to find the 35% GLA and 40% LBS carbon reduction targets challenging when assessed under Part L 2021, until such time as technology improves and costs decrease. During the application process, the applicant answered further requests for information by LBS Energy Officers who have considered the proposed energy strategy acceptable in the context of the proposed co-living use. Officers are therefore satisfied that opportunities to reduce emissions on site have been

appropriately maximised, with the residual emissions to be addressed through the carbon offset contribution.

238. In accordance with LP Policy SI2 and SP Policy P70, the shortfall in carbon emissions to meet net zero will be met by an off-site payment in-lieu. This has been calculated at £ £169,226. This figure would be recalculated during the detailed design stages of the project.

Be Lean (use less energy)

239. Passive enhancements are those which reduce the demand for energy within buildings, without consuming energy in the process such as enhanced fabric U-values, high-performance double glazing, and improved air tightness. Active enhancements such as mechanical ventilation with heat recovery (MVHR), waste-water heat recovery (WWHR) and low energy LED lighting and controls are also proposed. The building achieves a Be Lean Stage saving of approximately 9% compared to the GLA target of 15%.

240. Queries were raised about the modesty of the 9% Be Lean Reduction. It is understood that the passive reduction is limited due to the calculation methodology. As a co-living development, and in line with similar developments previously assessed, it is categorised as a non-domestic building, with 'hotel' being the closest available National Calculation Methodology (NCM) building type. Under the NCM, the domestic hot water (DHW) load for a hotel dominates over all other loads. DHW accounts for over 60% of the total regulated energy use for the proposed building. Even if significant reductions to the heat demand, it would not significantly change the overall picture of energy and emissions at the Be Lean stage of the hierarchy.

Be Clean (supply energy efficiently)

241. The development is within a heat network priority area (HNPA) where a moderate to high heat density exists and this requires the development to have communal low temperature heating system. Potential to connect to an existing heat network was investigated which shows an existing network to the north of the site at Elephant Park. However, the availability to achieve a viable connection currently would not be feasible and there is currently no indication when the network would be expanded south. A connection point that allows for future connection would be included in the design, and integrating into the heat network at a future date should be secured with the S106. Regulated CO2 emissions for the development remain unchanged at 68.7 tonnes CO2/annum following the application of Be Clean measures.

Be Green (Use low or carbon zero energy)

242. Heating and cooling would be provided to the development by air source heat pumps and roof-mounted solar photovoltaic (PV) panels. ASHP plant is proposed to be located at roof level and integrated into space heating and

hot water systems.

243. PV panels are proposed on the roof of the building with an array of approximately 27.3kWp proposed. On a side-wide basis, carbon emissions would be reduced by 12% through these 'be green' measures.
Be Seen (Monitor and review)

244. A Building Management System (BMS) would monitor, manage and control the central plant and the applicant has committed to reporting sustainability performance, methodology and data every year. The GLA's "be seen" reporting spreadsheet has been provided with the application. A planning obligation would secure the ongoing monitoring and reporting requirements, to comply with policy SI2 part A.4.

Overheating and Cooling

245. The application is supported by an Energy & Overheating Assessment (Max Fordham, June 2026) which considers overheating and cooling measures as set out below.

246. Minimise internal heat generation

The following mitigation methods will be implemented to minimise the internal heat generation through energy efficient design:

- Energy efficient lighting (i.e. LED) with low heat output in communal areas.
- Insulation to heating pipework and ductwork.

Reduce heat entering the building

- 300mm window recesses provide external shading around the window openings
- Trees and the adjacent buildings also offer external shading.
- High efficiency building fabric with low U-values reduces the heat transfer from outside during summer months.
- The g-value 0.4 and glazing ratio of windows seek to optimise the amount of solar heat gains and natural daylight levels throughout the year.

Use passive ventilation

- High levels of passive ventilation have been evaluated to reduce the likelihood of the studio spaces overheating.
- The studio and window designs are provided to maximise the openable area available to each occupied space where acoustic constraints can be bypassed.

Mechanical ventilation

The rooms would incorporate mechanical ventilation. MVHR units are provided with a high efficiency recovery to recoup warm air and reduce the heating demand for the development.

Summary

247. The development is considered to adhere to the cooling hierarchy and aims to minimize the use of energy-intensive cooling systems. The energy demands of the proposed cooling measures have been incorporated into the energy assessment, with the resulting carbon emissions summarized above. Officers consider the hierarchy has been followed.

BREEAM

248. The application is supported by a Sustainability Statement (Max Fordham Revision P04 dated June 2026) which considers BREEAM performance. Policy P69 of the Southwark Plan states that non-residential development must achieve a BREEAM rating of 'Excellent'. The applicant's BREEAM indicates 'Excellent' can be achieved, and a planning condition is recommended to secure this.

CCTV

249. The CCTV team has advised that due to the increase of footfall in the public realm, camera coverage should be increased in the interest of public safety. Financial contributions have been requested, which are set out in the section below.

Planning obligations (S.106 agreement)

250. IP Policy 3 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP Policy 3 of the Southwark Plan is reinforced by the Section 106 Planning Obligations SPD 2015, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

251. The following heads of terms would be secured in planning obligations to ensure the proposals comply with planning policies of the development plan, and to secure mitigation needed to minimise the adverse effects of the development.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Payment in Lieu	35% affordable Housing - **£6.643m**	Agreed
Viability review	Early-stage review mechanism	
Wheelchair Units	Secure the provision of wheelchair units	Agreed
Offsite Wheelchair housing provision	**£10,000**	Agreed
Outdoor amenity space	Communal Amenity shortfall £325 × square metre of shortfall in amenity space, play space or open space **£9,425**	Agreed
Co Living Obligations	Confirm the sui generis use and prevent any future change of use to self-contained accommodation	Agreed
	Stipulate single room occupancy only	Agreed
	Secure minimum 3 month tenancies	Agreed
	Secure continued and free access for all residents to the communal facilities.	Agreed
	Prior to occupation of the co-living, a Final Operational Management Plan shall be submitted to and approved by the LPA.	Agreed
Co-Working Space	Free access to co-working space for members of the public and residents.	Agreed
Local Economy - Loss of Employment Space	Employment density of 1 FTE / 77sqm (Regional Distribution Centre) - **£6727.**	Agreed
Employment and Training Contribution	To deliver 13 sustained jobs to unemployed Southwark residents, 13 short courses, and take on 3 construction industry apprentices during the construction phase or meet the Employment and Training Contribution below: • 13 sustained jobs (£71,500) • 13 short courses (£2,600) • 3 Apprenticeships (£6000)	Agreed

	Total - **£80,100**	
Employment and Skills Monitoring	Where jobs and training obligations are required, a technical fee for monitoring is required. **= £3,710**	Agreed
Local Procurement/ Tender	Development that creates more than 1,000sqm (gross) must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.	Agreed
Transport and Highways		
S278 Highway works	• Repave the footway including new kerbing fronting the development on Crampton Street and Manor Place using granite paving slabs and 300mm wide granite kerbs. • Introduce a raised entry table crossing point with new tactile paving at Crampton Street / Manor Place junction. • Reinstate redundant vehicle crossover on Crampton Street as footway, with dropped kerbs installed as maintenance and refuse bin access. • Upgrade street lighting to current LBS standards fronting the site on Crampton Street and Manor Place • Promote a Traffic Management Order to introduce double yellow lines on Crampton Street to aid in servicing and refuse collection. • Refresh all road markings following kerb installation fronting the site on Crampton Street and Manor Place. • Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.	Agreed

Transport Monitoring Fees	Delivery & Servicing Management Plan • **£2,790** monitoring fee Travel Plan • **£2,790** monitoring fee Construction & Environmental Management Plan (CEMP) • **£3,200** monitoring fee	Agreed
Transport Policy	**£29,229.2** to be put towards improvements to the Low Traffic Neighbourhood.	Agreed
Cycle club scheme	Free membership to a Cycle Hire scheme for a minimum of 3 years must be provided upon first occupation of any residential unit or room.	Agreed
Car club scheme	Provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development to be secured via the s106 agreement for a minimum of 3 years.	Agreed
Parking permit restriction	No parking permits in current or future CPZs.	Agreed
Network Development monitoring fee	**£20,000** for Network Development Construction Management.	Agreed
CCTV Contribution	**£19,103.61** - Increase of x1 CCTV camera. With an increase of footfall in the public realm camera coverage will need to be increased in the interest of public safety.	Agreed
Energy, Sustainability and the Environment		
Low Line Improvements	Secure future public access through the site, removal of gates and a landscaping scheme to be developed with the adjacent landowner.	Agreed
District heat network	Connection to (or futureproofing for connection to) DHN	Agreed
Carbon offset fund	**£169,226** offset contribution (indexed) to achieve the zero-carbon policy requirement to be paid prior to occupation	Agreed
Street Tree Protection	In Financial payment to be calculated through CAVAT for any trees damaged or lost from development	Agreed

Street Tree Additional Maintenance fee	Contribution towards the Council's additional costs in pruning the Manor Place trees (more regularly than would otherwise be done) as a result of the proximity of the proposed building to the canopies. **= £9,600**	Agreed
Archaeology	Tier 2 APAs: - **£ 9,624**	Agreed
S106 Administration and Compliance fee	**£20,000**	Agreed
Submission fee	**£561.50** to submit an application to satisfy an obligation within a section 106 agreement which needs a planning decision or approval.	Agreed

252. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that an agreement has not been completed by 3 May 2027, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

"In the absence of a signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2025."

