



# **New Southwark Plan BACKGROUND PAPER**

**Hotels and visitor accommodation  
December 2019**

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## 1 Executive summary

1. Southwark contributes significantly to the supply of hotels and visitor accommodation in London. Much of the visitor accommodation is located in the Central Activities Zone close to the main London attractions and transport hubs. Policy in the New Southwark Plan supports hotels where they contribute positively to the local community. Crucially they will be expected to deliver tangible benefits to the community such as providing community spaces or contributing towards local employment. This background paper details the policy context of hotels in Southwark as well as outlining the delivery of visitor accommodation against existing and new London Plan targets.

## 2 Policy context

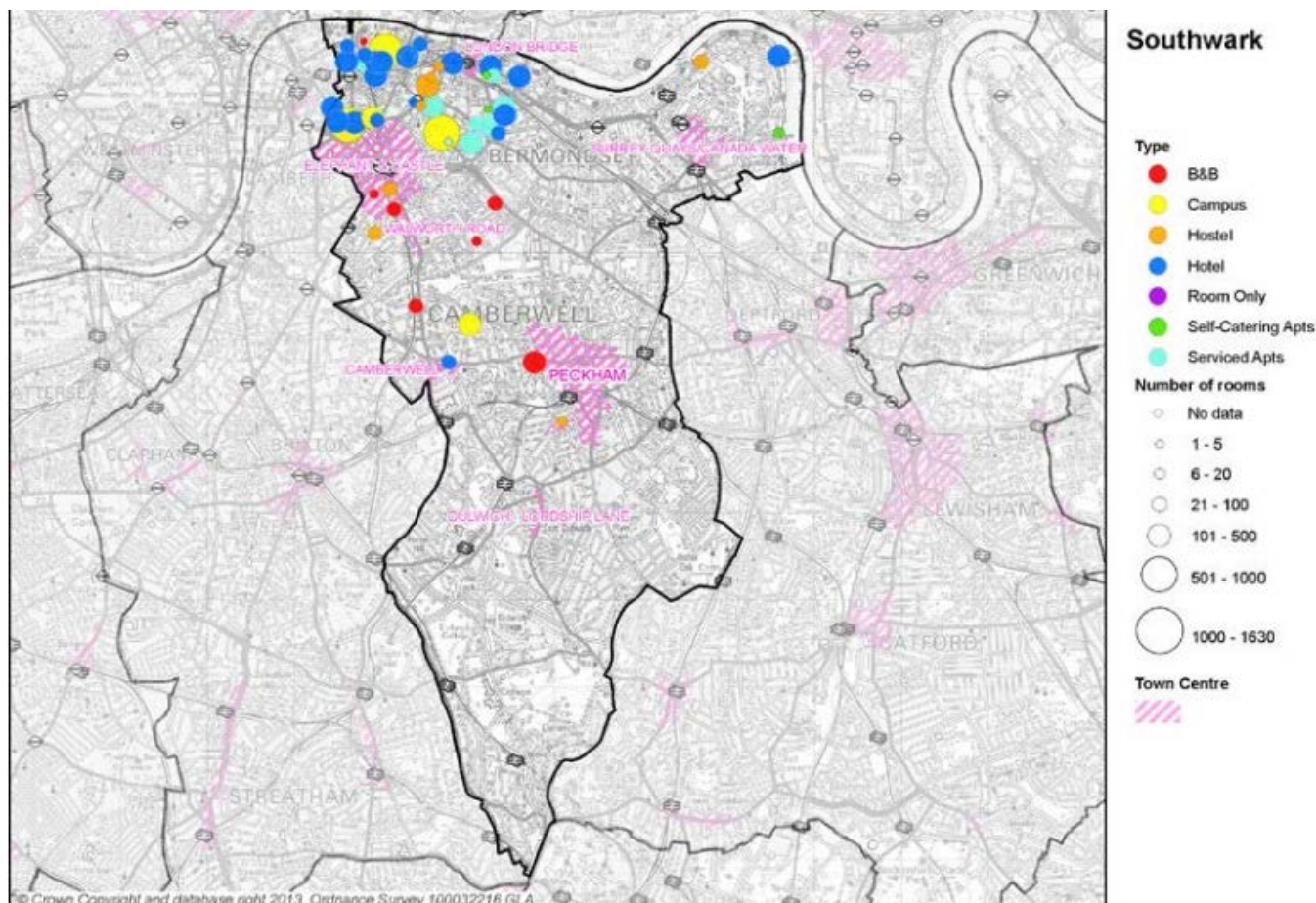
2. The GLA Economics Working Paper 88 (2017) study states the current number of bedrooms within Southwark is 5,802, which equates to a share of 4% of serviced accommodation room supply in London. This is the 7<sup>th</sup> highest in London<sup>1</sup>.
3. Southwark has a varied mix of types of serviced accommodation, including B&Bs, hostels, hotels, campus, room only, self-catering apartments and serviced apartments<sup>2</sup>. It is clear from **Map 1** that the main concentration of the serviced accommodation in Southwark is located within the north-western part of the borough within the Central Activity Zone (CAZ).

