

# ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 09 October 2018

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	18-AP-1577
<b>Site</b>	ALL SAINTS ANNEXE (IMPERIAL WAR MUSEUM) AND LAND TO THE REAR, AUSTRAL STREET, LONDON, SE11 4SJ	<b>TP No.</b>	TP/1357-A
		<b>Ward</b>	St Georges
		<b>Officer</b>	Patrick Cronin

**Recommendation** GRANT PERMISSION

## *Item 6/1*

**Proposal**

Construction of a three-storey building for Class D1 use (to provide offices and staff accommodation ancillary to the Imperial War Museum) within the rear yard, to incorporate rooftop plant and photovoltaics, together with the change of use of the existing All Saints Annexe building from Class D1 (ancillary to the museum) use to a mixed Class B1 (office) / Class D1 (ancillary to museum) use. The development will include hard and soft landscaping improvements, the provision of a cycle and refuse store, the provision of one accessible car parking space at the front of the All Saints Annexe building, the rebuilding of the site's boundary wall to Geraldine Mary Harmsworth Park, the realignment of the access road into the site from the Park, demolition of the portakabins and other associated works.

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	18-AP-1215
<b>Site</b>	160 BLACKFRIARS ROAD AND LAND TO THE REAR, LONDON SE1 8EZ	<b>TP No.</b>	TP/1390-157
		<b>Ward</b>	Borough & Bankside
		<b>Officer</b>	Christopher Kirby

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA

## *Item 6/2*

**Proposal**

Erection of a 10 storey building (40.23m AOD) with basement, comprising a 220 bedroom hotel with ancillary restaurant (Class C1); flexible office space (Class B1); retail units (Class A1/A3); creation of public space; landscaping and associated works. Works to the existing building at ground and roof levels (including a new rooftop terrace, enclosure and PV panels); elevational alteration; creation of a new entrance and the installation of an architectural feature along the Blackfriars Road elevation.

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	18-AP-0897
<b>Site</b>	RUBY TRIANGLE SITE, LAND BOUNDED BY OLD KENT ROAD, RUBY STREET AND SANDGATE STREET, LONDON SE15 1LG	<b>TP No.</b>	TP/2404-1
		<b>Ward</b>	Old Kent Road
		<b>Officer</b>	Sarah Parsons

**Recommendation** GRANT SUBJECT TO LEGAL AGRT, GLA AND SOS

## *Item 6/3*

**Proposal**

Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (plus mezzanine) (+64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (plus mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,165 residential dwellings (Class C3), flexible retail, business and communal space (Class A1/A2/A3/A4/A5/B1/B8/D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

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.

THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. The ES can be viewed on the Council's website. Copies of the ES may be obtained from [rubbytriangle@glhearn.com](mailto:rubbytriangle@glhearn.com) at a charge of £20 for CD copy of the full ES, £150 for a hard copy of the ES Main Report (Volume 1), £100 for a hard copy of the ES Drawings and Appendices (Volume 2). There would be no charge for an emailed copy or single hard copy of the Non Technical Summary (Volume 3).

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