Mayoral and borough community infrastructure levy (CIL)

253. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

254. The proposal is a CIL chargeable development because comprises over 100sqm of new build. The site is located within Southwark CIL Zone 2, and MCIL Band 2 Zone. Based on floor area provided by the applicants' CIL Form 1 dated 23 September 2026, the gross amount of CIL is approximately £1.6million, including £331k of Mayoral CIL and £1.32million of Borough CIL. It should be noted that this is an estimate and subject to change, floor areas

on approved drawings will be checked and the “in-use building” criteria will be further investigated, after planning approval has been obtained.

Community involvement and engagement

255. The applicant provided a Statement of Community Involvement (prepared by Kanda and dated May 2026), and the completed Engagement Summary explain the ways in which the applicant has engaged with the community and stakeholders ahead of submitting this application. In summary, the document confirms that the following, in-person, public consultation was undertaken by the applicant prior to submission of the application:

- An introductory email was sent to political stakeholders on 12 January 2026.
- First briefing invitation letters were sent on the 28 January 2026 to local community stakeholders.
- A two-page consultation flyer was sent to 2,812 addresses on 28 January 2026.
- Dedicated project website was launched on the 28 January 2026 and subsequently updated throughout pre-application consultation.
- Two public consultation events were held on 10 and 11 February 2026 to share details of the proposals with the local community.
- A community update newsletter was sent to 2,848 addresses on 6 May 2026
- A door knocking session was undertaken in the local area on Saturday 16 May 2026.
- 2 stakeholder meetings took place during the consultation period on: 3 February 2026 with Councillor John Batteson (Cabinet Member for Climate Emergency, Jobs & Transport)
- 18 February 2026 with Walworth Society
- A total of 49 feedback forms were completed both in person and through the consultation website via an online survey which was open from 28 January 2025 to 2 March 2026.

The submission also includes a breakdown on correspondence with stakeholders.

256. Included within the Statement of Community Involvement are the consultation materials that were circulated as part of the pre-application engagement exercise.

257. Part 4 of the Engagement Summary includes a “You said – we did” summary of how the applicant responded to issues raised by officers during the pre-application process.

258. The Council, as part of its statutory requirements, sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the site. Details of the consultation undertaken by the Council are set out in the appendices. The responses received are summarised in this report.

Consultation responses from members of the public and local groups

Consultation responses from members of the public

259. Neighbour consultation letters were issued on 22 June 2026 after the application was made valid. 14 consultation responses were received to the initial consultation. This included 13 objections, and 1 comment of support.

Re-Consultation responses from members of the public

260. Several minor changes were made to the scheme in September 2026. The changes related to the removal of the bed-deck units, and alterations to the ground floor layout including the building entrance. All previous contributors were reconsulted on these changes for 14 days which is considered proportionate to the non-material nature of the changes.

261. No public representations were received during the reconsultation period (23.09.26-07.10.2026).

262. The 13 objections made during the initial consultation period raised the following considerations:

Principle of Co-Living, and Community Balance

- Concerns that the scheme provides only co-living accommodation rather than a mix of housing types, including family-sized homes, and would not contribute to creating a mixed and balanced community.
- There is a preference for conventional residential development with references to the previous lapsed consent, which included a mix of self-contained flats.
- Concerns that the proposal would add to an existing concentration of co-living, shared living and student accommodation in Walworth and Elephant & Castle, resulting in an overprovision of single-person accommodation.
- Objections that co-living accommodation attracts short-term residents, leading to high turnover, reduced community cohesion, and fewer opportunities for residents to establish long-term roots in the area.
- Requests for the application to be assessed in the context of other recently approved or implemented co-living and student housing schemes in the area and their cumulative effect on housing provision and the make-up of the community.

Officer Comment: comments in relation to the principle of co-living have been considered in the ‘Principle of development’ and ‘Quality of Accommodation’ section in the report above. While co living offers flexibility, it does not operate on the short term, semester-based cycles associated with student housing. Tenancies typically range from several months to multiple years.

Lack of affordable housing

- Concerns that proposed rental levels would be unaffordable to many local residents and that the scheme would not meet identified local housing needs for affordable and family-sized housing.

Officer Comment: The Co-living product is not directly comparable to conventional private rented sector studios. It includes utilities, council tax, furniture, building management, amenities such as gyms, and services within a single rent.

It should also be noted that a policy compliant affordable housing Payment in Lieu of £6.643million is being provided by the developer to support the delivery of affordable housing elsewhere in the Borough.

Loss of the Royal Mail delivery office

- Objections to the loss of the existing postal depot, with concerns regarding the loss of an important local service and insufficient information on replacement postal infrastructure and services.

Officer Comment: This is considered in the 'Principle of development' section in the report above. It is important to note that the relocation, which is expected in July 2027, is not a consequence of the development, but forms part of a wider operational decision by the existing occupier to vacate a facility that is no longer required.

Design

- Concerns that the height, scale and massing of the proposal would be excessive, out of keeping with the surrounding lower-rise context, visually dominant, overbearing, and represent an overly intensive form of development.
- Requests for a proper assessment of the visual and overbearing impact from Danson Mews, including from within affected properties rather than only from street level.
- Concerns that insufficient information has been provided regarding the treatment of the Low Line, public realm improvements, access arrangements, security, relationship with adjoining developments and activation of railway arches.

Officer Comment: This is considered in the 'Design' section in the report above.

Impact on local infrastructure and neighbouring residential amenity

- Concerns regarding the impacts on local infrastructure, servicing, refuse collection, cycle parking and neighbouring residential streets.

Officer comment: The applicant has submitted a transport statement which reviews the transport impact of the development on local infrastructure including delivery and servicing, walking routes, access to public transport. This has been reviewed by the Transport Policy team who have deemed it acceptable, subject to conditions and s106 obligations which are included on the decision notice.

Internal daylight and quality of accommodation

- Concerns regarding the quality of the proposed living accommodation, including the small size of units and rooms identified as not achieving internal daylight standards. These comments also raise concerns that internal daylight levels will lead to the Norway Maples on Manor Place being cutdown or pruned.

Officer Comment: Internal daylight/sunlight levels are considered in the Quality of Accommodation section in the report above and have been deemed acceptable. It is proposed to retain the street trees on Manor Place and the decision will be subject to tree protection measures which are reflected in planning conditions.

Impact on trees

- Objections to the proposed pruning of three mature Norway Maple trees on Manor Place, the accuracy of drawings showing the trees, and potential future pressure to further prune trees due to daylight constraints within the development.

Officer Comment: Impacts on trees are considered in the 'Trees' section in the report above. It should be noted that the Council's Urban Forester has reviewed the proposals and the submitted AIA and considered the impact of the proposal on the street trees. They have considered the development acceptable subject to tree protection measures which are reflected in planning conditions.

263. The comments of support received from the public raised the following considerations:

- Redevelopment of a sustainable brownfield site in a highly accessible location.
- Efficient use of land, optimising site capacity in accordance with planning policy.
- Contribution to London's housing supply through delivery of co-living accommodation to reduce pressure on conventional housing stock.
- Support for Co-living to encourage a mixed and inclusive neighbourhood
- Affordable housing contributions to support delivery elsewhere in the borough.
- Quality of accommodation

Consultation responses from internal, external and statutory consultees

264. Summarised below are the planning matters raised by internal, external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.

265. ARQIVA

- No objection.

266. City Airport
    - This proposal has been assessed from an aerodrome safeguarding perspective, and it does not conflict with London City Airport's safeguarding criteria

267. City of London
    - No Objection.

268. Elephant Amenity Network
    - No response received.

269. Environment Agency
    - No Objection.

270. Fire and Emergency Service
    - No response received.

271. Historic England
    - Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

272. HSE (Building Safety Regulator)
    - From the information provided for this planning application, it does not appear to fall under the remit of planning gateway one because the height condition of a relevant building is not met.

273. Latin Elephant
    - No Response Received

274. LB Haringey
    - No Response Received

275. LB Lambeth
    - No comment on the application

276. LBS CCTV
    - S106 financial obligation requested.

    Officer Comment: This will be reviewed during the s106 legal agreement process.

277. LBS Construction Management
    - Requested an on-site meeting to discuss the submitted outline CEMP

278. LBS Culture
    - No response received.

279. LBS Environmental Protection
    - Noise & Vibration - Max Fordham Noise & Vibration Impact Assessment (issue P04, dated: 28/05/2026) has been reviewed.

Conditions in relation to sound transmission, plant noise, internal levels, gym sound transfer and vibration recommended
- Servicing Hours compliance condition recommended
- Air Quality - Trium Air Quality Assessment (dated: May 2026) has been reviewed. Construction dust impacts are the only AQ impact, and this issue will be addressed in the CEMP below.
- Artificial Lighting - Max Fordham External Lighting report (dated: May 2026) has been reviewed. Compliance condition is recommended
- Land Contamination - Jomas Geo-environmental & Geotechnical Assessment (ref: P6981J3351/HAH, dated: May 2026) has been reviewed. Further intrusive investigations are required to complete the phase 2 report. Condition recommended
- CEMP - An outline CEMP has been submitted, however a full and thorough CEMP from the Principal Contractor once appointed will be required. Condition recommended.