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<sup>1</sup> GLA Economics Working Paper 88 (2017) 'Projections of demand and supply for visitor accommodation in London to 2050' (page 16)

<sup>2</sup> GLA Economics Working Paper 58 (2013) 'Understanding the demand for and supply of visitor accommodation in London to 2036' (page 53)

**Map 1 – Visitor accommodation in Southwark**



4. Saved policy 1.12 of the Southwark Plan states that hotels “*will be encouraged in areas with high public transport accessibility*”, but that “*hotels and visitor accommodation will not be permitted where they would result in ...an over dominance of visitor accommodation in the locality*”.
5. Strategic Policy 10.5 of the Core Strategy states that the Council will “*encourage new [creative, cultural and tourism] facilities, particularly in strategic cultural areas.*” Strategic Policy 10.6 adds further specific policy relating to hotels stating that the Council will allow “*development of hotels within the town centres, the strategic cultural areas, and places with good access to public transport services, providing that these do not harm the local character.*”
6. London Plan Policy 4.5A.c stipulates that further intensification of provision in areas of existing concentration should be resisted, except where this will not compromise

local amenity or the balance of local land uses. Similar wording is carried forward into the draft New London Plan Policy E10.

7. Policy 2.11 in the London Plan and supported by the CAZ SPG (2016) sets out the strategic functions of the CAZ which seek to achieve a balance of uses in the internationally significant centre of London. Policy SD4 in the draft New London Plan states development plans should set out the appropriate balance between the various CAZ strategic functions in different parts of the CAZ having regard to local circumstances (2.4.4A). These policies seek to achieve the important role of the character and function of the CAZ as a vibrant mixed use area, ensuring activity and vitality at different times of the day and week.

8. The CAZ SPG (2016) further advises boroughs<sup>3</sup>:

*When considering potential impacts of new hotel development on the balance of local land uses, boroughs should consider whether additional hotel provision would:*

- *negatively impact the availability of local employment and commercial floorspace in the area (taking into account demand and viability);*
- *constrain the ability to meet conventional housing needs in a neighbourhood;*  
*or*
- *erode the mixed use/residential character of an area.*

9. The Blackfriars Road SPD (2014) supports hotel uses and recognises the growing concentration of hotel uses in the CAZ and the Blackfriars Road area. In 2014 there were reported to be 7 hotels in the SPD area with a further 3 just outside the SPD boundary.<sup>4</sup> The principles of the SPD are still relevant and up to date particularly as the SPD noted a growing concentration of hotel uses in the Blackfriars Road area. The SPD reported on the situation as it was in 2014 however the concentration of hotels since this date has significantly increased. The SPD seeks to achieve a vibrant and sustainable mix of uses in the Central Activity Zone and applies many of the principles of the Mayor's CAZ policies and guidance.

