

LONDON BOROUGH OF SOUTHWARK  
TOWN & COUNTRY PLANNING ACT 1990 (as amended)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (as amended)



The planning applications listed below can be viewed on the planning register at <https://planning.southwark.gov.uk/online-applications/>. You can use facilities at your local library or 'My Southwark Service Points' to access the website.

How to comment on this application: You should submit your comments via the above link. Comments received will be made available for public viewing on the website. All personal information will be removed except your postal address. Online comments submitted without an email address will not be acknowledged and those marked 'confidential' will not be considered. Written comments can be submitted to: Southwark Council, Planning division, Development Management, PO Box 64529, London SE1 5LX.

Reason for publicity. The applications are advertised for the reasons identified by the following codes: AFFECT - development affecting character or appearance of a nearby conservation area; OR development affecting setting of a nearby listed building(s); DEP - departure from the development plan; EIA - environmental impact assessment (these applications are accompanied by an environmental statement a copy of which may be obtained from the Council - there will be a charge for the copy); MAJ - major planning application; PIP - application is for Permission in Principle; S106 - ; STDCA - development within a conservation area; STDLB - works to or within the site of a listed building;



**THE CIRCLE QUEEN ELIZABETH STREET  
LONDON SOUTHWARK SE1 2JU  
(Ref: 25/AP/3670)**

Listed building consent for the construction of single-storey extensions at roof level to provide four residential units (Use Class C3) with private balconies, together with the provision of car parking spaces and bicycle storage facilities (Within: Tower Bridge Tower Bridge CA) Reason(s) for publicity: STDLB (Contact: Catherine Jeater 020 7525 5375)

**105 WOODWARDE ROAD LONDON  
SOUTHWARK SE22 8UP (Ref: 25/AP/3697)**

Proposed ground floor side infill extension, internal alterations, front driveway and all associated works at 105 Woodwarde Road, SE22 8UP (Within: Dulwich Village CA) Reason(s) for publicity: STDCA (Contact: Glenn Ruane 020 7525 5840)

**THE CIRCLE QUEEN ELIZABETH STREET  
LONDON SOUTHWARK SE1 2JU  
(Ref: 25/AP/3669)**

Variation of Condition 1 (Approved Plans) pursuant to planning permission 20/AP/1192 dated 17/06/2020: 'Construction of single-storey extensions at roof level to provide four residential units (Use Class C3) with private balconies, together with the provision of car parking spaces and bicycle storage facilities.'. The amendments include the following: - revised layout(s); - revised fenestration (including roof light access) to align with the amended layout; - area of stairwell guarding removed (adjacent to the new apartments); - reconfigured terraces and landscaping; - installation of hot tubs; - introduction of mechanical and electrical services enclosures; and - introduction of air source heat pumps. (Within: Tower Bridge CA) Reason(s) for publicity: STDCA (Contact: Sean Gomes 020 7525 0666)

**SOUTH BANK UNIVERSITY 103 BOROUGH  
ROAD LONDON SOUTHWARK SE1 0AA  
(Ref: 25/AP/3695)**

Temporary use of land as a unit base providing parking and facilities for film crew. (Within: St Georges Circus CA) Reason(s) for publicity: STDCA (Contact: Nejum Hussain )

**33 URLWIN STREET LONDON SOUTHWARK  
SE5 0NF (Ref: 25/AP/3738)**

Listed building consent for the construction of a single-storey side return extension with internal ground floor alterations, removal of the rear conservatory and existing outbuilding, and erection of a single-storey outbuilding at the rear of the garden. (Within: Grosvenor Park

Grosvenor Park CA) Reason(s) for publicity: STDLB (Contact: Sandy Ng 020 7525 3244)

**FLAT 2 PEACOCK HOUSE 38 ST GILES  
ROAD LONDON SOUTHWARK SE5 7RG  
(Ref: 25/AP/3800)**

Listed building consent for a single storey rear extension and the regularisation of elements within the existing dwellinghouse Reason(s) for publicity: STDLB (Contact: Rosie Poser 020 7525 7924)

**23 - 25 PAGES WALK LONDON SOUTHWARK  
SE1 4SB (Ref: 25/AP/3749)**

Demolition of existing buildings and erection of a 6-storey building comprising 23no. residential dwellings (Class C3) at 1st - 5th floors and Class E(g) floorspace at ground floor, together with associated landscaping improvements, secure cycle storage facilities and associated works. Reason(s) for publicity: MAJ (Contact: Troy Davies 0207 525 1513)

**BANKSIDE 2 AND 3 90 - 100 SOUTHWARK  
STREET LONDON SOUTHWARK SE1 0SW  
(Ref: 25/AP/3392)**

Construction of a double-height ground floor entrance linking and co-joining Bankside 2 with Bankside 3, private realm landscaping works and, removal of taxi rank and footway route Reason(s) for publicity: AFFECT (Contact: Glenn Ruane 020 7525 5840)