Officer Comment: The recommended conditions have been suggested on the decision notice.

280. LBS Flood Risk
- Drainage hierarchy: - The application proposes to manage rainwater via rainwater harvesting and green infrastructure. Infiltration has been justifiably discounted due to the presence of Clay and the inability to position soakaways 5m from any building or structure. The SuDS features do not discharge into a watercourse which is justified. The SuDS features are to discharge into a surface water sewer. A pre-planning enquiry to be submitted to Thames Water to agree the discharge location and rates - The estimated attenuation of volume of up to 140m3 is required to restrict to peak flow rate of 2 l/s.
- Runoff rate: - The applicant proposes to discharge the site at 2l/s. This is the same as the greenfield runoff rate. An appropriate climate change consideration has been applied.
- Requested more information on attenuation volume
- Maintenance: the drainage strategy includes the maintenance tasks and frequencies for each drainage component proposed.

Officer comment: Following further information provided by the applicant, reconsultation with LBS Flood Risk found the proposal to be acceptable subject to conditions. The applicant has provided exceedance flow routes demonstrating that surface water will be directed away from buildings in the event that the drainage system capacity is exceeded.

281. LBS Highways
- Queries raised about the width of the pavement which were clarified with the applicant.
- If consent is granted the developer must enter into a S278 agreement
- From the Outline Construction and Environment Management Plan, a construction pit lane will be proposed on Crampton Street carriageway for structural and external works, where suspension and relocation of on-street parking bays will be required. Alongside

obtaining necessary street work licenses and temporary traffic orders, the applicant is also reminded to contact the parking services at parking@southwark.gov.uk to apply for parking bay suspension prior to implementation of the development.

- The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted confirming this requirement
- Prior to works commencing on site (including any demolition), a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact the HDM Team

Officer Comment: The suggested financial contributions and transport-related obligations will be considered and secured as appropriate through the Section 106 legal agreement process.

282. LBS Local Economy Team
    - We have an overall loss of 1108sqm – by P30 and the SPD which represents the actual loss of one of the relevant classes (E(g), B2, B8 class use or sui generis employment generating uses) and so this is the amount the applicant would be liable for in terms of providing a shortfall contribution. So, any re-provision in the four eligible classes fully counts to reduce the space lost
    - S106 obligations in relation to Construction phase jobs / skills and employment requirements requested

283. London Underground / TFL Railway Infrastructure
    - No Comment.

284. Metropolitan Police
    - Recommended Secured by Design conditions and further engagement/consultation with the police to ensure end to end compliance with Secured by Design.

285. National Amenity Societies
    - No response received.

286. National Grid
    - There are no National Grid Electricity Transmission assets present in the application area/ by the proposal.

287. Natural England
    - No response received.

288. Network Rail
    - Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow the ASPRO team to review the details of the proposal to ensure

that the works can be completed without any risk to the operational railway.

- The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website
- Where applicable, the applicant must also follow the attached Asset Protection informatives.

289. NHS

- No response received.

290. Pullen estate TRA

- No response received.

291. TFL Spatial

- TfL broadly supports the Active Travel Zone Assessment and the proposed footway improvements at the site frontage but recommends further assessment of cycle routes and accessibility.
- The proposed cycle parking provision falls marginally below London Plan guidance; however, TfL considers the provision potentially acceptable given the inclusion of a cycle hire scheme. TfL also supports further details of the cycle store design being secured.
- TfL notes that the absence of Blue Badge parking does not fully accord with London Plan requirements and recommends the provision of at least one on-street Blue Badge space, with capacity for additional spaces should demand arise.
- The development is unlikely to result in an unacceptable impact on the strategic transport network. Recommend securing two years' Santander Cycle membership for residents through the S106 Agreement.
- No objection to the proposed servicing arrangements on Crampton Street but recommends provision for cycle-based deliveries, such as cargo cycle parking.
- A detailed Construction Management Plan and Construction Logistics Plan should be secured by condition
- Supports the Travel Plan and recommends additional measures to promote active travel and public transport use.

Officer Comment: These points are considered in the Transport section of the report above. Transport related S106 obligations will be secured during the legal drafting process.

292. Thames water

- Conditions recommended
- With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface

water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

- With regard to the foul water network capacity, no objection
- With regard to the surface water network capacity, no objection.

293. UKPN

- The distance between buildings and substations should be greater than seven metres or as far as is practically possible.
- Care should be taken to ensure that footings of new buildings are kept separated from substation structures.
- Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.
- If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.
- UK Power Networks require 24-hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.
- The development may have a detrimental impact on our rights of access to and from the substation.
- No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.
- There are underground cables on the site associated with the substation and these run in close proximity to the proposed development.

294. Walworth Society

- The Walworth Society objected to the proposed co-living development on the grounds that it would contribute to an over-concentration of specialist accommodation in the area, including student housing and shared living developments, rather than delivering a mixed and balanced residential community.
- Noted that a previous consent for the site proposed conventional residential units, whereas the current scheme would provide 146 co-living rooms targeted at a narrower demographic. Concerns were raised regarding the potential for a transient population, the loss of family housing opportunities, and whether the development could achieve Borough objectives for a mixed community.
- Questioned the affordability of the proposed accommodation, citing stated rental levels as being beyond the reach of many local residents, and argued that while the scheme would contribute towards housing targets, it would not address identified local housing needs.
- Raised concerns regarding the treatment of the proposed Low Line route adjacent to the railway, stating that insufficient information had been provided on its design, public realm, access

arrangements, relationship with adjoining developments, long-term connectivity, and opportunities to activate adjacent railway arches.

Officer Comment: A response to the comments was provided to the Society by the applicant's public engagement consultant Kanda. The comments are also integrated into the public consultation section above and comments are addressed in the principle of development and Low Line sections above.

295. Ward Councillor Lead
- No Response Received

296. Ward Councillor Newington
- Questions raised about the status of the application.

297. Ward Councillor Walworth
- Questions raised about the status of the application.

Consultation responses from external and statutory consultees

Community impact and equalities assessment

298. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

299. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

300. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

301. The protected characteristics are race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

302. The application was supported by an Equalities Impact Assessment. The assessment confirms the following:

- The development is anticipated to deliver positive equalities outcomes through improvements to public realm, social cohesion, community safety, inclusive design, active travel opportunities, and access to employment and skills.

- The scheme incorporates inclusive design measures, including compliance with Part M standards and the provision of wheelchair-accessible co-living units, helping to improve accessibility for disabled residents and other protected groups.

- Enhanced public realm, crime prevention measures and employment opportunities are expected to have particular benefits for a range of groups with protected characteristic

- The assessment identifies no significant adverse equality impacts arising from the proposed development and concludes that no specific mitigation measures are required.

- The proposal is not considered to adversely affect the human rights of any person living or working in the area.

303. It is considered that groups with protected characteristics are unlikely to be harmed by the proposed development and that suitable provisions have been made as part of the redevelopment of the site to benefit those groups with protected characteristics as well as the wider community.

304. Overall, Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

305. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The term 'engage' simply means that human rights may be affected or relevant. The Council must not act in a way which is incompatible with the European Convention of Human Rights. The elements most relevant to planning are Article 1 of the First Protocol (the protection of property) Article 6 (the right to a fair trial) and Article 8 (the right to respect for private and family life). For an interference to be "necessary in a democratic society" it must fulfil a pressing social need and must be proportionate to the legitimate aim relied upon.

306. This application has the legitimate aim of providing a co-living development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

307. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

308. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

309.

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case Officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case Officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

Conclusion

310. The proposed development would deliver 146 units of co living accommodation on a highly accessible site in a town centre, opportunity area and central activity zone. The proposed development is considered to respond well to the surrounding townscape and will deliver a policy compliant affordable housing payment-in-lieu of £6.643 million, which equates to 35% affordable housing by habitable room.

311. There is support in the London Plan and Southwark Plan for co living accommodation, which contributes to a mixed and inclusive community, helps to release local family housing and is counted towards the borough's housing delivery. In a well-connected location, the site is considered to be appropriate for co living, meeting a demonstrable need and achieving compliance with the requirements of Southwark Plan Policy P6.

312. As per Policy S4 of the NPPF 2026, development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies.

313. The council's public consultation generated 13 responses in objection to the scheme, with the majority of objections citing concerns around the principle of co-living and the future occupiers, height, density, harm on heritage assets, the Low Line, impacts on trees, the loss of the parcel collection service, and impacts on daylight and sunlight. As set out in the report above, these objections have been considered.

314. It is important to note that the scheme comes with a significant package of planning benefits, including the redevelopment of the site. These include:

- Delivering 146 good quality co living units equating to the equivalent to **81 conventional homes**, thereby releasing back to the private rented sector family sized dwellings that may otherwise be in occupation by house sharers.
- Policy-compliant affordable housing contribution of **£6.643million**.
- Approx. **£1.36million** borough CIL
- Approx. **£331k** Mayoral CIL
- A significant package of **S106 contributions**
- Ground floor publicly accessible co-working space
- **7no. New trees, retention of the existing trees** and **new public realm** on Manor Place and Crampton Street
- **Futureproofed expansion of the Low line**

The public benefits have been weighed against the identified harms and Officers consider those benefits outweigh the identified harms.

