



Chief executive's department  
Planning division  
Development management (5th floor - hub 2)  
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LONDON SE1P 5LX

THE OCCUPIER

**Your Ref:**  
**Our Ref:** 16/AP/4458  
**Contact:** Victoria Lewis  
**Telephone:** 020 7525 5410  
**Web Site:** <http://planbuild.southwark.gov.uk>

**Date:** 20/12/2016

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)  
CONSULTATION ON APPLICATION FOR FULL PLANNING PERMISSION**

The Council has been asked to give permission to the following development in your neighbourhood:

**Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 34 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.**

**In the Council's opinion the proposal may affect the setting of the following listed buildings and conservation areas:**

**Metro Central Heights, Newington Causeway; Metropolitan Tabernacle, Newington Butts; Michael Faraday Memorial, Elephant and Castle; the Imperial War Museum, St George's Road; and the Obelisk at St George's Circus.**

**Elliot's Row; St George's Circus and West Square Conservation Areas and the listed buildings therein, and the Walcot Square Conservation Area in Lambeth**

**The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011 (as amended). Copies of the ES may be obtained from Waterman Infrastructure & Environment Ltd, Pickford's Wharf, Clink Street, London SE1 9DG at a charge of £950 (printed) or £25 (CD).**

at: **SHOPPING CENTRE, ELEPHANT AND CASTLE AND LONDON COLLEGE OF COMMUNICATIONS,  
LONDON SE1**

This consultation period for this application starts on **22/12/2016** and ends on **18/01/2017**. If you do not own the property, please inform the property owner or any other occupants about this letter.

**View the application:** The application form, plans and supporting documents can be viewed on Southwark's Planning Register: <http://planbuild.southwark.gov.uk> by searching for application 16/AP/4458. You can use facilities at your local library or one stop shop to access the website if required.

**Comment on the application:** Comments should be submitted via the Planning Register on the above link. Online comments submitted without an email address or those marked 'confidential' will not be acknowledged. Comments can also be posted to the Council using the address above. Only comments that include relevant planning considerations will be taken into account in deciding the application.

Comments received will be publicly available on the website. If your address is included in your comment, this will be publically visible otherwise, all personal information will be removed.

**Decision process:** The Council will consider national planning policy and guidance, the London Plan and related guidance, the Council's planning policies, and any relevant comments received as part of the decision making

process. If the application is refused and the applicant appeals, your comments will be passed to the Planning Inspectorate for consideration and you will be notified of the decision. You can check the progress of the application via the above website.

Please contact the case officer via the above telephone number if you want to discuss the application.

Yours faithfully

*Victoria Lewis*  
Team Leader