10. The Draft Revised Lambeth Local Plan (October 2018) Policy ED14 (Hotels and other visitor accommodation) does not support any new visitor accommodation at all

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<sup>3</sup> GLA Central Activity Zone Supplementary Planning Document (page 37, para 2.3.5)

<sup>4</sup> Blackfriars Road SPD (2014) page 14

in the Waterloo area and Lambeth's part of the CAZ. The policy has yet to be adopted, however the evidence base for Lambeth considers that due to the existing concentrations of hotel rooms and the pipeline of new rooms in Waterloo this would compromise local amenity and the balance of local land uses. The evidence base for Lambeth is contained within the Lambeth Hotels and Other Visitor Accommodation in Lambeth 2017/2018 report and Lambeth Hotels and Visitor Accommodation Topic Paper (October 2018).

11. The South Bank and Waterloo Neighbourhood Plan (agreed post Referendum) identifies local community concerns regarding the over dominance of hotels in the Waterloo area particularly where they do not provide "*benefits to the local community in the way that housing, office space and retail developments do*" (page 43). Policy P10 (page 42) seeks to gain as much community benefit as possible including significant retail frontage for hotel developments and jobs for local people.
12. New Southwark Plan Policy P40 has remained in a similar form throughout the preparation of the plan. The policy has remained supportive of new hotels, particularly those which contribute to employment growth and offer employment opportunities to local people. The policy requires hotels and other forms of visitor accommodation ensure the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel. This will ensure a high quality of design for visitors as well as assessing impact on the character and amenity of the local community.
13. An additional requirement was added to the Amended Policies version of the NSP (January 2019) which required a minimum of 10% of the total floorspace to be provided as ancillary facilities in hotel developments that incorporate a range of daytime uses and offer employment opportunities. This was added in recognition of the need for hotels to contribute positively towards civic and community amenity space to foster good integration with the local community and provide local employment. Previously the policy encouraged these uses however it is considered an important requirement and 10% of floorspace was considered reasonable and tangible. Many hotels are now incorporating public spaces within the ground floor as a feature of the design and enhancing technology to improve the traditional experience of a hotel lobby. Spaces are being transformed the functional to the

social, incorporating ideas such as retail pop-up shops, co-working spaces, public restaurants, bars, community or civic spaces, classes and workshops.<sup>5</sup>

14. References to new visitor accommodation were removed from site allocations in the NSP with the exception of key strategic development sites in the Canada Water and Old Kent Road opportunity areas. This was due to ensuring the site allocations set out a concise list of required uses and where other uses are proposed this would be assessed against normal development management policies and in the context of meeting the requirements of the site allocation. Site allocations in the CAZ are expected to retain or increase the amount of employment floorspace on the site, as well as providing new homes in mixed use development where possible.

### 3 Demand and supply of visitor accommodation in Southwark

15. The London Plan 2016 includes a target of 40,000 additional hotel rooms by 2036. Studies which have informed the target in the London Plan include the Mayor of London's Hotel Demand Study (June 2006) and the GLA Economics Working Papers 58 'Understanding the demand for and supply of visitor accommodation in London to 2036 (2013) and Working Paper 88. The GLA Economics Working Paper 88 (2017) 'Projections of demand and supply for visitor accommodation in London to 2050' is the most recent evidence base for the supply and demand of hotels in London and supports the draft New London Plan..
16. The supporting text of draft London Plan Policy E10 estimates the target of additional serviced accommodation will increase to 58,000 bedrooms by 2041, an average of 2,230 bedrooms per annum London-wide.
17. The Mayor's Hotel Demand Study (2006) indicated that approximately 2,500 additional hotel rooms would be needed in Southwark over the period 2007 to 2026. This target had been exceeded by 2015. 2,776 rooms (net) were approved (and are now complete or under construction) between 2007 and 2015 (**Table 1**).
18. The 2013 study projected Southwark to deliver a total of 3,500 rooms (of which 1,800 to be serviced rooms) between 2016-2036. Appendix C of the 2017 study explains the process of formulating the demand and supply projections in this paper has