315. It is therefore recommended that planning permission be granted, subject to:
- conditions as set out in the attached draft decision notice;
- the timely completion of a Section 106 Agreement;

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site
Appendix 4	Consultation undertaken
Appendix 5	Statutory Consultation

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth
Report Author	Will Tucker, Senior Planning Officer
Version	Final
Dated	15 October 2026
Key Decision	No

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		20 October 2026

RECOMMENDATION

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Applicant -
Crampton Street PropCo Ltd

for the following development:

Demolition of existing buildings and redevelopment to provide co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works.

At

Kennington And Walworth Delivery Centre 111-123 Crampton Street London Southwark

In accordance with the valid application received on 16 June 2026 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: https://planning.southwark.gov.uk/online-applications/

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
FIRE STATEMENT (LONDON PLAN)	16/06/2026
FLOOD RISK ASSESSMENT	16/06/2026
GROUND INVESTIGATION) REPORT	16/06/2026
NOISE AND VIBRATION IMPACT ASSESSMENT	16/06/2026

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SUSTAINABILITY STATEMENT	16/06/2026
WHOLE LIFE CARBON ASSESSMENT REPORT	16/06/2026
BE SEEN MONITORING SPREADSHEET	18/06/2026
CARBON EMISSIONS REPORTING SPREADSHEET	18/06/2026
P452106-WW-XX-XX-RP-C-0002 P06 DRAINAGE STRATEGY REPORT	27/07/2026
ENERGY STATEMENT ADDENDUM	22/09/2026
OPERATIONAL MANAGEMENT PLAN	15/10/2026
1_787-WTA-00-ZZ-DR-A-6003 P01 NORTH PARTY WALL BAY STUDY	23/09/2026
1_787-WTA-00-ZZ-DR-A-1301 P01 PROPOSED SECTION BB	23/09/2026
1_787-WTA-00-ZZ-DR-A-1300 P01 PROPOSED SECTION AA	23/09/2026
1_787-WTA-00-ZZ-DR-A-1202 P01 WEST ELEVATION	23/09/2026
1_787-WTA-00-ZZ-DR-A-1201 P01 EAST ELEVATION	23/09/2026
1_787-WTA-00-ZZ-DR-A-1010 P01 ROOM TYPE PLANS	23/09/2026
1_787-WTA-00-RF-DR-A-1006 P01 PROPOSED ROOF PLAN	23/09/2026
1_787-WTA-00-02-DR-A-1003 P01 PROPOSED SECOND-FOURTH FLOOR PLAN	23/09/2026
1_787-WTA-00-05-DR-A-1004 P01 PROPOSED FIFTH FLOOR PLAN	23/09/2026
1_787-WTA-00-01-DR-A-1002 P01 PROPOSED FIRST FLOOR PLAN	23/09/2026
1_787-WTA-00-ZZ-DR-A-9001 P02 AREA SCHEDULE	15/10/2026
1_787-WTA-00-ZZ-DR-A-6002 P02 BACK OF HOUSE & TERRACE BAY STUDY	15/10/2026
1_787-WTA-00-ZZ-DR-A-6001 P02 GROUND FLOOR TYPICAL BAY STUDY & ENTRANCE BAY	15/10/2026
1_787-WTA-00-ZZ-DR-A-6000 P02 TYPICAL BAY STUDY & L05 BAY STUDY	15/10/2026
1_787-WTA-00-ZZ-DR-A-1200 P02 PROPOSED NORTH AND	15/10/2026

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SOUTH ELEVATIONS	
1_787-WTA-00-GF-DR-A-1001 P03 PROPOSED GROUND FLOOR GA PLAN	15/10/2026
ARBORICULTURAL IMPACT ASSESSMENT	16/06/2026
CIRCULAR ECONOMY STATEMENT	16/06/2026
DELIVERY, SERVICING & WASTE MANAGEMENT PLAN	16/06/2026
DRAINAGE STRATEGY REPORT	16/06/2026
ECOLOGICAL APPRAISAL INCLUDING BIODIVERSITY NET GAIN ASSESSMENT	16/06/2026
ENERGY & OVERHEATING ASSESSMENT	16/06/2026
EXTERNAL LIGHTING	16/06/2026
FINANCIAL VIABILITY ASSESSMENT	16/06/2026
FIRE STATEMENT (GATEWAY ONE)	16/06/2026

Reason:
For the avoidance of doubt and in the interests of proper planning.

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

   Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

3. Permission is hereby granted for the demolition of the existing buildings and erection of a new building comprising:

   A part 5, part 6 storey building at a maximum of 26.570 AOD height, 146 co-living rooms (sui generis), with indoor and outdoor amenity space, communal roof terraces, a plant room at roof level, public realm improvements including hard and soft landscaping, cycle parking, servicing, refuse and plants areas and other associated works.

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Reason:
To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority

Permission is subject to the following Pre-Commencements Condition(s)

4. Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
' A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
' Site perimeter continuous automated noise, dust and vibration monitoring;
' Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
' Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
' A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic ' Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
' Site waste Management ' Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
' A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London
To follow current best construction practice, including the following:-
' Southwark Council's Technical Guide for Demolition & Construction at http://www.southwark.gov.uk/construction
' Section 61 of Control of Pollution Act 1974,

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' The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
' The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
' BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
' BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
' Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards http://nrmm.london/

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:
To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework (2026).

5. Site Contamination pre-approval

a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and

associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework (2026).

6. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which

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shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason:
To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework (2026); Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5

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(Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

7. Archaeological Mitigation (Watching Brief)

Before any work hereby authorised begins, [excluding demolition to slab level, archaeological evaluation and site investigation works] the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:
In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework (2026).

8. Piling

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason:
The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (2026) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan.

9. Surface Water Drainage

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No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy Report prepared by Whitby Wood (dated 05/06/2026). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason:
To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

Permission is subject to the following Grade Condition(s)

10. Samples and mock up

Prior to the commencement of any above grade works (excluding demolition and site clearance), samples of all external facing materials and full-scale (1:1) mock-up(s) of the facades to be used in the carrying out of this permission and be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority in advance.

Reason:
In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a high quality of design and detailing consistent with the consented scheme, in accordance with the National Planning Policy Framework (2026); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

11. Detailed Drawings

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Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), detailed drawings (1:5 or 1:10 sections, plans, elevation) of the following shall be submitted to the Local Planning Authority for its approval in writing:

(i) Cills, jambs, heads of all openings (including louvres and projecting surrounds) - Notwithstanding the approved bay studies, the detailed design of the entrance bay shall be reviewed to improve its definition within the street scene;
(ii) Parapets;
(iii) Recessed blind windows on the western elevation above ground-floor level. A minimum recess of 65mm shall be provided;
(iv) Blind windows on the northern elevation
(v) Junction between the pre-cast concrete facade, masonry facade and existing party wall at the northwestern corner (including weathering and flashing details); and
(vi) All other facade details (including projecting horizontal bands between floors, recessed vertical and horizontal joints, rainwater pipes, any signage);

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:
To ensure a high quality of design and detailing in accordance with the National Planning Policy Framework (2026); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

12. Roof Plant

Details of roof plant, equipment and other structures shall be provided to and approved in writing by the Local Planning Authority before any above grade work (excluding demolition) hereby authorised begins. Development shall then be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason:
In order to ensure that plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area and to ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise and

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vibration in accordance with the National Planning Policy Framework (2026); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality), P56 (Protection of amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

13. Protection from Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 ' 07.00hrs. A written report shall be submitted to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met prior to above grade works.

Following completion of the development but prior to residential occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason:
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework (2026).

14. Vertical sound transmission

The habitable rooms within the development sharing a party ceiling/floor element with communal areas shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise does not exceed NR20 when measured as an LAeq across any 5 minute period. Prior to above grade works, a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

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Reason:
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2026).

15. Internal Noise & Vibration

To ensure acceptable internal noise levels within the new habitable units, factoring in both new noisy sources from the proposals and from existing external environmental / transport noise:
' Residential - Internal noise levels ' pre approval
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
Bedrooms - 35dB LAeq T', 30 dB L Aeq T*, 45dB LAFmax T *
Living and Dining rooms- 35dB LAeq T '
* - Night-time - 8 hours between 23:00-07:00
' - Daytime - 16 hours between 07:00-23:00
Prior to the commencement of any above grade works (excluding demolition and site clearance), a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason:
To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2026).

16. Hard and Soft Landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of

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the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
2) access, or pathway layouts, materials and edge details;
3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
   a) permeable paving
   b) tree pit design
   c) underground modular systems
   d) sustainable urban drainage integration
   e) use within tree Root Protection Areas (RPAs);
4) typical cross sections;
5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise;
7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft

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landscape (other than amenity turf); BS 8640:2025 Structural and Supported Soils for Trees in Hard Landscapes; EAS 03:2022 (EN) - Tree Planting Standard.

Reason:
So that the Council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy Framework (2026); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

17. Biodiversity Features

Prior to above grade works, details of the proposed integrated bird boxes, bee bricks, invertebrate hotels, and bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include the exact locations, specifications and designs of the proposed biodiversity features and shall provide for:
- no less than two house sparrow terraces and one triple cavity swift box;
- no less than 2no. bee bricks and 2no. invertebrate hotels; and
- no less than 3no. bat tubes, bricks or boxes.

