

Appendix 3: Relevant planning history

Application site

1. Relevant planning history for the application site is summarised below.

Reference and Proposal	Status
<p>12/AP/2737 Hybrid planning application comprising:</p> <p>1. Application for full planning permission for the demolition of existing buildings and the erection of a new part 5, part 7 and part 9 storey building (max height 32.125m AOD) fronting Clements Road providing 119 residential units, plus associated highway works, vehicle access, car and cycle parking and landscaping, including all related ancillary facilities (storage, management facilities and plant).</p> <p>2. Application for outline planning permission (with all matters reserved) for the demolition of existing buildings and the development of a mixed use scheme providing a number of buildings ranging from 14.08m (AOD) to 32.45m (AOD) in height (approximately 4 to 9 storeys) providing up to 73,000sqm of residential floorspace (up to 681units) and up to 8,240sqm of new commercial floorspace (Use Classes A1, A2, A3, B1, B8, D1 and D2), plus associated highway and public realm works, landscaping, car and cycle parking, and related infrastructure works.</p>	<p>GRANTED Planning permission with s106 legal agreement 24/10/2013</p>
<p>16/AP/5015 Certificate of Lawfulness (Existing) to certify that LBS Planning Permission 12/AP/2737 has been lawfully implemented.</p>	<p>CERTIFICATE GRANTED 08/02/2017</p>
<p>17/AP/4088 Demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1 floorspace, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi use floorspace (A1/A3/A4/D1) within Building BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible A1/A3/A4/D1/Sui Generis Uses and other associated works.</p>	<p>GRANTED (by GLA) Planning permission with s106 agreement 04/06/2020</p>

<p>20/AP/2521 Enabling works (associated with planning permission 17/AP/4088) involving minor demolition and remedial works to exposed facades of Blocks K and C, including re-instatement of windows/doors, and making good of brickwork and masonry in materials to match existing.</p>	<p>GRANTED 06/11/2020</p>
<p>21/AP/0393 Non-material amendments to permission 17/AP/4088 for 'Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1 floorspace, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi use floorspace (A1/A3/A4/D1) within Building BF-F, a new secondary school, in buildings ranging from 6 to 36 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, childrens' playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible A1/A3/A4/D1/Sui Generis Uses and other associated works' to Plot BC-01, Building BC-6 ONLY (Compass School) comprising changes to the building fenestration, site fencing and approved floor plans including ground floor and roof access routes and confirmation of boundary line as per Development Agreement documents with a consequent update to condition 2 (approved plans).</p>	<p>Agreed 16/07/2021</p>

<p>21/AP/1823</p> <p>Non-material amendment to planning permission 17/AP/4088 (Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1 floorspace, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi use floorspace (A1/A3/A4/D1) within Building BF-F, a new secondary school, in buildings ranging from 6 to 36 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, childrens' playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and</p> <p>Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible A1/A3/A4/D1/Sui Generis Uses and other associated works).</p> <p>The amendment consists of alterations to the description of development to remove reference to the floorspace areas in order to allow for future flexibility within the approved use classes.</p>	<p>Agreed 23/06/2021</p>
<p>21/AP/2527</p> <p>Non-material amendment to planning permission 17/AP/4088 (Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme including providing up to 1,418 residential units, flexible Class A1/A3/A4/B1/D1/D2 and flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and, Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme, providing up to 130 residential units and flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works) for internal and external alterations to buildings BF F and BF- OPQ and amendments to condition 2 (approved plans and documents) and 52 (phasing plan).</p>	<p>Agreed 12/08/2022</p>

<p>21/AP/2983 Variation to S106 agreement relating to planning permission 17/AP/4088 (Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1 floorspace, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi use floorspace (A1/A3/A4/D1) within Building BF-F, a new secondary school, in buildings ranging from 6 to 36 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, childrens' playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible A1/A3/A4/D1/Sui Generis Uses and other associated works) comprising:</p> <p>Changes to the affordable workspace definition; Changes to the development definition; Changes to the Intermediate DMR housing definition; Changes to the definition of residential units and Updates to various clauses and schedules to enable the school obligations to be dealt with separately.</p>	<p>Agreed 05/10/2022</p>
<p>23/AP/0587 Display of four separate non-illuminated hoardings measuring: 3.1m x 65m; 3.1m x 224m; 3.1m x 36m; and 3.1 x 74m for a temporary period between June 2023 and June 2026.</p>	<p>Advert consent granted 17/05/2023</p>

<p>23/AP/1701</p> <p>Non material amendments to planning permission ref. 17/AP/4088: (Demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1 floorspace, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi use floorspace (A1/A3/A4/D1) within Building BF-F, a new secondary school, in buildings ranging from 6 to 36 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, childrens' playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and</p> <p>Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible A1/A3/A4/D1/Sui Generis Uses and other associated works). The proposal is 1) to amend the wording of Condition 15 'Foundations piling and ground structures' to exclude advance works and 2) amend Condition 52 'Phasing Plan' with revised drawing.</p>	<p>Agreed 22/08/2023</p>
<p>23/AP/2224</p> <p>Non-material amendment to amend the description of development of planning permission ref. 17/AP/4088 (as amended) dated 04/06/2020 (Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme including providing up to 1,418 residential units, flexible Class A1/A3/A4/B1/D1/D2 and flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and,</p> <p>Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing up to 130 residential units and flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works). The amendment consists of alterations to the description of development to remove reference to the number of residential units and building heights.</p>	<p>Agreed 23/08/2023</p>

<p>23/AP/3143 Non-material amendment to condition 2 (Approved plans and documents) of planning permission ref. 17/AP/4088 (Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme including providing new homes (Class C3), flexible Class A1/A3/A4/B1/D1/D2, flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, and a new secondary school. The development also includes communal amenity space, landscaping, children's play space, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and, Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing new homes (Class C3) and flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works). Amendment of condition 2 to amend demolition drawings for Block F to allow further demolition of the facades due to asbestos and for the ground floor slab to be broken out.</p>	<p>Agreed 22/12/2023</p>
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2. Within the application site, the Sugarhouse Studios to the west side of the school was granted a temporary permission for its use.