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<sup>5</sup> New London Architecture, London's Hotels – expanding social spaces, 2019

changed significantly from the last working paper (2013) projecting visitors to London. The new figures also take into account any loss of hotel rooms, whereas the previous report only projected gross figures. The study also outlines a number of alternative methods for calculating projections per borough however my evidence is based on the recommended approach based on the main body of the report and London Development Database (LDD) data as referenced.

19. The study notes most of London's supply of serviced accommodation is located in central London however more recently Southwark has played a part in adding the most rooms to London's supply between 2011 and 2015.

*Southwark was the London borough that added the greatest amount of hotel rooms over this period, with 1,951 rooms added between 2011 and 2015 (Table 5), accounting for 10.2 per cent of the increase in London's accommodation supply despite the borough containing just 4.0 per cent of the city's total supply in 2015.<sup>6</sup>*

20. Supply is expected to exceed demand and the report suggests sufficient rooms will be delivered across London over this period to account for demand. The study informs the benchmark target for the provision on bedroom supply in the London Plan.

21. The current supply of London serviced accommodation has been estimated in the study using the AMPM database of serviced accommodation for London. This approach has identified an increased number of rooms than were identified in the previous study (2013) by also recognising smaller services such as B&Bs.

22. Table 18 of the report<sup>7</sup> compares pipeline data from the AMPM active pipeline to the LDD net pipeline. For Southwark the AMPM active pipeline shows 618 compared to 275 in the LDD between 2016 and 2018, a difference of 343 rooms. The report explains there could be discrepancies in how the two sources of data are compared due to how 'Active' is classified within both datasets.

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<sup>6</sup> GLA Economics Working Paper 88 (2017) 'Projections of demand and supply for visitor accommodation in London to 2050' (page 16)

<sup>7</sup> GLA Economics Working Paper 88 (2017) 'Projections of demand and supply for visitor accommodation in London to 2050' (page 41)



23. The LDD data reported here is likely to encompass the 'started or under construction' data and the AMPM data states that 'Active' *could* include projects that are 'due to commence shortly' (page 40) therefore some LDD permissions that were anticipated to shortly commence construction but had not been recorded as such on LDD could explain the difference between the two figures.
24. There is often a lag time in which starts and completions are recorded on LDD. **Table 2** shows the data for approvals between 2016-2019 where permissions are still extant, which totals 1,798 rooms. Of this total, 921 rooms are completed or under construction.
25. Some of the other extant permissions may have been taken into account in the AMPM data. Nevertheless both data sources demonstrate the significant contribution Southwark is making to the overall London development pipeline of supply of visitor accommodation.
26. The projections reflecting the period of historical supply between 1989 and 2015 and was chosen as the 'central case scenario'. This was considered to be the most appropriate indicator of future supply. For Southwark, the significant contribution made to the pipeline in recent years is taken into account in the projections.
27. Demand has been projected using two different components; international visitor nights and domestic visitor nights. In order to estimate the number of rooms required by 2041, the ratio of the number of room nights to the number of visitor nights on a historical basis has been used.
28. The 2017 study projects Southwark to deliver 1,795 rooms from 2016-2041 (page 37). **Summary Table A** below summarises the supply of serviced accommodation in Southwark and demonstrates the delivery of bedrooms that exceed both historical and current targets. Based on approvals from 2016-2019 the target for bedrooms up to 2041 for the borough has already been exceeded by 279 bedrooms. In addition to this, a further 733 bedspaces are available in student accommodation over the summer holidays further adding to the supply of visitor accommodation between May and September. An additional 410 bedspaces of student rooms that are proposed for visitor accommodation over the summer are also submitted as live planning applications (as of June 2019).