**301-303 ILDERTON ROAD LONDON  
SOUTHWARK SE15 1NW (Ref: 25/AP/3804)**

Demolition of the existing buildings and redevelopment of the site to provide a 19-storey building comprising a Purpose-Built Student Accommodation premises (Sui Generis use) and flexible commercial floorspace (Class E use), with landscaping, cycle parking and other associated works. For information: the proposed development comprises a building of 19 storeys plus additional rooftop plant/access (60.95 metres above ground level, 63.45 metres above Ordnance Datum) containing: - 241 Purpose-Built Student Accommodation units, along with associated internal and external communal facilities, including a 39 square metre ancillary ground floor room offering some access for the wider community; - 79 square metres GIA of flexible commercial floorspace; - public realm improvements to the front of the site along Ilderton Road and Hornshay Street; and - other associated works incidental to the development. Reason(s) for publicity: MAJ (Contact: Patrick Cronin 020 7525 5535)

**8 UNION STREET LONDON SOUTHWARK**

**SE1 1SZ (Ref: 25/AP/3734)**

Replacement windows and doors throughout, and a side entrance door to provide level access via portable lifting platform. (Within: Borough High Street CA) Reason(s) for publicity: STDCA (Contact: Alex Lambert 020 7525 1353)

**33 URLWIN STREET LONDON SOUTHWARK  
SE5 0NF (Ref: 25/AP/3737)**

Construction of a single-storey side return extension, removal of the rear conservatory and existing outbuilding, and erection of a single-storey outbuilding at the rear of the garden (Within: Grosvenor Park Grosvenor Park CA) Reason(s) for publicity: STDCA (Contact: Agneta Kabele 020 7525 3148)

**CLARENCE CENTRE FOR ENTERPRISE AND  
INNOVATION 6 ST GEORGES CIRCUS  
LONDON SOUTHWARK SE1 6FE  
(Ref: 25/AP/3709)**

Installation of 3 Air Source Heat Pumps (ASHP) with acoustic fencing enclosure. This proposal outlines the planned upgrade of the heating plant at South Bank University's Clarence House, forming part of a bivalent (gas/ASHP A Bivalent system is one where the heat pump is combined with an additional or existing heat source, such as a boiler) heating strategy. The project includes the replacement of one of the existing gas-fired boilers with a new air source heat pump (ASHP) system and associated infrastructure improvements. (Within: St Georges Circus CA) Reason(s) for publicity: STDCA (Contact: Gabriel Neri 020 7525 2707)

**DULWICH HAMLET FOOTBALL CLUB  
EDGAR KAIL WAY LONDON SOUTHWARK  
SE22 8BD (Ref: 26/AP/0074)**

Non material amendment for planning permission 19/AP/1867 (as amended by NMA 25/AP/2018) for the Redevelopment of the Dulwich Hamlet Football (Champion Hill) Stadium, including the demolition of existing buildings, and use of land at Greendale to provide: - The erection of a new stadium with relocated playing pitch with associated floodlighting and boundary treatment, and part two-part three storey clubhouse building with sports and leisure facilities, with capacity for 4,000 spectators (Use Class D2); - The construction of a multi-functional kickabout space and associated boundary treatment; - The erection of a series of buildings to provide residential dwellings (Use Class C3); - Associated car parking, cycle parking, refuse storage and access road; - The widening and greening of a public route with associated hard and soft landscaping - The relocation of

telecommunications equipment and re-provision of the substation together with plant and equipment. Amendments to insert storey heights and unit numbers into the description of development namely four to six storeys and 219 residential dwellings and amendments to Conditions 4, 5, 6 and 61 and removal of Conditions 59 and 60. Reason(s) for publicity: MAJ DEP (Contact: Wing Lau 020 7525 5729)

**DULWICH HAMLET FOOTBALL CLUB  
EDGAR KAIL WAY LONDON SE22 8BD AND  
NEIGHBOURING ARTIFICIAL PITCH AT  
GREENDALE (Ref: 26/AP/0084)**

Deed of Variation to amend the Section 106 Agreement associated with planning permission 19/AP/1867 (as amended by NMA 25/AP/2018) Reason(s) for publicity: S106 (Contact: Wing Lau 020 7525 5729)

**Dated: 13 Jan 2026 - comments to be received within 21 days of this date (or 14 days for Permission in Principle, 30 days for EIA development).**

**STEPHEN PLATTS**  
Director of Planning and Growth

**Southwark planning portal**

Southwark Council has launched a new online planning portal, where residents, developers and businesses across the borough can access information on over 5,000 new planning applications each year, as well as thousands of past applications.



Find out more at  
[www.southwark.gov.uk/planning](http://www.southwark.gov.uk/planning)