All biodiversity features shall be installed within the development prior to the first occupation of the building strictly in accordance with the details approved by the Local Planning Authority and shall be maintained as such thereafter.

Reason:
To ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2026); Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan (2022).

18. Green/Brown Roof - Ecology

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Details of the green roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to above grade works commencing on site. The green roof(s) shall be:

a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,
b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,
c) laid out in accordance with roof plans hereby approved; and
d) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage[TH1.1]).

The inaccessible green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair or escape in case of emergency.

The green roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green roof(s) are completed in full in accordance to the agreed plans.

Reason:
To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score or 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2026); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

19. Green/blue roofs - Drainage

Prior to the commencement of any above grade works (excluding demolition and site clearance), detailed design calculations for the blue roof and blue/green roof systems shall be submitted to and approved in writing

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by the Local Planning Authority. The submitted information shall include storage volumes, discharge controls, half-drain times, exceedance routing and confirmation that the systems perform in accordance with the approved drainage strategy. The approved details shall be implemented in full prior to occupation.

Reason:
To ensure that the proposed blue roof and blue/green roof systems provide the attenuation storage and drainage performance assumed within the approved surface water drainage strategy, and to minimise the risk of surface water flooding on and off site, in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

20. Secure By Design

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

Reason:
In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2026); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022)

Permission is subject to the following Pre-Occupation Condition(s)

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21. Cycle Parking

Prior to the occupation of the development details, including scale drawings (1:50) of all the facilities to be provided for the secure cycle parking facilities and details of additional cycle measures, including shared bikes, in accordance with the approved plans, shall be submitted and approved in writing by the Local Plan Authority

The submitted details must also provide additional cycle measures including 27 shared bikes to be located within the lobby area and managed by the onsite concierge.

The cycle parking facilities shall be provided prior to the occupation of the development and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:
In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users and in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan Policy T5 (Cycling) and Southwark Plan Policy P53 (Cycling).

22. Trees - Arboricultural Site Supervision

Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in the tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

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Reason:
To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2026); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

23. Trees - Landscape Management Plan

Prior to the occupation of the development a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.
If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS 8545 (2014) Trees: from nursery to independence in the landscape; BS 3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); BS 8640:2025 Structural and Supported Soils for Trees in Hard Landscapes; EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason:
So that the Council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy Framework (2026); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1

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(Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

24. Wildlife Friendly Lighting

Prior to occupation, a lighting design strategy including a bat friendly Lighting Plan for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed through the provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason:
To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

25. Water Network Upgrades

The development shall not be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water) that either:

1. All wastewater network upgrades, all surface water network upgrades and all water network upgrades required to accommodate the

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additional flows to and from the development have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority (in consultation with Thames Water) to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason:
Thames Water has identified an inability of the existing water network infrastructure, surface water infrastructure, and foul water network infrastructure to accommodate the needs of this development. Network reinforcement works are likely to be required to accommodate the proposed development. The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The condition is necessary to ensure compliance with Policy SI5 (Water infrastructure) of the London Plan (2021); IP1 (Infrastructure) and Policy P67 (Reducing water use) of the Southwark Plan (2022).

26. Gym Health and Fitness internal sound transfer

a) The noise control scheme (including sound insulation and isolation measures) implemented in order to minimise as far as practicable both airborne noise and structure-borne noise from the use of the health and fitness studios/gym, shall ensure that the airborne and impact noise target levels detailed in Table 1 below are achieved when tested in accordance with Method 2 (ANC ProPG: Gym Acoustics Guidance (GAG) March 2023).
o Airborne noise health and fitness activity noise shall be no greater than curve G15 as an Leq,5minutes, in accordance with ProPG:GAG2023 methodology in any structurally adjoining habitable areas of residential properties located above or adjoining the health and fitness studio or Gym.
o Impact noise (airborne & structure-borne) health and fitness activity noise shall be no greater than G20 LMax, in accordance with ProPG:GAG2023 methodology in any structurally adjoining habitable areas of residential properties located above or adjoining the health and fitness studio or Gym.

b) Following completion of the development but prior to first occupation, validation testing shall be completed to assess that the noise scheme of works has been successfully implemented to the design expectations. A

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compliance report shall be submitted to and approved by the LPA. Once approved the scheme of noise control shall be permanently maintained thereafter.

Reason:
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the fitness studios/gyms/pool in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2026).

27. Plant Noise

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out prior to occupation and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2026).

28. Drainage Strategy Verification report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence

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that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Drainage Strategy Report prepared by Whitby Wood (ref: P452106 -WW-XX-XX-RP-C-P452, dated 05/06/2026) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:
To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

29. BREEAM

(a) The development hereby approved shall achieve a BREEAM rating of 'Excellent'.

(b) Prior to the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard at as outlined within the submitted BREEAM pre-assessment (Appendix D, Sustainability Statement, Max Fordham June 2026 Rev P04) have been met.

Reason:
To ensure the proposal complies with the National Planning Policy Framework (2026); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and (Policy P70 (Energy) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

30. Before the first occupation of the development hereby approved, the refuse storage arrangements (individuals bin stores, routes to bin stores, bin collection locations, levels and gradients to and from the store, bulky waste storage) as shown on the drawings and as detailed in the Delivery, Servicing & Waste Management Plan (prepared by Steer, dated June 2026)

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hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason:
To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022- 2025).

31. Enhanced Horizontal sound transmission between residential units

The habitable rooms within the development sharing a party wall element with neighbouring habitable rooms shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2026).

32. Flood Risk Compliance

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment ref. P452106-WW-XX-XX-RP-C-0001 P05 dated 28.05.26 and Drainage Strategy Report ref. P452106-WW-XX-XX-RP-C-0002 P06 dated 24.07.26 unless otherwise agreed in writing by the Local Planning Authority.

Reason:
To ensure the development is designed safely in reference to flood risk in accordance with the National Planning Policy Framework (2026); Policy SI 12 (Flood risk management) of the London Plan (2021); and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

33. Delivery and Servicing Management Plan

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The development hereby permitted shall be serviced in accordance with the approved Delivery, Servicing & Waste Management Plan, dated June 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason:
To ensure compliance with the National Planning Policy Framework (2026); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

34. Restriction - Installations on elevations

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the building.

Reason:
To ensure such works do not detract from the appearance of the building in accordance the National Planning Policy Framework (2026); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

35. Roof Plant

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevation drawings.

Reason:
In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2026); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

36. Restrictions - no telecoms equipment

Notwithstanding the provisions of Schedule 2 Part 16 of the Town &

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Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:
In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2026); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

37. Fire Strategy

The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement (Gateway One) Rev. P03 dated 11.06.26, and Fire Statement (London Plan) Rev. P03 dated 11.06.26, unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason:
To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan (2021).

38. Window Coverings

Unless agreed pursuant to a condition of this permission, the window openings to the development hereby shall be clear glass and shall not be painted, covered or otherwise obscured or obstructed without prior written consent of the Local Planning Authority.

Reason:
In order that the Local Planning Authority may be satisfied as to the design of these buildings, in the interest of their appearance and the frontages remain active and retaining a relationship with the public realm and streets in accordance with Policies D4 (Good quality design) of the London Plan (2021) and Policies P14 (Design quality), P19 (Listed buildings and structures) and P20 (Conservation areas) of the Southwark Plan (2022).

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39. Communal Outdoor Amenity - Hours of Use

The communal outdoor amenity areas shall not be used, other than for maintenance, repair or means of escape, between the hours of 10pm- 8am.

Reason:
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework (2026); Policy P56 (Protection of amenity) and P66 (Reducing noise and enhancing soundscapes) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

40. Archaeological Reporting - One Year

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:
In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework (2026).

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Informative Notes to Applicant Relating to the Proposed Development

1. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:
"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

   The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

2. Nesting Birds

   All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

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3. UKPN

The proposed works are located within 6m of the substation, UKPN are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

4. Network Rail

Network Rail requires at least a 3m buffer between our land and any proposed development in areas where electrification is present. This is to maintain the safety of the applicants, groundworkers during development, future site users and Network Rail staff in the case of an operational incident.

Prior to the commencement of any works on site, developers must contact Network Rail. Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. To inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement. Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view

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of the close proximity of these proposed works to the railway boundary the developer should contact ASPRO.

This development will create a trespass and vandalism risk on to the railway. In the interests of promoting public safety, before any part of the development is occupied, a 1.8-metre-high concrete trespass resistant fence should be erected. The new fencing provided must be independent of existing Network Rail fencing and a sufficient distance should be allowed for between fences to allow for future maintenance and renewal.

Any hedge/tree planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge/tree should prevent Network Rail from maintaining its boundary fencing.

5. Thames Water

Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:https://www.thameswater.co.uk/developers/largerscale-developments/planning-your-development/working-near-our-pipes Please ensure to apply to determine if a build over agreement will be granted.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/workingnear-our-pipes
If you are planning on using mains water for construction purposes, it's

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important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

6. Bats

The applicant is reminded that bats and their roosts are legally protected. Should bats or evidence of bats be encountered during demolition or construction, works must stop immediately in the vicinity of the discovery and advice sought from a suitably qualified ecologist. Any works affecting a bat roost may require a licence from Natural England prior to proceeding. The applicant is reminded to follow the recommendations as set out within the Ecological Assessment prepared by Trium.