29. A further 5 planning applications were currently being considered by the council in June 2019 and which together propose a further 882 rooms in the borough (**Table 3**). The Canada Water masterplan and the Harper Road scheme have since been approved at planning committee.
30. There has been a low rate of hotel permissions since 2007 that have lapsed. **Table 4** shows 4 applications from the LDD which have lapsed in the period 2007 to 2019 (that have not been superseded by other permissions) totalling a net 62 bedrooms. 8% of visitor accommodation permissions have therefore lapsed between 2007 and 2019. There is a good rate of applications for hotel permissions in the last 12 years that have been implemented.
31. Southwark is already meeting the projected targets to 2041 and continuing to contribute significant growth to the hotel and visitor accommodation sector. Southwark remains supportive of new hotels as long as other plan commitments and the requirements of site allocations and development management policies can be met.

## 4 Visitor accommodation in Southwark Summary Table A

A	The GLA Hotel Demand Study (2006) Table 8.2 titled “indicative” estimate of the approximate total extra rooms required over 2007-2026 figure for net extra rooms required in Southwark	2,500
B	Net visitor accommodation rooms completed or under construction between 2007-2015 (Table 1)	2,646 (hotel rooms) 130 (hostel rooms) 2,776 (total visitor accommodation)
C	Net additional visitor accommodation approvals 2007-2015 over 2006 target (B-A)	146 (hotel rooms) 276 (total visitor accommodation)
D	GLA Economics Working Paper 88 calculation of Current Rooms in Southwark, as of December 2015	5,802
E	GLA Economics Working Paper 88 - Projected demand for net serviced accommodation rooms in Southwark for the period 2016-2041 (Table 14, page 37)	1,795
F	Visitor accommodation applications approved between 2016-2019 (see Table 2 for details of status)	1,647 (hotel rooms) 125 (apart-hotel units) 26 (hostel rooms) 1,798 (total visitor accommodation)
G	Excess over demand to 2041 ((F-E))+C)	279
H	Current live planning applications and 2019 approvals (Table 3)	756-882
I	Student summer rooms granted (Table 5)	733
J	Student summer rooms as live applications (Table 5)	410

\*Lapsed permissions (Table 4) have been excluded from all figures in Summary Table A

## **Table 1**

Visitor accommodation approvals from 01/01/2007 to 31/12/2015

**Table 1 - C1 hotel bedrooms lost and gained in permissions granted between 01/01/2007 and 31/12/2015 in Southwark**

Borough Name	Borough Reference	Existing C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Net C1 Hotel Bedrooms	Site Name/Number	Street Name	Secondary Street(s)	Postcode	Permission Date	Current Permission Status	Development Description
Southwark	06-AP-0521	0	284	284	Saint George's House, 195 - 203	Waterloo Road		SE1 8UX	28/05/2008	Completed	Change of use St George's House offices to hotel, with extension pt 6/7 storeys); demol 1-5a Barons Place for 5 storey hotel + office building.
Southwark	06-AP-1376	0	64	64	New Caledonian Market, Bermondsey Square	Tower Bridge Road	B/B Bermondsey St, Abbey St , Long Walk	SE1	28/06/2007	Completed	Alterations to previous p.p. 04-AP-2348: 18 additional dwellings in building fronting Abbey St for total 3x studios, 35x 1-bed, 30x 2-bed, 8x 3-bed flats + balconies; also elevational changes to bldng on Tower Bridge Rrd + cycle store. Prev perm = Redevelopment of New Caledonian antiques market to provide three new buildings; two of which are positioned around a central public square:
Southwark	06-AP-2188	0	22	22	Southwark Rose Hotel, 43-47	Southwark Bridge Road		SE1 9HH	28/04/2009	Completed	Part four storey/part three storey rear extension of existing hotel to provide 21 additional guest rooms with seminar suites, offices and ancillary areas on ground floor.
Southwark	07-AP-0760	100	0	-100	Site Of London Park Hotel, 80	Newington Butts		SE11 4QU	01/04/2008	Completed	Erection of 1 building up to 44 storeys (145.5 metres AOD) and terrace of up to 7 storeys in height for 470 flats (Class C3), theatre (Class SG) and cafe (Class A3) uses and pavilion building for retail/marketing suite (A1/ Sui Generis) with public open space, underground parking for 30 cars and servicing .
Southwark	07-AP-1783	2	9	7	Hour Glass P.H., 131	Beaconsfield Road		SE17 2BX	08/10/2007	Completed	Erect 3 storey side extension and loft conversion including new dormer windows to form 9 new single bedrooms on upper floors and internal alterations to existing upper floors for new kitchen/ store resulting in loss of 2 of existing 10 [hotel] bedrooms.
Southwark	07-AP-2267	0	292	292	Land Bounded By	Prices Street	Bear Lane, Great Suffolk Street	SE1 0UG	31/03/2008	Completed	Erection of building of up to eight storeys comprising hotel and apart-hotel accommodation with conference facilities (C1), leisure (D1), retail (A1) and food and drink (A3/A4) with service yard/coach bay, basement car parking.

