

PLANNING HISTORY

1. The following planning history for the application site, listed in reverse chronological order by decision date, is of relevance:

1a.	<p>Application reference no.: 19/EQ/0138 Application type: Pre-application enquiry</p> <p>Development description: <i>Refurbishment and extension of existing office building (use class B1a), associated public realm improvements and landscaping</i></p> <p>Decision: Pre-application enquiry closed Decision date: 01.02.2021</p> <p>Notes:</p> <ul style="list-style-type: none">• A copy of the Council's formal pre-application response letter has been added to list of documents associated with 21/AP/0599 on the Council's Public Access for Planning Register. The copy of the letter should be referred to for any further information about pre-application enquiry 19/EQ/0138.
1b.	<p>Application reference no.: 15/AP/0013 Application type: Temporary Planning Permission</p> <p>Development description: <i>Installation of temporary plant/ generator for a period of five years.</i></p> <p>Decision: Granted until 04.03.2020 Decision date: 04.03.2015</p> <p>Notes:</p> <ul style="list-style-type: none">• The consented development was a steel structure located in the yard between the 1 Southwark Bridge Road building and Red Lion Court, immediately to the south of stepped access linking the yard to the Thames Path. As consented, the plant/generator structure measured 9.5 metres long, 1.77 metres wide and 3.0 metres in height.• The temporary plant/generator structure has, as of 2021, been removed from the site.
1c.	<p>Application reference no.: 99/AP/1037 Application type: Advertisement Consent</p> <p>Development description: <i>Display of illuminated fascia sign to Park Street elevation.</i></p> <p>Decision: Granted Decision date: 23.08.1999</p>

Notes:

- This granted consent for the installation of a high-level internally-illuminated 'FT' sign of the same design and positioning as the sign on the south elevation previously consented under 90/AP/0093.

1d. Application reference no.: 90/AP/0093
Application type: Advertisement Consent

Development description:

Illuminated sign location on north and south elevation reading 'FT'

Decision: **Granted**

Decision date: 16.02.1990

Notes:

- This is the original grant of consent for the two internally-illuminated high-level 'FT' signs that remain on the north and elevations of the building in the present day.

2. The following cases of planning history for nearby sites, listed in reverse chronological order by decision date, are relevant:

2a. 135 Park Street and 4-8 Emerson Street, London, SE1 9EA

Application reference no.: 19/AP/0240
Application type: Full Planning Permission

Development description:

Redevelopment of the site including the demolition of the existing buildings and construction of a 12 storey building (plus basement and roof top plant enclosure) with a maximum height of 50.707m AOD, comprising office (Class B1) floorspace on all floors with a flexible retail/café (Class A1/A3) unit at ground floor level. The development will include cycle parking, servicing, refuse and plant areas, hard- and soft-landscaped public realm improvements and other associated works.

Status: **Granted**

Decision date: 27.08.2020

2b. Rose Court, 2 Southwark Bridge Road, London, SE1 9HS

Application reference no.: 18/AP/2302
Application type: Full Planning Permission

Development description:

Refurbishment and extension of existing office building (Use Class B1) to provide a roof extension at levels 10 and 11, five floor extension to the front

elevation at levels two to six, nine floor extension to the rear elevation at levels two to nine, terraces, new facades and associated works

Status: **Granted**

Decision date: 28.03.2019

Notes:

- This consented development will form WPP London Campus 02 (LC02). The FT refurbishment will become London Campus 03 (LC03). The two buildings, together with LC01 at Sea Containers Upper Ground, will house approximately 6000 WPP employees.

2c. Riverside House, 2A Southwark Bridge Road, London SE1 9HA

Application reference no.: 18/AP/3210

Application type: Full Planning Permission

Development description:

Construction of infill extensions at levels 6 to 11 to provide office floorspace (Use Class B1), introduction of roof terraces at levels 8 to 10, enhancements to the existing building facade and treatment of river level and associated works.

Decision: **Granted**

Decision date: 07.03.2019

2d. 133 Park Street and 105 Sumner Street, London, SE1 9EA and SE1 9HZ

Application reference no.: 16/AP/4569

Application type: Full Planning Permission (FUL)

Development description:

Demolition of existing buildings and redevelopment to provide two Class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (Class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.

Decision: **Granted**

Decision date: 20.10.2017

Notes:

- A minor material amendment application, 19/AP/5664, was granted subsequent to the approval of 16/AP/4569.
- The development consented under 19/AP/5664 has been implemented and is presently under construction.

2e. Shakespeare Globe Theatre, 21 New Globe Walk

Application reference no.: 16/AP/3009

Application type: Full Planning Permission

Development description:

Demolition of the existing buildings on the western part of the site and construction of a four-storey building fronting Bankside Thames Path. Construction of a new four storey building with frontage onto Skin Market, and alterations to existing basement level accommodation, providing improved library, archive, theatre facilities, exhibition, rehearsal/education spaces (use class D1) and ancillary accommodation all in connection with the existing Shakespeare's Globe.

Decision: **Granted**

Decision date: 28.07.2017

Notes:

- This consented development has not been implemented.

2f. 1 Bank End site (including Railway Arches and Thames House bounded by Stoney Street, Clink Street and Park Street), London, SE1

Application reference no.: 15/AP/3066

Application type: Full Planning Permission

Development description:

Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space.

Decision: **Granted**

Decision date: 24.03.2017

Notes:

- Two minor material amendment applications have been granted subsequent to the approval of 15/AP/3066. These are 21/AP/0507 and 19/AP/1649.
- The development consented under 19/AP/1649 has been implemented and is presently under construction. It is to be known as Bankside Yards.

2g. 185 Park Street, London, SE1 9BL

Application reference no.: 14/AP/3842

Application type: Full Planning Permission

Development description:

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys (maximum height 19 storeys) containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

Decision: **Granted**

Decision date: 12.02.2016

Notes:

- A minor material amendment application, 17/AP/1944, was granted subsequent to the approval of 15/AP/3066.
- The development consented under 17/AP/1944 has been implemented and is presently under construction. It is to be known as Triptych Bankside.

Sea Containers House, Upper Ground, London, SE1 9PD

Application reference no.: 11/AP/1955

Application type: Full Planning Permission

Development description:

Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant (Class A3), cafe (Class A3), service (Class A2) and retail uses (Class A1) together with new service bay, landscaping, new access arrangements and associated car and cycle parking.

Decision: **Granted**

Decision date: 24.11.2011

Notes:

- Part of the office floorspace within this consented development, which has now been completed, is occupied by WPP and is known as WPP London Campus 01 (LC01).