

THE GREATER LONDON AUTHORITY

NOTICE UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("EIA REGULATIONS") AND THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 ('DMPO')

PROPOSED DEVELOPMENT AT: LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD & SNOWFIELDS, INCLUDING 1-7 & 9 FENNING STREET

On 15 April 2019, planning application (Council reference 18/AP/4171) ('the Application') was submitted to the London Borough of Southwark by St Thomas Bermondsey Ltd ('the Applicant'). The Application was accompanied by an Environmental Statement in accordance with the EIA Regulations.

On 24 August 2020, the Deputy Mayor for Planning, Regeneration & Skills, acting under delegated authority, issued a direction under Article 7 of the Town and Country Planning (Mayor of London) Order 2008 that the Mayor will act as the Local Planning Authority (City Hall, Kamal Chunchie Way, London, E16 1ZE) for the purposes of determining the Application (GLA reference GLA/6665/S3). The proposed development is described as follows:

"Redevelopment of the site to include the demolition of existing buildings, retention, refurbishment and use of the warehouse as a retail and community space and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising new office space, a medical or research and development space, flexible retail at ground floor and affordable workspace, alongside cycle parking, servicing, refuse and plant areas, soft and hard landscaping, highway improvements and all other associated works"

At a Representation Hearing on the 27 May 2022 the Mayor resolved to grant conditional planning permission in respect of the Application subject to the prior completion of a Section 106 legal agreement. Since the Representation Hearing slow progress was made with negotiations on the Section 106 agreement and the Applicant has further considered environmental impacts, changes to policy and guidance since that date.

The Applicant has submitted other information under Regulation 25 of the EIA Regulations in the form of an Environmental Statement Review Report dated June 2025. The Applicant has also submitted a Policy Update letter dated 25 November 2025.

Hard copies of the documents detailed above can be inspected by members of the public at all reasonable hours between 10am and 4pm on Mondays to Fridays and by prior appointment outside these hours if this can be facilitated between 4 December 2025 and 17 January 2026 at 169 Union Street, London SE1 0LL. If you wish to view the hard copy documents by prior appointment, please contact us on planningsupport@london.gov.uk or by phone 07702 825 054 to arrange an appointment. Copies of these documents are also available online at:

- London Borough of Southwark website at: <https://planning.southwark.gov.uk/online-applications/> (using ref: 18/AP/4171).
- GLA website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/vinegar-yard-public-hearing>

Representations about the additional information highlighted above should be submitted in writing by post, email or online by **17 January 2026**:

- Online via: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/vinegar-yard-public-hearing>
- Email: vinegaryard@london.gov.uk
- By post: The Planning Team, Greater London Authority, City Hall, Kamal Chunchie Way, London E16 1ZE.

Please note that if you do not submit your comments by **17 January 2026** your views may not be able to be taken into account. The consultation length has been extended to allow for the Christmas period. If you have already submitted comments to the GLA these will be taken into account. If you submitted a hard copy letter by post to the GLA we would suggest you check whether your hard copy letter was received by emailing us on planningsupport@london.gov.uk with your details and we can confirm.