Southwark	08-AP-2742	0	10	10	29 - 30	Borough Road		SE1 0AJ	09/09/2009	Completed	Elevational alterations to Nos. 29 and 30 at ground floor comprising shopfront/window changes and first floor rear extension, in connection with change of use of basement of No. 29 & 30 Borough Road from pub restaurant (Class A4) to restaurant (Class A3) served by access from Borough Road; change of use of ground floor of No. 29 & 30 from pub (Class A4), and of upper floors of No. 29 from residential bedsits to hotel (Class C1)
Southwark	09-AP-0408	0	177	177	284-302	Waterloo Road		SE1 8RS	08/09/2009	Completed	Erection of a 13 storey (plus basement) building providing 177 hotel rooms with ancillary space including reception, bar/dining areas, offices and storage, gymnasium, car parking, bicycle and refuse storage (Amendments during course of construction to reduce the number of hotel bedrooms and associated elevational alterations to permission 05-AP-2673 for the erection of a 13 storey, plus basement, building providing 212 hotel rooms with ancillary space including reception, bar/dining area, offices, breakfast room, car parking and bicycle storage)
Southwark	09-AP-1749	0	479	479	46-49	Blackfriars Road		SE1 8NZ	09/11/2009	Completed	Demolition of existing building and erection of a new 14 storey building (maximum 47.93m AOD) incorporating two hotels with a total of 477 bedrooms (Class C1 - total floorspace 16414sqm GIA) each with restaurant (Class A3 - total floorspace 142sqm GIA) and bar (Class A4 - total floorspace 92sqm GIA), landscaping, plant and machinery and ancillary works, including works to Blackfriars Road and Meymott Street.
Southwark	09-AP-2320	0	191	191	Surrey House, 20	Lavington Street		SE1 0NZ	05/07/2009	Completed	Erection of a six storey building (23.1 AOD) to provide a hotel (Class C1 total floorspace 5,577sqm) with 191 bedrooms and flexible retail (Class A1) / restaurant and cafe (Class A3) / bar (Class A4) uses (total floorspace 510sqm) with landscaping, roof plant, access from Ewer Street and associated works.