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Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and
b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Southwark Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- Development below the de minimis threshold, meaning development which:

  i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

  ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Irreplaceable habitat
As above, based on the information available this permission is considered to be one which will NOT require the approval of a biodiversity gain plan before development is begun. However, we are required to inform you of the requirements relating to

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irreplaceable habitats should they be applicable for any reason. These are set out below:

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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Important Notes Relating to the Council's Decision

1. **Conditions**
   - If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
   - Further information about how to comply with planning conditions can be found at:

     https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12
   - Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. **Community Infrastructure Levy (CIL) Information**
   - If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information, Form 2: Assumption of Liability and Form 6: Commencement Notice to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
   - **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
   - To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

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https://www.gov.uk/guidance/community-infrastructure-levy

- All CIL Forms are available to download from Planning Portal:

  https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

  Appeals can be made online at: https://www.gov.uk/planning-inspectorate.

  If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory

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requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

- Further details are on GOV.UK (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:

1. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].

2. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].

3. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access

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to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. **Other Approvals Required Prior to the Implementation of this Permission.**
   - The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. **Works Affecting the Public Highway**
   - You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. **The Dulwich Estate Scheme of Management**
   - Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. **Building Regulations.**
    - You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. **The Party Wall Etc. Act 1996.**
    - You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a

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boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

APPENDIX 2

Planning policy

National Planning Policy Framework (the Framework)

2026

1. The revised National Planning Policy Framework ('NPPF') was published on 17 August 2026 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives - economic, social and environmental.

2. Annex A, paragraph 1 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

3. The relevant chapters from the Framework are:

- Chapter 3: Decision-making Policies (DM1-DM10)
- Chapter 4: Achieving Sustainable Development (S1-S6)
- Chapter 5: Meeting the Challenge of Climate Change (CC1-CC3)
- Chapter 6: Delivering a Sufficient Supply of Homes (HO1-HO13)
- Chapter 7: Building a Strong, Effective Economy (E1-E4)
- Chapter 8: Ensuring the Vitality of Town Centres (TC1-TC4)
- Chapter 10: Securing Clean Energy and Water (W1-W4)
- Chapter 12: Making Effective Use of Land (L1-L3)
- Chapter 14: Achieving Well-Designed Places (DP1-DP4)
- Chapter 15: Promoting Sustainable Transport (TR1-TR8)
- Chapter 16: Promoting Healthy Communities (HC1-HC8)
- Chapter 17: Pollution, Public Protection and Security (P1-P6)
- Chapter 18: Managing Flood Risk and Coastal Change (F1-F9)
- Chapter 19: Conserving and Enhancing the Natural Environment (N1-N6)
- Chapter 20: Conserving and Enhancing the Historic Environment (HE1-HE10)

The London Plan 2021

4. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy SD7 Town centres: development principles and Development Plan Documents
- Policy SD8 Town centre network
- Policy SD9 Town centres: Local partnerships and implementation

- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H16 Large-scale purpose-built shared living
- Policy E4 Land for industry, logistics and services to support London's economic function
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

5. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P6 Purpose built shared living
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P26 Local list
- P33 Business relocation
- P34 Railway arches
- P35 Town and local centres
- P43 Outdoor advertisements and signage
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P52 Low Line routes
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P63 Land for waste management
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy

Supplementary Planning Documents (SPDs)

6. Of relevance in the consideration of this application are the:

- Heritage SPD (2021)
- Viability SPD (2016)
- Affordable Housing SPD (2025)
- Section 106 and Community Infrastructure Levy SPD (2025)
- Climate and Environment SPD (2025)

Draft London Plan 2026

7. On 16 July 2026 the Mayor of London published the Draft London Plan 2026. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. As the document is in draft form, policies can only be accorded limited weight in the determination process. The relevant policies are:

8.
- MBUL1 Spatial strategy
- MBUL2 Optimising the use of land and site capacity
- MBUL5 Sustainable transport to enable London's growth
- MBUL6 High quality design for a growing, changing city
- MBUL7 London's heritage
- MBUL8 Inclusive design
- MBUL9 Healthy streets and public realm
- MBUL10 Security and safety
- HN1 Increasing London's housing stock
- HN2 Protecting and reshaping housing
- HN3 Delivering affordable housing
- HN8 Housing design
- HN9 Accessible housing
- GLE1 Sufficient and appropriate employment space
- GLE11 Circular economy
- GLE12 Waste
- GHR1 Energy-efficiency
- GHR2 Low-cost low-carbon heat
- GHR3 Whole life-cycle carbon
- GHR4 Heat Risk
- GHR5 Flood risk and drainage
- GHR6 Trees, biodiversity and geodiversity
- GHR7 Green Infrastructure and Urban Greening Factor
- GHR8 Accessible green space
- GHR10 Air quality
- GHR11 Cycle and car parking
- PV2 Central Activities Zone (CAZ)
- PV3 Town centres and high streets
- PV8 Strategic and local views

APPENDIX 3

Site History

08/AP/2252 Application type: Full Planning Application (FUL) Erection of new access ramp and new entrance gate to western elevation.

Decision date 21/11/2008 Decision: Granted (GRA)

18/AP/0737 Application type: Full Planning Application (FUL) Demolition and redevelopment for a mixed use development in a part four-/five-/six-/seven-storey building consisting of 48 residential units (2 studios, 17x 1-bedroom, 24x 2-bedroom and 5x 3-bedroom flats), 221sqm of commercial floorspace (Use Class B1 - office), creation of new public realm, provision of 3 wheelchair accessible car parking spaces and associated landscaping (amendments received)

Decision date 01/03/2019 Decision: Granted (GRA)

APPENDIX 4

Development Management
Planning Division
Our ref: 26/AP/1732
Case Officer: William Tucker
Tel: 020 7525 2436
Email: william.tucker@southwark.gov.uk
Website: https://planning.southwark.gov.uk

The Owner/Occupier
FILE COPY

Date: 22 June 2026

Dear Sir/Madam

Reference No.:	26/AP/1732
Proposal:	Demolition of existing buildings and redevelopment to provide Co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works. For information: proposed building measures 6no. storeys with additional rooftop lift/overrun/plant enclosure (28.1m AOD, 25.2m above ground) and part 5no. storeys. The development as a whole comprises: 146no. Co-living (Sui Generis) units, including 14no. wheelchair accessible units 557sqm of indoor amenity space including 52sqm publicly-accessible coffee lounge space 117sqm outdoor amenity on fifth floor terrace, and new public realm to Manor Place with hard and soft landscaping Provision of 73no. long-stay cycle parking spaces, as well as 27no. folding bikes hire scheme. 4no. Short stay spaces. BREEAM Excellent targeted development. A car-free development Off-street servicing to the Site
Site Address:	Kennington And Walworth Delivery Centre 111 - 123 Crampton Street London Southwark SE17 3AA

This letter is to advise you that a planning application has been made for the development described above.

If you have any comments to make please submit them by **13 July 2026**. If your comments are received any later than this date, please be aware that the application may have already been determined. Comments received after this date but before a decision has been made may still be taken into consideration.

If you rent or do not own the property, notify the landlord/property owner of this letter.

View, comment on and track planning applications online

You can view the application documents, submit your comments and track the application progress here: https://planning.southwark.gov.uk/online-applications/. Simply follow this link to register and create your own planning account. Once your account is created, you can sign up to receive automatic email updates on the application, including when a decision is made. We strongly encourage you to submit your comments online via the above link. It is not only faster and safer than sending your comments by post, but and you will also receive an automatic acknowledgement.

Only comments related to relevant planning matters will be considered; please refrain from profanity and making personal comments.

Under the provisions of the Local Government (Access to Information) Act 1985, you should be aware that any comments you make are not confidential and may be read by any person who so wishes. Comments are publicly published on the planning register. Your address is made public if included in your comment, but all other personal information is removed.

Special Needs

Please contact us if you have any disability and/or special needs that affect your ability to make a comment.

Decision process

In making a decision, the council considers: National Planning Policy and guidance; the London Plan and guidance; the council's planning policies, and; any other material considerations, including relevant comments that relate to the planning merits of the application. This process is outlined here: https://www.southwark.gov.uk/planning-environment-and-building-control/planning

If the application is refused and the applicant appeals, your comments would be forwarded to the Planning Inspectorate for consideration and you would be notified of the decision. The Planning Inspectorate is an independent body who decide on planning appeals.

