



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 15 July 2025 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Sam Dalton
Councillor Ketzia Harper
Councillor Cleo Soanes
Councillor Emily Tester
Councillor Joseph Vambe

**OTHER MEMBERS
PRESENT:** Councillor Jasmine Ali
Councillor David Parton

**OFFICER
SUPPORT:** Colin Wilson, (Assistant Director Strategic Development)
Nagla Stevens, (External Legal Counsel, Birketts)
Dipesh Patel, (Head of Planning, Strategic Applications)
Victoria Lewis, (Team Leader)
Matt Redman, (Senior Planning Officer)
Michael Tsoukaris, (Group Manager Design & Conservation)

1. APOLOGIES

Apologies for absence were received from Councillor Kath Whittam.

2. CONFIRMATION OF VOTING MEMBERS

All members listed as present above were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew member's attention to the members' pack, addendum and supplemental report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member declared an interest in item:

7.2 & 7.3 – 24/AP/3800 & 24/AP/3801 – Chambers Wharf, Chambers Street, London, SE16 4XQ

Councillor Emily Tester, non-prejudicial as while the site in question was in her ward, she did not have any prejudicial interest in this item.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held on 14 May 2025 be approved as a correct record and signed by the chair.

6. PROPOSED LOCAL LISTED BUILDING CONSENT ORDER FOR THE INSTALLATION OF SOLAR PANELS ON GRADE II LISTED RESIDENTIAL PROPERTIES IN THE SUTHERLAND SQUARE AND LIVERPOOL GROVE CONSERVATION AREAS

Report: See pages 7-59 of the main agenda report.

The committee heard the officer's introduction to the report. Members put questions to the officer.

RESOLVED:

That Planning Committee:

1. Approves the draft Local Listed Building Consent Order (LLBCO) for the installation of solar panels on Grade II listed residential properties in the Sutherland Square Conservation Area and the Liverpool Grove Conservation Area (draft attached at Appendix 1).
2. Approves the statutory consultation be undertaken on the draft LLBCO.
3. Notes that the outcome of the statutory consultation be reported back to the Planning Committee with a recommendation on the possible making and adoption of the LLBCO.
4. Notes the findings of the Equality Impact and Needs Analysis (EINA) (attached at Appendix 2).

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 24/AP/2074 - THE AYLESHAM CENTRE, RYE LANE, LONDON, SE15 5EW

Planning Application Number: 24/AP/2074

Report: See pages 65-305 of the main agenda, pages 1-519 of the Supplemental Agenda and addendum report pages 1 – 9.

Proposal:

“Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)), flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), dwellings (Use Class C3), landscaping and associated works.”

The Committee heard the officer’s introduction to the report and addendum report.

Members put questions to the officers.

The spokespersons for the objectors addressed the committee and responded to questions put by members of the committee.

The applicant’s representatives addressed the committee and answered questions put by the members of the committee.

There were no supporters living within 100 metres of the development site present and wishing to speak.

Councillor Jasmine Ali and David Parton addressed the committee in their capacity as ward councillors and responded to questions put by members of the committee.

Members of the committee put further questions to officers and discussed the application.

the committee went into closed session for a brief period between 23:26pm - 23:52pm.

A motion to refuse planning permission as amended, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the Planning Committee:

1. Notes that an appeal for non-determination has been received in respect of planning application reference 24/AP/2074 which is a major application which would normally have been considered and determined by planning committee (following referral to the Mayor of London) but will now be determined by the Secretary of State.
2. Notes that a planning inspector had been appointed to decide the appeal and that a planning inquiry has been listed with a time estimate of eight days commencing on the 27 October 2025.
3. Consider the officer report and endorse the following reasons for refusal had the applicant not appealed against non-determination:

The proposed development, owing to the low level of affordable housing and the failure to deliver any Community Land Trust homes would fail to deliver sufficient public benefits to outweigh the heritage harm to the character and appearance of the Rye Lane Peckham Conservation Area, owing to the height, scale and massing of proposed blocks A, B and C; the scheme would also result in harm to the townscape owing to the excessive height of proposed block L. As such the proposed development would be contrary to paragraphs 212, 213 and 214 of the NPPF (2024), policies D1'Design, character and capacity for growth' D4 'Delivering good design' and HC1 'Heritage conservation and growth' of the London Plan 2021, and policies P13 'Design of places', P20 'Conservation areas', P21 'Conservation of the historic environment and natural heritage' and site allocation NSP74 of the Southwark Plan 2022, and the Rye Lane Peckham Conservation Area Appraisal (October 2011).

The proposed development, owing to the low level of affordable housing, would fail to meet the significant need for social rented and intermediate homes in the borough. As such the proposal would be contrary to policy P1 'Social rented and intermediate housing' of the Southwark Plan (2022) and the Affordable Housing SPD (2025) and policy GG4 of the London Plan.

The proposed development, owing to the loss of retail floorspace would fail

to meet the site allocation requirement in NSP74 to provide at least the existing amount of retail floorspace currently on the site and such would cause harm to the vitality and viability of the town centre and would fail to diversify and complement the existing retail offer in the town centre. This would be contrary to policy SD6 'Town centres and high streets' and E9 'Retail, markets and hot food takeaways' of the London Plan 2021 and policy P35 'Town and Local Centres' NSP74 of the Southwark Plan (2022).

4. Authorise officers to defend the appeal on the basis of the above reason for refusal, which would form the basis for the council's evidence at the Inquiry.
5. Notes that officers consider that it would be necessary for any s.106 obligation submitted in respect of the appeal to include the provisions set out in detail in the report.
6. Delegates authority to the Director of Planning and Growth to agree final s106 terms as he considers appropriate due to the likely time constraints in the appeal process which may prevent the matter being referred back to Committee for further consideration.
7. If the appeal is granted and condition for section 106 obligations imposed that requires the applicant resubmit a final business relocation strategy to the council for approval, that this approval is determined by planning committee.

7.2 24/AP/3800 - CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ

This item was withdrawn by planning officers to be heard on the 22 July 2025 at 9pm.

7.3 24/AP/3801 - CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ

This item was withdrawn by planning officers to be heard on the 22 July 2025 at 9pm.

The meeting ended at 00.10 am.

CHAIR:

DATED:

