

**Planning history of the site and nearby sites**

<b>Reference:</b>	23/AP/0387
<b>Proposal:</b>	Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living units, conventional residential dwellings, flexible commercial and community floorspace, a not-for-profit café community use, children's playspace, public realm improvements, landscaping and other associated works.
<b>Location:</b>	79-161 Ilderton Road, London, Southwark SE16 3JZ

<b>Application site</b>	
1.	<p><b><u>79-161 Ilderton Road</u></b></p> <p>Reference Number: 18/AP/2497 Application Type: Full Planning Permission</p> <p>Redevelopment of 79-161 Ilderton Road to provide two separate buildings, a north building and a south building separated by a publicly accessible children's playspace.</p> <p>The erection of a north building to include a part 5, part 6, part 16 and part 28 storey development (93.350m AOD max).</p> <p>The erection of a south building to include a part 3, part 5, part 8, part 13 storey development (49.275m AOD max).</p> <p>To deliver a total of 312 residential units, 448.6sqm GIA of retail floorspace (Use Class A1); 1,817.98sqm GIA of commercial floorspace (Use Class B1) and associated basement provision, disabled parking, cycle parking, children's playspace, public realm improvements and landscaping.</p> <p>This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a Preferred Industrial Location.</p> <p><b>Decision: Granted with legal agreement</b></p>

Decision date: 21 February 2022

## Other nearby sites

2. **257 - 283 Ilderton Road**

Reference Number: 23/AP/1317

Application Type: Full Planning Permission

Demolition of the existing building and redevelopment of the site to deliver a mixed-use development comprising Purpose-Built Student Housing (Use Class Sui Generis), a new self-storage facility (Use Class B8), light Industrial workspace / incubator units (Use Class E(g)(iii)) and other associated infrastructure.

Decision: Under consideration/assessment

Decision date: Pending

3. **18-22 Penarth Street**

Reference Number: 22/AP/1603

Application Type: Full Planning Permission

Demolition of existing buildings and construction of a mixed-use part 8, part 9, part 10 storey building comprising of 4,195sqm of light industrial (Class E(g)(iii) use), studio and office (Class E(g)(i and ii) use) workspaces at ground and mezzanine floor levels with 283 co-living studios and supporting amenity facilities (Sui Generis use) and 47 (36.55% Affordable by habitable rooms) residential homes (Class C3 use) above, together with servicing arrangements, cycle parking, external amenity spaces, landscaping and associated works.

Decision: Under consideration/assessment

Decision date: Pending

4. **Ilderton Wharf, 1-7 Rollins Street**

Reference Number: 21/AP/4757

Application Type: Full Planning Permission

Demolition of existing buildings and erection of a mixed use development comprising a building of part 9, 23 and 25 storeys above ground to provide a replacement builders merchants with associated office, trade counter sales area, showroom and external storage/racking, a commercial unit fronting Ilderton Road (Use Class E) 163 residential apartments (Use Class C3) and other associated infrastructure.

	<p>Decision: Resolution to grant, pending legal agreement Decision date: Pending</p>
5.	<p><b><u>301 - 303 Ilderton Road</u></b></p> <p>Reference Number: 20/AP/3560 Application Type: Full Planning Permission</p> <p>Demolition of existing buildings and construction of a 15 storey building comprising 59 residential dwellings (Class C3) and commercial floorspace (Class E(g), with landscaping (including a communal roof garden and ground floor playspace), cycle parking and associated ancillary development.</p> <p>Decision: 28 Jun 2023 Decision date: Granted with legal agreement</p>
6.	<p><b><u>313-349 Ilderton Road</u></b></p> <p>Reference Number: 20/AP/1329 Application Type: Full Planning Permission</p> <p>Demolition of existing buildings and construction of two buildings, one of part 11 and 13 storeys and one of part 13 and 15 storeys, to provide 1,739sq.m (GIA) of commercial floorspace, 250 student accommodation bed spaces (Sui Generis) and 58 residential units, with associated access and highway works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/ recycling stores.</p> <p>Decision: Granted with legal agreement Decision date: 13 May 2021</p>
7.	<p><b><u>227 - 255 Ilderton Road</u></b></p> <p>Reference Number: 19/AP/1773 Application Type: Full Planning Permission</p> <p>Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 253 residential apartments (C3), 35.75% affordable by habitable room, and other associated infrastructure. This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred</p>

	<p>Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.</p> <p>Decision: Granted with legal agreement Decision date: 29 Jan 2021</p>
<p>8.</p>	<p><b><u>Iberia House, 2 Hatcham Road</u></b></p> <p>Reference Number: 17/AP/4649 Application Type: Full Planning Permission</p> <p>Demolition of existing light industrial building and construction of a building ranging in height from 2 to 9 storeys comprising 915.5sqm of B1 commercial and employment space at ground and first floor levels and 33 residential flats over the second to eight floor levels, with 3 residential parking spaces accessed from Hatcham Road.</p> <p>Decision: Granted with legal agreement Decision date: 29 May 2020</p>
<p>9.</p>	<p><b><u>180 Ilderton Road</u></b></p> <p>Reference Number: 17/AP/4546 Application Type: Full Planning Permission</p> <p>Demolition of existing building and erection of a part 5, 8 and 9 storey plus basement mixed-use development (max height 29.98m) comprising 2,351 sqm (gia) of flexible workspace (Use Class B1) and 84 residential apartments (Use Class C3) with associated amenity space and ancillary infrastructure.</p> <p>Decision: 13 Sep 2018 Decision date: Granted with legal agreement</p>
<p>10.</p>	<p><b><u>Surrey Canal Triangle</u></b></p> <p>London Borough of Lewisham Reference number: DC/13/085143 Application Type: Minor Material Amendment</p> <p>An application submitted under Section 73 of the Town &amp; Country Planning Act 1990 for a minor material amendment to planning permission (DC/11/76357) for the comprehensive, phased, mixed use development of the site on the land to the north and south of Surrey Canal Road, for up to 240,000sqm (GEA) of development as set out in the revised Development Specification dated 1 July 2011 as amended 2 September 2011.</p>

The principal elements of the outline planning permission comprise up to 2,400 homes (Class C3); retail (Class A1-A5); business space (Class B1); hotel (Class C1); non-residential institutions (Class D1); assembly and leisure (Class D2) excluding the Millwall FC stadium.

The demolition of all existing buildings on the site with the exception of the Millwall FC Stadium (retained and its facade upgraded and/or re-clad), Guild House (retained and extended) and Rollins House (retained); re-profiling of site levels; alterations to Surrey Canal Road and the re-alignment of Bolina Road; associated works and landscaping in order to allow alterations to the development by way of:- The reconfiguration of buildings on Plots Timber Wharf, Stockholm 1 & 2 and Senegal Way 1& 2 and the redistribution of land uses between these Plots, within the overall approved development by floorspace area and land use.

Amendments to the massing of buildings and their heights on Plots Timber Wharf, Stockholm 1 & 2 and Senegal Way 1& 2 as well as changes to the distribution of uses amongst these Plots including the redistribution of part of the proposed residential accommodation from the south side of Surrey Canal Road to the north and of the approved leisure uses.

Amendments to the Parameter Plans to reflect the changes referred to above, principally in respect of the massing of buildings and building heights, an alteration to a parking space and loading bay, landscape, open space and public realm; massing of buildings and building heights for Plots: Timber Wharf 1 and Timber Wharf 2 (Phase 2), Stockholm 1 and Stockholm 2 (Phase 3), Senegal Way 1 and Senegal Way 2 (Phase 4).

Decision: 18 Dec 2015

Decision date: Granted with legal agreement