

APPENDIX 3

Relevant planning history of the site and nearby sites

Elephant Park sites

Reference and Proposal	Status
<p>12/AP/1092 Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 160,579sqm GEA (min) and 254,000sqm GEA (max) residential floorspace together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works).</p>	Granted with Legal Agreement 27/03/2013
<p>14/AP/3438 Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H2 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of a development plot ranging between 10 and 31 storeys in height (max height 104.8m AOD) comprising 365 residential units, 2,033sqm (GEA) flexible retail (A1-A5) uses, car parking, cycle storage, servicing, plant areas, landscaping, new public realm and other associated works.</p>	Granted 08/12/2014
<p>18/AP/3225 Non-material amendment to outline planning permission ref. 12/AP/1092 for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works) in order to:</p> <ul style="list-style-type: none"> - Amend the description of development to: "Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 160,579sqm GEA (min) and 254,400sqm GEA (max) residential floorspace together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access other associated works." - To amend condition 2 part b to cross-refer to the approved plans and documents listed at condition 6. - To submit an amended Development Specification (October 2018) and amend condition 6 to list the Development Specification (October 2018) as the approved version. 	Agreed 07/11/2018

<p>19/AP/1166</p> <p>Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H7 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to Outline Planning Permission ref: 12/AP/1092. The proposal comprises the construction of a development ranging between 9 and 25 storeys in height (maximum building height 86.75 m AOD), comprising 424 residential units, 1,237sqm (GEA) of flexible retail (Classes A1 - A5) uses and 628 sqm (GEA) flexible retail, community and leisure (Classes A1-A5, D1-D2), car parking, cycle storage, servicing, plant areas, landscaping, public realm, and other associated works.</p>	Granted 05/03/2020
<p>19/AP/5787</p> <p>Approval of reserved matters (access, layout, landscaping and appearance) for the Park within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to outline planning permission ref. 12/AP/1092 (Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 160,579sq m (min) and 254,400sq m GEA (max) residential floorspace together with retail (Class A1 -A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works.). The proposals comprise the creation of a permanent new park area comprising landscaping, planting, access, and other associated works.</p>	Granted 17/07/2020
<p>20/AP/1086</p> <p>Application for the approval of reserved matters (access, scale, layout, appearance and landscaping) for the Pavilion within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to outline planning permission ref: 12/AP/1092. The proposals comprise the construction of a single storey building comprising 22 sqm (GEA) Class A1-A5 retail floorspace and 49 sqm (GEA) Class D1 community use floorspace, an accessible roof terrace, landscaping, and other associated works.</p>	Granted 21/10/2020
<p>20/AP/2445</p> <p>Non material amendment to planning permission ref. 12/AP/1092 dated 27th March 2013 (Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 160,579sqm GEA (min) and 254,000sqm GEA (max) residential floorspace together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works).</p> <p>The amendment proposes to adjust the minimum requirement for each non-residential land use as follows: revision of the minimum floor areas within Table 4.2 of the Development Specification to reduce the minimum area of Class A retail space, increase the minimum areas of Classes B1, D1 and D2 uses, and reduce the minimum area of parking, plant, servicing and storage. These result in the same total combined minimum GEA floorspace for Class A, B1, D1 and D2 uses as approved.</p>	Agreed 24/02/2021

<p>20/AP/2534</p> <p>Submission of a revised phasing plan pursuant to conditions 4 (Detailed Phasing Plan - Environmental Statement) and 5 (Detailed Phasing Plan Amendments) of planning permission ref. 12/AP/1092 for the Elephant Park Masterplan (Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 160,579sqm GEA (min) and 254,000sqm GEA (max) residential floorspace together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works). The proposed amendments to the phasing include; subdividing MP5 into MP5a and MP5b; amending the anticipated construction timescales for MP4; incorporation of the four phases of the park into the phasing plan. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p>	Granted 08/03/2021
<p>20/AP/2612</p> <p>Erection of 2 x containers to accommodate urban farming use (Sui generis) together with storage area, landscaping and other associated works for a temporary period of 1 year.</p>	Granted 06/11/2020
<p>21/AP/1947</p> <p>Non-material amendment to reserved matters approval ref. 14/AP/3438 (Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H2 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of a development plot ranging between 10 and 31 storeys in height (max height 104.8m AOD) comprising 365 residential units, 2,033sqm (GEA) flexible retail (A1-A5) uses, car parking, cycle storage, servicing, plant areas, landscaping, new public realm and other associated works) to amend the wording of condition 5 in order to allow the existing public realm landscaping to be altered.</p>	Agreed 01/07/2021
<p>21/AP/1798</p> <p>Application for the approval of reserved matters (access, layout, landscaping and appearance only) for the Park Area within Elephant Park submitted pursuant to outline planning permission (ref: 12/AP/1092). The proposal incorporates changes to the Park Plaza area, cycle route, planting, lighting, signage and other minor amendments to the park development approved by reserved matters approval (ref: 19/AP/5787).</p>	Pending consideration
<p>22/AP/1424</p> <p>Erection of 2 x containers to accommodate urban farming use (Sui generis) together with storage area, landscaping and other associated works for a temporary period until 31st March 2023.</p>	Granted 13/7/2022

Key applications for the nearby Elephant and Castle Shopping Centre

<p>16/AP/4458</p> <p>Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.</p> <p>In the Council's opinion the proposal may affect the setting of the following listed buildings and conservation areas:</p> <p>Metro Central Heights, Newington Causeway; Metropolitan Tabernacle, Newington Butts; Michael Faraday Memorial, Elephant and Castle; the Imperial War Museum, St George's Road; and the Obelisk at St George's Circus.</p> <p>Elliot's Row; St George's Circus and West Square Conservation Areas and the listed buildings therein, and the Walcot Square Conservation Area in Lambeth</p> <p>The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011 (as amended).</p>	<p>Granted 10/01/2019</p>
<p>20/AP/3675</p> <p>Minor material amendment under s73 of the Town and Country Planning Act (1990 (as amended) to vary condition 1 (approved drawings) of planning permission 16/AP/4458 (Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures comprising the enlargement and reconfiguration of the consented station box, including the provision of an additional basement level and minor elevational changes to the station entrance to:</p> <ul style="list-style-type: none"> - enable the new station entrance to serve as the single point of entry / exit for both Northern and Bakerloo lines in the future; - facilitate future connection with the Bakerloo line platforms from the ticket hall, through provision of space for three additional escalators; - provide simpler step free access routes between the ticket hall and the Northern line platforms; - provide an extension to the firefighters' lift shaft to the Bakerloo line connection level; and - secure revisions to retain access to an existing London Underground 	<p>Granted 12/03/2021</p>

ventilation shaft.	
21/AP/1581 Variation of Schedule 2, part 7 (fit out and opening of the London Underground Station Box) of the s106 agreement pursuant to planning permission 16/AP/4458 (Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.) to remove the requirements for details of the timescales for the fit out and opening of the station box to be provided in a Development Agreement).	Agreed 28/05/2021