

27 May 2022

**Land bounded by St Thomas Street, Fenning Street, Vinegar Yard & Snowsfields, including 1-7 & 9 Fenning Street**

in the London Borough of Southwark  
planning application no. 18/AP/4171

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 19 May 2022 (GLA ref: GLA/2020/6665).

**Clarifications and corrections to the report**

| Paragraph | Proposed Amendment / Correction   | Comment  |
|-----------|---|--|
| 2         | ... (as updated by Southwark Council's Addendum Report, <b>dated 29 June 2020</b> )   | Date of Southwark Addendum Report added                            |
| 2(vii)    | Relevant regulations ( <b>EIA 2017</b> )  | Clarification: relevant regulations means the EIA Regulations 2017 |
| 2 (viii)  | ... Southwark's Section 106 Planning Obligations and Community Infrastructure Levy SPD ( <b>updated November 2020</b> ).  | Date of updated SPD included                                       |
| 17        | The proposed development relates to the land bounded by St Thomas Street, Fenning Street, Vinegar Yard & Snowsfields, including 1-7 and 9 Fenning Street, SE1 3QR.  | Errata: correction of typo   |
| 37        | <i>As detailed in Table 1, Option 1 comprises medical lobby space at ground floor, with dedicated lifts providing access to floors one to ten. The mezzanine level would provide 918sq.m. of discounted medical space (Class D1/<b>Eg(e)</b>), offered at a 30% discount on market rents.</i> | Errata: use class order corrected to E(e)                          |

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| 128                | An additional 30-day public consultation took place between 20 January and 21 February 2022.  | Additional text regarding consultation period  |
| 129                | Responses: A total of 44-12 additional responses were received by the Mayor and/or the GLA, of which 7 8 responses objected to the application and 4 responses were in support. These responses have been made available to the Mayor and have been taken into account in this report.  | Errata: additional letter of objection received after the publication of the report                |
| New paragraph 139A | <p>An objection was received from <u>SAVE Britain's Heritage</u>:</p> <ul style="list-style-type: none"> <li>• Despite objecting to the original proposal, no notification was received regarding the Mayoral call-in</li> <li>• Strong objection to the proposal on heritage grounds</li> <li>• Substantial harm to the historic character and significance of the Bermondsey Street Conservation Area</li> <li>• The proposal would erode its character and is at odds with their context</li> <li>• Clear and convincing justification has not been provided</li> <li>• The GLA should give great weight to the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</li> <li>• The proposal is in contravention of London Plan Policies D9C1, HYC1, HC2 and Southwark Policies 19 and 20.</li> </ul> | Additional text  |
| 223                | ...However, should Option 1 not be secured, in line with the S106 requirements, this space would be offered as open Class B1(b) floorspace  | Errata: under option 2, the mezzanine level would be provided as discounted Class B1(b) floorspace |
| 235                | ... Following the grant of planning permission, the applicant must use <i>all reasonable but commercially prudent endeavours</i> to offer and agree a lease for levels 1-10 floorspace (or any part of it as elected by the Trust) to the Trust as a medical facility (Use Class D1).   | Errata: 'all reasonable but commercially prudent endeavours' to reflect agreed Heads of Term       |
| 287                | The <del>emerging</del> site allocation does not identify specific heights for proposed tall buildings.   | Errata: delete 'emerging'  |

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|-----|---|---|
| 326 | A <del>car park management plan cycle parking and monitoring plan</del> , secured via condition, would set out measures to monitor and increase this provision, if necessary.   | Errata: should refer to cycle parking and monitoring plan                       |
| 406 | <del>When considering the BRE guidelines, it is important to note that paragraph 123 of the NPPF states that local authorities should take a flexible approach to policies and guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.—</del>  | Delete paragraph 406  |
| 495 | An updated Flood Risk Assessment (FRA) and Drainage Assessment Report was submitted to the GLA in November 2021, reflecting the proposed medical/ <del>medical-related life science related</del> Research and Development use.   | Errata: should refer to medical / life science                                  |
| 542 | The submission of a combined Demolition and Construction Environmental Management and Logistics Plan prior to commencement would be secured <del>within the S106 legal agreement by condition.</del>  | Errata: documents secured by condition  |
| 543 | A basement impact assessment review would also be <del>required in the s106 agreement secured by condition</del>  | Errata: Basement Impact assessment secured by condition                         |
| 575 | Particular matters of consideration have included <del>accessibility and inclusion within the building and public realm</del> , accessible <del>housing and</del> parking bays, <del>providing a range of employment floorspace (including affordable workspace) to suit a range of tenants, the provision of affordable and family housing</del> and the protection of neighbouring residential amenity. | Errata: remove references to housing. Additional text relating to the proposal. |
| 576 | Section 38(6) of the Planning and <del>Compensation Compulsory Purchase</del> Act 2004 requires matters to be determined in accordance with the Development Plan unless material considerations indicate otherwise.   | Errata: should read Planning and Compulsory Purchase Act 2004                   |

References to NPPF paragraphs throughout the report should be updated as follows to reflect the July 2021 iteration of the NPPF:

| <b>Paragraph</b> | <b>Incorrect reference</b> | <b>NPPF (July 2021) paragraph</b> |
|------------------|----------------------------|-----------------------------------|
| 92               | 213                        | 219                               |
| 406              | 123                        | 125                               |
| 471              | 181                        | 186                               |
| 494              | 163                        | 160                               |
| 501              | 109                        | 111                               |
| 501              | 110                        | 112                               |
| 583              | 193                        | 199                               |
| 584              | 196                        | 200-202                           |
| 587              | 196                        | 200-202                           |

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