Yours faithfully

William Tucker
Senior Planning Officer - Strategic Applications

Letters sent by post to the following (626):

Address	Printed	Reply by
Transformer Chamber Crampton Street London Southwark	22/06/2026	13/07/2026
31 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
Middle Unit First Floor 3 - 9 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
Right Hand Unit First Floor 3 - 9 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
Bath House Rear Of 33 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
Concierge Office 22 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
8 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
Railway Arch 183 30 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
15 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
100 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
102 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
104 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
106 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
108 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
110 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
112 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
114 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
116 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
118 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
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96 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
98 Amelia Street London Southwark SE17 3AR	22/06/2026	13/07/2026
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17 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
19 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
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3 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
5 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
1 Occupation Road London Southwark SE17 3BE	22/06/2026	13/07/2026
73 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
74 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
75 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
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186A Crampton Street London Southwark SE17 3AE	22/06/2026	13/07/2026
Security House 2 - 6 Occupation Road London Southwark SE17 3BE	22/06/2026	13/07/2026
142 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
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Flat 3 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
Flat 4 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
Flat 5 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026

Flat 6 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
Flat 7 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
Flat 8 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
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Flat 12 George Elliot House Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
188 Crampton Street London Southwark SE17 3AE	22/06/2026	13/07/2026
18 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
2 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
10 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Manor Place Surgery 1 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
17 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
7 Occupation Road London Southwark SE17 3BE	22/06/2026	13/07/2026
25 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
30 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
Walworth Police Station 12 - 28 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
29A Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
33 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
18 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Railway Arch 182 30 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
186 Crampton Street London Southwark SE17 3AE	22/06/2026	13/07/2026
9A Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
9B Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
25A Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
25B Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
Basement And Ground Floor Flat 7 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
First Floor Flat 2 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
Top Flat 7 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
9A Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
11 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
11A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
16A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
18A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Railway Arch 184 30 Manor Place London Southwark SE17 3BL	22/06/2026	13/07/2026
Railway Arch 185 30 Manor Place London Southwark SE17 3BL	22/06/2026	13/07/2026
Rear Of 1 Occupation Road London Southwark SE17 3BE	22/06/2026	13/07/2026
33A Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
Arch 2 Angel Lane London Southwark SE17 3FR	22/06/2026	13/07/2026
Arch 4 Angel Lane London Southwark SE17 3FR	22/06/2026	13/07/2026
Arch 6 Angel Lane London Southwark SE17 3FR	22/06/2026	13/07/2026
Flat 1 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 2 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 3 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 4 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 5 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 6 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 7 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 8 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 9 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 10 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 11 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 12 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 13 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 14 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 15 1 Angel Lane London Southwark SE17 3FA	22/06/2026	13/07/2026
Flat 1 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 2 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 3 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 4 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026

Flat 5 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 6 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 7 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 8 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 9 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 10 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 11 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 12 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 13 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 14 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 15 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 16 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 17 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 18 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 19 3 Angel Lane London Southwark SE17 3FD	22/06/2026	13/07/2026
Flat 1 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 2 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 3 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 4 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 5 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 6 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 7 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 8 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 9 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 10 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 11 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 12 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 13 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 14 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 15 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 16 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 17 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 18 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 19 5 Angel Lane London Southwark SE17 3FE	22/06/2026	13/07/2026
Flat 1 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 2 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 3 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 4 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 5 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 6 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 7 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 8 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 9 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 10 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 11 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 12 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 13 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 14 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 15 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 16 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 17 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 18 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 19 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 20 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 21 1 Danson Mews London Southwark SE17 3FL	22/06/2026	13/07/2026
Flat 1 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 2 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 3 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 4 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 5 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 6 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026

Flat 7 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 8 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 9 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 10 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 11 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 12 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 13 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 14 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 15 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 16 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 17 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 18 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 19 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 20 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 21 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 22 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 23 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 24 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 25 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Unit 26 Management Office 7 Danson Mews London Southwark SE17 3FQ	22/06/2026	13/07/2026
Flat 34 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Basement And Ground Floors 214 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 1 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 2 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 3 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 4 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 5 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 6 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 7 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 8 204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
First Floor 186 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
Second Floor 186 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
180 - 190 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
4 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
6 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
204 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
208 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
210 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
212 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
218 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
190 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
First Floor And Second Floor Flat 216 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Ground Floor Flat Rear 216 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 1 220 - 222 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
Flat 2 220 - 222 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
182 - 184 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
196 - 202 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
188 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
216 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
192 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
220 - 222 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
186 Walworth Road London Southwark SE17 1JJ	22/06/2026	13/07/2026
19A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
148 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
150 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
152 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
154 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
156 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
158 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
160 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
162 Amelia Street London Southwark SE17 3AS	22/06/2026	13/07/2026
57 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026

58 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
59 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
60 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
61 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
62 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
63 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
64 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
65 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
66 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
67 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
68 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
69 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
70 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
71 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
72 Iliffe Street London Southwark SE17 3LL	22/06/2026	13/07/2026
79 Penton Place London Southwark SE17 3JR	22/06/2026	13/07/2026
81 Penton Place London Southwark SE17 3JR	22/06/2026	13/07/2026
83 Penton Place London Southwark SE17 3JR	22/06/2026	13/07/2026
85 Penton Place London Southwark SE17 3JR	22/06/2026	13/07/2026
7 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
20 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
14 Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
15 Thrush Street London Southwark SE17 3AQ	22/06/2026	13/07/2026
6A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
8 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
212A Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
First Floor And Second Floor Flat 214 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
First Floor And Second Floor Flat 210 Walworth Road London Southwark SE17 1JE	22/06/2026	13/07/2026
19 Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Flat 1 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 2 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 3 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 4 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 5 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 6 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 7 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 8 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 9 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 10 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 11 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 12 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 13 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 14 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 15 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 16 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 17 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 18 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 19 7 Angel Lane London Southwark SE17 3FF	22/06/2026	13/07/2026
Flat 1 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 2 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 3 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 4 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 5 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 6 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 7 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 8 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 9 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 10 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 11 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 12 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 13 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 14 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026

Flat 15 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 16 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 17 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 18 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 19 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 20 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 21 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 22 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 23 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 24 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 25 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
Flat 26 3 Danson Mews London Southwark SE17 3FN	22/06/2026	13/07/2026
10A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Flat 1 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 15 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 16 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 2 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 23 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 24 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 26 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 28 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 30 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 32 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 6 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 9 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 2 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 12 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 11 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 10 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 9 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 8 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 7 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 4 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 1 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 6 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 3 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
Flat 5 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	22/06/2026	13/07/2026
13A Iliffe Yard London Southwark SE17 3QA	22/06/2026	13/07/2026
Tenants Hall Crampton Street London Southwark SE17 3AE	22/06/2026	13/07/2026
1 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
2 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
3 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
4 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
5 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
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7 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
8 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
9 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
10 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
11 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
12 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
13 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
14 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
15 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
16 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
17 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
18 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
19 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
Unit A And B 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Unit B 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026

Unit C 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Unit D 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Unit E 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Unit F 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Unit G 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 101 22 Amelia Street London Southwark SE17 3BY	22/06/2026	13/07/2026
Flat 102 22 Amelia Street London Southwark SE17 3BY	22/06/2026	13/07/2026
Flat 103 22 Amelia Street London Southwark SE17 3BY	22/06/2026	13/07/2026
Flat 104 22 Amelia Street London Southwark SE17 3BY	22/06/2026	13/07/2026
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Flat 501 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
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Flat 603 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 604 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 605 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
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Flat 618 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 619 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 620 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 621 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 622 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 701 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 702 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 703 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 704 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 705 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 706 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 707 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 708 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 709 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 710 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 711 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 712 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 713 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 714 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 715 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 716 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Flat 801 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
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Flat 816 22 Amelia Street London Southwark SE17 3BZ	22/06/2026	13/07/2026
Room 117 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 30 Manor Place London Southwark SE17 3BB	22/06/2026	13/07/2026
First Floor Flat 33 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
Second Floor Flat 33 Manor Place London Southwark SE17 3BD	22/06/2026	13/07/2026
Flat 3 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 4 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 5 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 7 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 8 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 10 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
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Flat 13 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 14 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 17 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 18 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026

Flat 19 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 20 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 21 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 22 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 25 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 27 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 29 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 31 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Flat 33 140 Manor Place London Southwark SE17 3BH	22/06/2026	13/07/2026
Railway Arches 178 To 181 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
Unit 11 Flamingo Court 81 Crampton Street London Southwark SE17 3BF	22/06/2026	13/07/2026
Ground Floor 3 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
First Floor 3 - 9 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026
5 - 9 Amelia Street London Southwark SE17 3PY	22/06/2026	13/07/2026

Development Management
Planning Division
Our ref: 26/AP/1732
Case Officer: William Tucker
Tel: 020 7525 2436
Email: william.tucker@southwark.gov.uk
Website: https://planning.southwark.gov.uk

The Owner/Occupier
FILE COPY

Date: 23 September 2026

Dear Sir/Madam

Reference No.:	26/AP/1732
Proposal:	Demolition of existing buildings and redevelopment to provide co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works. For information: proposed building measures 6no. storeys with additional rooftop lift/overrun/plant enclosure (28.1m AOD, 25.2m above ground) and part 5no. storeys. The development as a whole comprises: 146no. Co-living (Sui Generis) units, including 14no. wheelchair accessible units 551sqm of indoor amenity space including 95sqm publicly-accessible coffee lounge space 117sqm outdoor amenity on fifth floor terrace, and new public realm to Manor Place with hard and soft landscaping Provision of 73no. long-stay cycle parking spaces, as well as 27no. folding bikes hire scheme. 4no. Short stay spaces. BREEAM Excellent targeted development. A car-free development
Site Address:	Kennington And Walworth Delivery Centre 111-123 Crampton Street London Southwark SE17 3AA

This letter is to advise you that the following amendments/changes have been received on the above planning application:

- This application has been amended. For re-consultation purposes, the amendments include:
  Ground floor layout amended to increase size (from 52sqm to 95sqm) of publicly accessible co-working lounge, relocation of primary entrance, and revision to other ground floor amenity spaces.
  At fifth floor, proposed bed decks are replaced with standard rooms. This change reduces the overall height of the eastern block by 1.5m and increases the height by 0.6m to the south and western volumes.
  Articulation of façade on north elevation

If you have any comments to make please submit them by 07 October 2026. If your comments are received any later than this date, please be aware that the application may have already been determined. Comments received after this date but before a decision has been made may still be taken into consideration.

