

16<sup>th</sup> April 2021

**FAO Victoria Crosby**  
Regeneration & Neighbourhoods  
Southwark Council  
PO Box 64529  
London  
SE1P 5LX

DP9 Ltd  
100 Pall Mall  
London SW1Y 5NQ  
  
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Dear Victoria

**NEW CITY COURT, 4-26 ST THOMAS STREET, LONDON, SE1 9RS  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our client, GPE (St Thomas Street) Limited, please find enclosed an application for full planning permission and listed building consent ('the Application') for the redevelopment of New City Court, 4-26 St Thomas Street, London, SE1 9RS ('the Site').

Planning permission and listed building consent is sought for the following development ('the Proposed Development'):

*'Redevelopment to include demolition of the 1980s office buildings and erection of a 26-storey building (plus mezzanine and two basement levels), restoration and refurbishment of the listed terrace (nos. 4-16 St Thomas Street), and redevelopment of Keats House (nos. 24-26 St Thomas Street) with removal, relocation and reinstatement of the historic façade on a proposed building, to provide office floorspace, flexible office/retail floorspace, restaurant/café floorspace and a public rooftop garden, associated public realm and highways improvements, provision for a new access to the Borough High Street entrance to the Underground Station, cycling parking, car parking, service, refuse and plant areas, and all ancillary or associated works.'*

The Proposed Development represents an exceptional opportunity to redevelop an underutilised brownfield site in a Central London location to deliver a highly sustainable office building of exemplary architectural quality, delivered alongside the restoration and refurbishment of the existing Grade II listed Georgian terrace and remodelling of Keats House, providing a significant quantum of office and retail floorspace. The proposals will be supported by the provision of substantial public realm improvements and enhanced pedestrian links, including a new London Bridge Underground Station entrance and a publicly accessible rooftop garden. Overall, the Proposed Development will regenerate the Site, contribute invaluable towards the local employment offer, whilst enhancing the surrounding area and wider London Bridge Town Centre.

**Submission Documents**

In addition to this covering letter, we duly enclose the following documents in support of the Application:

- Planning Application Form and Ownership Certificate, prepared by DP9;
- CIL Additional Information Form, prepared by DP9;

- Existing and Proposed Drawings (please see Drawing Schedule), prepared by AHMM;
- Design and Access Statement, prepared by AHMM;
- Planning Statement (including draft s106 Heads of Terms), prepared by DP9;
- Basement Impact Assessment, prepared by AKT II;
- Biodiversity Net Gain Report, prepared by Waterman;
- Circular Economy and Whole Life-Cycle Carbon Assessment, prepared by Chapman BDSP;
- Construction Management Plan, prepared by Gardiner & Theobald;
- Delivery, Servicing and Waste Management Plan, prepared by TPP;
- Energy Statement, prepared by Chapman BDSP;
- Fire Statement, prepared by Chapman BDSP;
- Health Impact Assessment, prepared by Volterra;
- Landscape Strategy, prepared by MRG Studio;
- Listed Building Consent Detailed Study, prepared by AHMM;
- Marketing Strategy, prepared by Volterra;
- Pedestrian Forecast and Landscape Assessment, prepared by Space Syntax;
- Statement of Community Involvement, prepared by Kanda.
- Structural Statement, prepared by AKT II;
- Sustainability Statement, prepared by Chapman BDSP;
- Telecommunication Network Impact Assessment, prepared by G Tech;
- Television and Radio Reception Impact Assessment, prepared by G Tech;
- Transport Assessment (including Travel Plan), prepared by TPP; and
- Ventilation and Extraction Statement, prepared by Chapman BDSP.

The Application is also accompanied by an Environmental Statement ('ES'), the scope of which is in accordance with the Informal Scoping Opinion issued by the Council on 9<sup>th</sup> March 2021. This document has been collated by Waterman and includes the following:

- Part 1: Main Text, comprising:
  - Chapter 1: Introduction
  - Chapter 2: EIA Methodology;
  - Chapter 3: Existing Land Uses and Activities;
  - Chapter 4: Alternatives and Design Evolution;
  - Chapter 5: The Proposed Development;
  - Chapter 6: Development Programme, Demolition and Construction;
  - Chapter 7: Transport;
  - Chapter 8: Noise and Vibration;
  - Chapter 9: Air Quality;
  - Chapter 10: Archaeology;
  - Chapter 11: Water Resources and Flood Risk;
  - Chapter 12: Wind Microclimate;
  - Chapter 13: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
  - Chapter 14: Cumulative Effects; and
  - Chapter 15: Summary of Residual Effects & Monitoring.
- Part 2: Figures;
- Part 3: Townscape, Visual Impact and Built Heritage Assessment;
- Part 4: Appendices; and
- Part 5: Non-Technical Summary.

Please note that a payment of £125,145 (inc. VAT and service charge) to cover the application fee has been made via BACS.

We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact David Shiels or Tom Sweetman of this office.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DP', followed by a horizontal line.

**DP9 Ltd.**

**Encs.**

## SCHEDULE 1 – NOTIFICATIONS

Party	Registered Address	Date Notice Served
The Mayor and Burgesses of the London Borough of Southwark	London Borough of Southwark 160 Tooley Street London SE1 2QH	16 <sup>th</sup> April 2021
Transport for London	Palestra House 197 Blackfriars Road London SE1 8NJ	16 <sup>th</sup> April 2021
London Power Networks Plc	Newington House 237 Southwark Bridge Rd London SE1 6NP	16 <sup>th</sup> April 2021
Newspaper notice published in Southwark News (See Schedule 2)	N/A	Published 15 <sup>th</sup> April 2021

## SCHEDULE 2 – NEWSPAPER NOTICE

### Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

#### Proposed development at:

New City Court, 4-26 St Thomas Street, London, SE1 9RS

#### Take notice that an application is being made by:

GPE (St Thomas Street) Limited

#### To Southwark Council for planning permission for:

*Redevelopment to include demolition of the 1980s office buildings and erection of a 26-storey building (plus mezzanine and two basement levels), restoration and refurbishment of the listed terrace (nos. 4-16 St Thomas Street), and redevelopment of Keats House (nos. 24-26 St Thomas Street) with removal, relocation and reinstatement of the historic façade on a proposed building, to provide office floorspace, flexible office/retail floorspace, restaurant/café floorspace and a public rooftop garden, associated public realm and highways improvements, provision for a new access to the Borough High Street entrance to the Underground Station, cycling parking, car parking, service, refuse and plant areas, and all ancillary or associated works.*

Any owner\* of the land or tenant\*\* who wishes to make representations about this application should write to Southwark Council on the address below:

Southwark Council  
Chief Executive's Department  
Planning Division  
Development Management  
PO Box 64529  
London  
SE1 5LX

\*'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

\*\*'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

**Submission Date:** 16<sup>th</sup> April 2021  
**Signed:** DP9 Ltd  
**On behalf of:** GPE (St Thomas Street) Limited  
**Date:** 15<sup>th</sup> April 2021

#### *Statement of owners' rights*

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

#### *Statement of agricultural tenants' rights*

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.