

Andrew Thornley



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Southwark Council
Planning Division
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**Directorate of Regeneration,
Enterprise & Skills**
Woolwich Centre, 5th Floor,
35 Wellington Street,
London, SE18 6HQ

21/1672/K
18/AP/4039
07 May 2021

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)
The Town and Country Planning (General Permitted Development) (England) Order 2015

Site: New City Court, 4-26 St Thomas Street, London, SE1 9RS
Applicant GPE (St Thomas Street) Limited

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Proposal: Redevelopment to include demolition of the 1980s office buildings and erection of a 26-storey building (plus mezzanine and two basement levels) of a maximum height of 108.0m AOD, 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 46,851sqm GEA of Class E(g)(i) office floorspace, 360sqm GEA flexible office E(g)(i)/retail E(a) floorspace, 592sqm GEA Class E(b) restaurant/café floorspace and a public rooftop garden, and 5,190sqm GEA of affordable workspace within the Georgian terrace, Keats House and part of the tower, 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.

(Associated listed building consent application ref. 21/AP/1364).

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, which can be viewed on the council website southwark.gov.uk using the reference number. A hard copy of the application documents is available for inspection by prior appointment at New City Court, St Thomas Street, SE1 9RS (Monday to Friday 9am to 5pm) by contacting david.shiels@dp9.co.uk. Copies of the Non-Technical Summary

are available free of charge, CD copies of the full ES are available for purchase for £25 and printed copies of the ES can be provided on request for sale at a cost of £600 by contacting Waterman Group (ie@watermangroup.com).

I acknowledge receipt of your communication dated 06 May 2021, which was received as valid on 06 May 2021.

I will endeavour to let you know the Council's view as soon as possible.

Yours sincerely,

Andrew Thornley
Development Control