If you rent or do not own the property, notify the landlord/property owner of this letter.

View, comment on and track planning applications online

You can view the application documents, submit your comments and track the application progress here: https://planning.southwark.gov.uk/online-applications/. Simply follow this link to register and create your own planning account. Once your account is created, you can sign up to receive automatic email updates on the application, including when a decision is made. We strongly encourage you to submit your comments online via the above link. It is not only faster and safer than sending your comments by post, but and you will also receive an automatic acknowledgement.

Only comments related to relevant planning matters will be considered; please refrain from profanity and making personal comments.

Under the provisions of the Local Government (Access to Information) Act 1985, you should be aware that any comments you make are not confidential and may be read by any person who so wishes. Comments are publicly published on the planning register. Your address is made public if included in your comment, but all other personal information is removed.

Special Needs

If necessary, you can go to your local library to get online and/or contact us if you have any disability and/or special needs that affect your ability to make a comment.

Decision process

In making a decision, the council considers: National Planning Policy and guidance; the London Plan and guidance; the council's planning policies, and; any other material considerations, including relevant comments that relate to the planning merits of the application. This process is outlined here: https://www.southwark.gov.uk/planning-environment-and-building-control/planning.

If the application is refused and the applicant appeals, your comments would be forwarded to the Planning Inspectorate for consideration and you would be notified of the decision. The Planning Inspectorate is an independent body who decide on planning appeals.

If you wish to discuss the application contact the case officer directly.

Yours faithfully

William Tucker
Senior Planning Officer

Notifications send by email to the following (14):

Address	Printed	Reply by
142 Amelia Street London Southwark SE17 3AR	23/09/2026	07/10/2026
Flat 10 Longleigh House Glebe Estate Peckham Road London Southwark SE5 8UW	23/09/2026	07/10/2026
Flat 24 7 Danson Mews London Southwark SE17 3FQ	23/09/2026	07/10/2026
Flat 8 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	23/09/2026	07/10/2026
28 Sutherland Square London Southwark SE17 3EQ	23/09/2026	07/10/2026
142 Amelia Street London Southwark SE17 3AR	23/09/2026	07/10/2026
84 Penton Place London Southwark SE17 3JS	23/09/2026	07/10/2026
Flat 18 3 Angel Lane London Southwark SE17 3FD	23/09/2026	07/10/2026
Flat 24 7 Danson Mews London Southwark SE17 3FQ	23/09/2026	07/10/2026
Flat 8 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	23/09/2026	07/10/2026
Flat 6 Duke Of Clarence Court 154 Manor Place London Southwark SE17 3BG	23/09/2026	07/10/2026
Flat 213 22 Amelia Street London Southwark SE17 3BY	23/09/2026	07/10/2026
9 Bridport Cadiz Street London Southwark SE17 2TL	23/09/2026	07/10/2026
226 Amelia Street London Southwark SE17 3AS	23/09/2026	07/10/2026

Reference: **26/AP/1732**
Case Officer: **William Tucker**
Proposal: **Demolition of existing buildings and redevelopment to provide co-Living units (Sui Generis) with associated internal and external amenity space, cycle parking, refuse storage, public realm improvements, landscaping and other associated works.**

For information: proposed building measures 6no. storeys with additional rooftop lift/overrun/plant enclosure (26.57m AOD, 23.67m above ground) and part 5no. storeys.
The development as a whole comprises:
146no. Co-living (Sui Generis) units, including 14no. wheelchair accessible units
551sqm of indoor amenity space including 95sqm publicly-accessible coffee lounge space
117sqm outdoor amenity on fifth floor terrace, and new public realm to Manor Place with hard and soft landscaping
Provision of 73no. long-stay cycle parking spaces, as well as 27no. folding bikes hire scheme. 4no. Short stay spaces.
BREEAM Excellent targeted development.
A car-free development

Location: **Kennington And Walworth Delivery Centre 111-123 Crampton Street London Southwark**

Consultees

LBS Building Control Division	STDCN	Internal and external consultatees	22.06.2026
Flood Risk Management & Urban Drainage Team	RCNSTD	Recon: Letter to Internal/External Con's	27.07.2026
LBS Planning Policy - Equalities	STDCN	Internal and external consultatees	28.07.2026
LBS Design And Conservation Team [Formal Consultation]	RCNSTD	Recon: Letter to Internal/External Con's	04.08.2026
LBS Planning Policy - Energy	RCNSTD	Recon: Letter to Internal/External Con's	04.08.2026
LBS Arboricultural Services Team	STDCN	Internal and external consultatees	22.06.2026
LBS Archaeologist	STDCN	Internal and external consultatees	22.06.2026
Arqiva	STDCN	Internal and external consultatees	22.06.2026
LBS CCTV - Public Space Surveillance	STDCN	Internal and external consultatees	22.06.2026
LBS Community Infrastructure Team	STDCN	Internal and external consultatees	22.06.2026
City Of London	STDCN	Internal and external consultatees	22.06.2026
LBS Network Developments Construction Management Plans	STDCN	Internal and external consultatees	22.06.2026
LBS Design And Conservation Team [Formal Consultation]	STDCN	Internal and external consultatees	22.06.2026
City Airport	STDCN	Internal and external consultatees	22.06.2026
LBS Local Economy	STDCN	Internal and external consultatees	22.06.2026
LBS Ecology Officer	STDCN	Internal and external consultatees	22.06.2026
Historic England - Scheduled Ancient Monuments	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Enforcement Team	STDCN	Internal and external consultatees	22.06.2026
Environment Agency	STDCN	Internal and external consultatees	22.06.2026

LBS Environmental Protection Team	STDCN	Internal and external consultatees	22.06.2026
Fire And Emergency Department	STDCN	Internal and external consultatees	22.06.2026
LBS Highways Development & Management	STDCN	Internal and external consultatees	22.06.2026
Historic England - Heritage	STDCN	Internal and external consultatees	22.06.2026
LBS Housing Regeneration And Delivery Division	STDCN	Internal and external consultatees	22.06.2026
HSE Fire Risk Assessments	STDCN	Internal and external consultatees	22.06.2026
London Borough Of Lambeth	STDCN	Internal and external consultatees	22.06.2026
Latin Elephant	STDCN	Internal and external consultatees	22.06.2026
London Borough Of Lambeth	STDCN	Internal and external consultatees	22.06.2026
London Fire & Emergency Planning Authority	STDCN	Internal and external consultatees	22.06.2026
London Underground	STDCN	Internal and external consultatees	22.06.2026
National Amenity Societies	STDCN	Internal and external consultatees	22.06.2026
Natural England - London Region & South East Region	STDCN	Internal and external consultatees	22.06.2026
Network Rail	STDCN	Internal and external consultatees	22.06.2026
NHS London Healthy Urban Development Unit	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy - Equalities	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy - Residential	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy - Energy	STDCN	Internal and external consultatees	22.06.2026
Metropolitan Police Service (Designing Out Crime)	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy [Surgery]	STDCN	Internal and external consultatees	22.06.2026
LBS Public Health	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy - Open Space	STDCN	Internal and external consultatees	22.06.2026
LBS S106 Team	STDCN	Internal and external consultatees	22.06.2026
Flood Risk Management & Urban Drainage Team	STDCN	Internal and external consultatees	22.06.2026
Transport For London	STDCN	Internal and external consultatees	22.06.2026
TFL Railway Infrastructure Manager	STDCN	Internal and external consultatees	22.06.2026
LBS Transport Policy Team	STDCN	Internal and external consultatees	22.06.2026
Thames Water	STDCN	Internal and external consultatees	22.06.2026
LBS Urban Forester	STDCN	Internal and external consultatees	22.06.2026
UK Power Networks	STDCN	Internal and external consultatees	22.06.2026
LBS Waste Management Team	STDCN	Internal and external consultatees	22.06.2026
Ward Cllr - LEADER	STDCN	Internal and external consultatees	22.06.2026
The Walworth Society	STDCN	Internal and external consultatees	22.06.2026
Ward Cllr - Newington	STDCN	Internal and external consultatees	22.06.2026
Ward Cllr - North Walworth	STDCN	Internal and external consultatees	22.06.2026
National Grid UK Transmission	STDCN	Internal and external consultatees	22.06.2026
Elephant Amenity Network	STDCN	Internal and external consultatees	22.06.2026
LBS Planning Policy - Energy	RCNSTD	Recon: Letter to Internal/External Con's	23.09.2026
LBS Design And Conservation Team [Formal Consultation]	RCNSTD	Recon: Letter to Internal/External Con's	23.09.2026
LBS Community Infrastructure Team	RCNSTD	Recon: Letter to Internal/External Con's	23.09.2026

OPEN **MUNICIPAL YEAR 2026-27**

COMMITTEE: **PLANNING COMMITTEE (MAJOR APPLICATIONS) B**

NOTE: Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

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