

LB Haringey

Planning & Growth Directorate

Planning Division

Our ref: 26/AP/0677

Applicant's/agent's ref: 1411-N

Contact: Wing Lau

Tel: 020 7525 5729

Email: wing.lau@southwark.gov.uk

Website: <https://planning.southwark.gov.uk>

Date: 14th April 2026

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
Application for S.73 Vary/Remove Conds/Minor Alterations

Reference No.:	26/AP/0677
Proposal:	Variation of Conditions 1 (approved plans, including affordable housing) and 45 (Wheelchair adaptable user dwellings) and 49 (fire safety) pursuant to planning permission 24/AP/1958 (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 and Service, and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b)); - Construction of basement structure and vehicular access; - Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and 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: The amendments include: - revised internal configuration of stair/lift cores - consequential revisions to internal configuration of the residential accommodation including floorspace, minor reconfiguration of the landscaping at the roof terrace of Building D, and to the layout of the basement - reducing the total quantum of affordable housing to a minimum

	10% provided on-site and a consequential change to the quantum of affordable wheelchair accessible homes. The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), which can be viewed on southwark.gov.uk/planningregister
Site Address:	Borough Triangle Land And Site At, 18-54 Newington Causeway, 69 Borough Road 82-83 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:

- Going to <https://planning.southwark.gov.uk/online-applications/PLAN/26/AP/0677> or
- Accessing <https://planning.southwark.gov.uk>, and then;
- Searching for application 26/AP/0677.

Reason(s) for notification and other notes

Grid Ref: E532129 N179487

Should you wish to make any comments, please submit these online through Consultee Access. Please contact the case officer above if you wish to discuss why you have been consulted or the relevant documents to review.

I require your comments no later than **16 May 2026**. 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

Wing Lau
Team Leader - Strategic Applications