

Chief Executive's Department

Planning Division

Our ref: 22/AP/3149

Applicant's/agent's ref: PP-11431653 MD

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LB Haringey

Date: 3rd October 2022

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
Application for Planning Permission

Reference No.:	22/AP/3149
Proposal:	Phased mixed-use redevelopment of the site comprising: - Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning and non-residential institution uses (Class E / F1); - Construction of basement structure and vehicular access; - Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and - Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development. For information: proposed Building A is 46 storeys with mezzanine level and additional rooftop plant/enclosure (162.3m AOD, 158.4m above ground), proposed Building B is 42 storeys with mezzanine level and additional rooftop lift overrun/enclosure (149.3m AOD, 145.4m above ground), proposed Building C is 10 storeys with mezzanine level and additional rooftop lift overrun/enclosure (46.8m AOD, 43.2m above ground) and proposed Building D is 18 storeys with mezzanine level and additional rooftop enclosure (70.9m AOD, 67.3m above ground). Building E, as altered, is to remain at its existing maximum height (20.5m AOD, 17.2m above ground). The development as a whole comprises: - 838 dwellings, comprising 41 studios, 294 one-beds, 369 two-beds, 131 three-beds and 3 four-beds (Class C3); - 438 sq.m GIA of flexible commercial, business, service and learning floorspace (Class E / F1); - 1,810 sq.m GIA of commercial, business and service floorspace (Class E); and - 4,035 sq.m GIA of flexible commercial, business, service and mixed food/drink/leisure floorspace (Class E / Sui Generis); - a two-storey site-wide basement (with lift under-run) containing 10,172 sq.m GIA of floorspace ancillary to the aforementioned uses. The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This can be viewed on Southwark Council's Public

	Access for Planning Register. Hard copies of the ES are available for inspection at the Council's offices at 160 Tooley Street, London SE1 2QH (Monday to Friday 9am to 5pm). Hard copies can also be purchased from AECOM, Sunley House, 4 Bedford Park, Croydon CR0 2AP, Surrey. for further details contact AECOM on +44 (0)20 8639 3500.
Site Address:	Borough Triangle Site At , 18-54 Newington Causeway, 69 Borough Road

I write to inform you that the planning division has received a planning application, the details of which are summarised above. The application form, drawings and supporting documents can be viewed online by:

- accessing <https://planning.southwark.gov.uk>, and then;
- searching for application 22/AP/3149.

Should you wish to make any comments, please submit these online through Consultee Access. The Planning Division is no longer accepting consultation responses to our *planningstatconsultees* email address, so please do not try to submit your comments in this way.

I require your comments no later than **2 November 2022**. If your comments are received any later than this date, please be aware that the application may have already been determined. Comments received after this date but before a decision has been made will still be taken into consideration.

If your organisation/department does not already have a Consultee Access account, you can set one up easily at <https://planning.southwark.gov.uk>. Please contact our Consultee Access Manager, Lisa Jordan (lisa.jordan@southwark.gov.uk), if you encounter any difficulties setting up your account or have any questions about Consultee Access.

Yours faithfully

Patrick Cronin

Team Leader - Old Kent Road Planning And Growth Team