<p>20/AP/0368 Change of use from education (Use Class D1) to business (Use Class B1 (C)) for a temporary period of 3 years.</p>	<p>GRANTED Planning permission 07/04/2020</p>
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<p>21/AP/2263 Variation of Condition 3 (Opening Hours) of planning permission 20/AP/0368 (Change of use from education (Use Class D1) to business (Use Class B1 (C)) for a temporary period of 3 years.) The changes shall require that:</p> <p>The Use Class B1 (c)/ E (g iii) hereby permitted shall not be carried outside of the hours 07:00-23:00 Mondays to Saturdays and 08:00 to 18:00 on Sundays and Bank Holidays; Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00 on Mondays to Saturdays and 08:00 and 18:00 on Sundays and Bank Holidays; The handling of bottles and movement of bins and rubbish is only permitted to take place outside the premises between the hours of 07:00 and 21:00 on Mondays to Saturdays and 8:00 to 18:00 on Sundays and Bank Holidays; Between the hours of 18:00 and 08:00 on any day, the area at the front of the site shall not be used for any other purpose other than access to and from the building; No fabrication work or other noisy activity shall take place in the front of house area when the loading bay doors are open at any time.</p>	<p>GRANTED Planning permission 28/01/2022</p>
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3. The Santander cycle docking station now installed on Clements Road was granted permission.

<p>21/AP/4496 Installation of cycle hire docking station with 23 cycles and payment terminal.</p>	<p>GRANTED Planning permission 09/06/2022</p>
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Adjacent sites

4. The adjacent Block J of the former Biscuit Factory on Drummond Road has planning permission for its extension and redevelopment, which has been implemented and the southern part is currently under construction.

<p>17/AP/4283 Part demolition of existing building and erection of a six storey extension with basement, comprising 4,344sqm of office floorspace (Use Class B1) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations.</p>	<p>GRANTED Planning permission with s106 agreement 08/06/2018</p>
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<p>22/AP/3723 Non-material amendment by planning permission ref. 17/AP/4283 dated 08/06/2018 (Part demolition of existing building and erection of a six storey extension with basement, comprising 4,344sqm of office floorspace (Use Class B1) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations). The amendment is to update the development description to omit reference to the amount of office floorspace and update the use class. The revised development description will read: "Part demolition of existing building and erection of a six storey extension with basement, comprising office floorspace (Use Class E(g)) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations."</p>	<p>AGREED 25/04/2023</p>
<p>22/AP/3724 Non-material amendment by planning permission ref. 17/AP/4283 dated 08/06/2018 (Part demolition of existing building and erection of a six storey extension with basement, comprising 4,344sqm of office floorspace (Use Class B1) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations). The amendment is to update the development description to omit reference to the amount of office floorspace and update the use class. The revised development description will read: "Part demolition of existing building and erection of a six storey extension with basement, comprising office floorspace (Use Class E(g)) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations."</p>	<p>AGREED 25/04/2023</p>

<p>23/AP/1466 Non material amendment of planning permission ref. no. 22/AP/3723: Variation of Conditions 1, 5 and 6 of planning permission ref. 17/AP/4283 (Part demolition of existing building and erection of a six storey extension with basement, comprising office floorspace (Use Class E(g)) and ancillary cafe; part replacement facade and minor elevational changes to existing building and other associated development including landscape/surfacing alterations). The proposed amendments include: changes to ground floor entrance to match ground floor openings on south elevation, fifth floor extension to commercial floor space and terrace, reduced height of brick parapet and replacement with balustrade on south elevation fifth floor and fifth floor mezzanine, re-location of biodiverse green roof and increased provision of green roof from 58sqm to 170sqm, revised layout of PV roof panels, revised roof light design, replacement of precast concrete lintels with metal lintels on north and south elevation, and revised design of external escape staircase design on west elevation. NMA sought: Non-material amendments for the removal of the existing Portico and rebuild a new Portico at a higher position to match the existing</p>	<p>AGREED 25/07/2023</p>
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5. Block A Unit 1 of the Biscuit Factory on Drummond Road has the following history:

<p>18/AP/1793 Change of use from B1(a) (Offices) to D2 (Indoor Climbing Centre) with ventilation and front external alteration to include a new entrance</p>	<p>GRANTED Planning permission 09/08/2018</p>
<p>20/AP/1448 Variation of Conditions 1 - Proposed plans and 3 - Cycle storage, of planning permission 18/AP/1793 (Change of use from B1(a) (Offices) to D2 (Indoor Climbing Centre) with ventilation and front external alteration to include a new entrance) to reflect amended plans showing new internal cycle storage location.</p>	<p>GRANTED Planning permission 22/07/2022</p>

6. 17 Clements Road has recent applications granted:

<p>23/AP/0991 Installation of photovoltaic solar panels on the east and west facing surfaces of the butterfly part of the roof, as well as on the dormer roof, at the rear of the property.</p>	<p>GRANTED Planning permission 23/05/2023</p>
<p>23/AP/1092 Certificate of Lawfulness (Proposed) : PV solar panels on the butterfly part of the roof at a consistent 20cm perpendicular to the roof, as well as on the on the dormer roof at the rear of the property. Slightly sloped from 20-5cm perpendicular to the roof line.</p>	<p>Certificate GRANTED 30/05/2023</p>

