

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)



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DECISION NOTICE

LBS Reg. No.: 21/AP/3848

Date of Issue of Decision: 02/12/2021

Applicant Elephant & Castle Properties Co Ltd

AMENDMENTS TO EXISTING PLANNING PERMISSION described as follows have been AGREED as being NON- MATERIAL:

Non material amendment to condition 25 (green roof) to require details of green roofs across the east site rather than plot E1 only, of planning permission 21/AP/1104 dated 29/7/2021 for minor material amendments to planning permission 20/AP/3675 (for Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys above multi-level and single basements, to provide a range of uses including residential (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station, means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures

At Elephant And Castle Shopping Centre, 26, 28, 30 And 32 New Kent Road And Arches 6 And 7 Elephant Road And London College Of Communications Site, Elephant And Castle London

In accordance with the valid application received on 8 November 2021 and supporting documents.

Reference no./Plan or document name/Rev.

Received
on:

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25. Before any above grade work hereby authorised begins to the East Site, details of the green roofs to the East Site shall be submitted to and approved in writing by the Local Planning Authority. The green roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with agreed plans; and
- iii) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. It shall be provided in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Signed: ***Stephen Platts***

Director of Planning and Growth

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Important Notes Relating to the Council's Decision

1. Appeals to the Secretary of State

- If you are aggrieved by this decision of the council as the local planning authority to agree to the non-material amendments to the existing planning permission referred to in this decision notice subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

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2. Other Approvals Required Prior to The Implementation Of Planning Permission.

- The agreement to these non-material amendments does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.

3. IMPORTANT:

- This decision agrees to the carrying out of the non-material amendments described to the original grant of planning permission referred to in the decision notice and must be read together with that original planning permission and is subject to the conditions imposed and the notes contained in that original decision notice unless those conditions and notes are expressly altered or superseded by this decision notice.