

APPENDIX 3

Planning history

Reference:	23/AP/1862
Proposal:	Phased mixed-use redevelopment of the site, comprising: <ul style="list-style-type: none">- Demolition of all existing buildings/structures, site clearance and excavation;- Construction of buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E);- Construction of buildings to provide purpose built student accommodation including associated amenity and ancillary space, flexible commercial, business, service and community spaces within Classes E/F2(b) (Sui Generis); 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.
Location:	747-759 & 765-775 Old Kent Road and Land at Devonshire Grove, London, SE15 1NZ

Application site

1. **747-759 & 765-775 Old Kent Road and Land at Devonshire Grove**

Reference Number: 19/AP/1239

Application Type: Full and Outline Planning Permission

Hybrid application consisting of: (Detailed Proposals) Demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces ,associated landscaping and highways works and a new substation and all associated works.

(Outline Proposals)

Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-

	<p>residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.</p> <p>This Application is for a Phased Development for CIL purposes with details of the phasing to be secured by Condition.</p> <p>Decision: Granted with legal agreement Decision date: 17 February 2022</p>
2.	<p>747-759 & 765-775 Old Kent Road and Land at Devonshire Grove</p> <p>Reference Number: 22/EQ/0205 Application Type: Pre-application Enquiry</p> <p>Pre-application enquiry for: redevelopment comprising student accommodation, affordable housing, commercial uses, highways reconfiguration and other associated works.</p> <p>Decision: Pre-application enquiry closed Decision date: 10 August 2023</p>
3.	<p>747-759 & 765-775 Old Kent Road and Land at Devonshire Grove</p> <p>Reference Number: 23/AP/0693 Application Type: Scoping Opinion</p> <p>Request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), for redevelopment comprising student accommodation, affordable housing, commercial uses, highways reconfiguration and other associated works.</p> <p>Decision: Granted with legal agreement Decision date: 29 May 2023</p>
<u>Other nearby sites</u>	
4.	<p>Daisy Business Park, 19-35 Sylvan Grove</p> <p>Reference Number: 19/AP/2307 Application Type: Full Planning Permission</p> <p>Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5</p>

	<p>storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements..</p> <p>Decision: Granted with legal agreement Decision date: 14 January 2022</p>
5.	<p>Daisy Business Park, 19-35 Sylvan Grove</p> <p>Reference Number: 23/AP/0582 Application Type: Full Planning Permission</p> <p>Redevelopment to provide a mixed-use development comprising student accommodation (Sui Generis), residential accommodation (Use Class C3), community floorspace (Use Class F2) and commercial workspace (Use Class E(g)) within two buildings of up to 7 storeys and 34 storeys with associated car and cycle parking, landscaping, public realm and highways improvements.</p> <p>Decision: Under consideration/assessment Decision date: Pending</p>