Southwark	09-AP-2840	0	122	122	Land At	Great Suffolk Street		SE1	09/07/2010	Completed	Erection of a 9 storey plus basement building (AOD 30.5 metres to top of building and 31.7m to lift overrun) to provide a 4,808sqm 122 bedroom hotel (Class C1 Use), together with ancillary restaurant and office uses and associated works.
Southwark	10-AP-1661	0	22	22	Lord Denning Court	Grummant Road		SE15 5PZ	19/08/2010	Completed	Change of use from former office building (Use Class B1) to a hotel (Use Class C1) operating in conjunction with Peckham Lodge Hotel at 110 Peckham Road.
Southwark	10-AP-1831	0	75	75	144-152	Walworth Road		SE17 1JL	13/10/2010	Completed	Change of use of entire building from Offices (Class B1 use) to a 75 bedroom/269 bed Hotel (Class C1 use) with ancillary Restaurant/Cafe at lower ground floor level, alterations to the rear courtyard, and minor elevational alterations to the windows on the rear Annexe building. Service access would be maintained from Walworth Road.
Southwark	11-AP-1955	0	358	358	Sea Containers House, 20	Upper Ground		SE1 9PD	24/11/2011	Completed	Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant (Class A3), cafe (Class A3), service (Class A2) and retail uses (Class A1) together with new service bay, landscaping, new access arrangements and associated car and cycle parking.
Southwark	11-AP-2093	0	3	3	200	Borough High Street		SE1 1JX	10/11/2011	Completed	Change of use of the rear ground floor from cafe to hotel including provision of three new windows. Change of use of the basement to provide storage for the cafe only. Demolition of the side extension and rebuilding as hotel use. Erection of flood defence wall and trellis fence.

Southwark	11-AP-4251	0	48	48	101 & 103-109	Southwark Street	Price Street	SE1 0JF	14/12/2012	Completed	Extensions at rear and at roof level to 101 Southwark St, and alterations to entrances at front and rear of 103-109 Southwark St, and alterations to rear vehicular access, parking and landscaping (Prices Street frontage), in connection with change of use of 101 Southwark Street from office (use class B1) to hotel (use class C1), providing additional hotel accommodation in connection with the existing hotel use at 103-109 Southwark Street.
Southwark	12-AP-1784	0	163	163	1-16	Blackfriars Road	Rennie Street And Upper Ground	SE1	14/12/2012	Completed	Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for the erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m Above Ordnance Datum (AOD), a 6 storey building - 'The Rennie Street Building', and a 4 storey building - 'The Podium Building') which together provide a mixed use development totalling 74,905sqm gross external area comprising: 11,267sqm of Class C1 use (hotel); 52,674sqm of Class C3 use (up to 274 flats); 1,316sqm of retail uses (Class A1 to A5); and 9,648sqm of basement, ancillary plant, servicing and car parking with associated public open space and landscaping.
Southwark	12-AP-2620	0	20	20	73	Dulwich Village	The Crown & Greyhound	SE21 7BJ	15/04/2013	Completed	Refurbishment and extension of existing building comprising erection of rear extensions at basement, ground and first floor levels and external alterations to main building, demolition of existing rear garage and erection of 2-storey building in its place, to provide a restored public house and function rooms and 20 bedroom hotel with associated landscaping and car parking (Use Class A4/C1).



Southwark	12-AP-3234	0	15	15	186-192	Old Kent Road		SE1 5TY	13/12/2012	Completed	Demolition of existing single storey restaurant building on site of no.186-188 Old Kent Road. Demolition of existing 3 storey building containing 2no. shop units at ground floor and 2no. residential apartments above, on site of no.190-192 Old Kent Road. Erection of 4 storey block on site of 186-188 Old Kent Road containing restaurant at ground floor and 3no. residential apartments on the floors
Southwark	13-AP-0115	0	10	10	Peckham Lodge, 110	Peckham Road	Grummant Road	SE15 5EU	12/03/2013	Started	Two new lightwells, fire escape and construction of ten new guestrooms with a skylight above the existing WWII bunker
Southwark	13-AP-0501	0	52	52	1-20 & 58	Spurgeon Street	Great Dover Street	SE1 4YP	15/10/2013	Completed	Use of 1-20 Spurgeon Street and 58 Great Dover Street as a 52 bedroom hotel within Use Class C1 with associated alterations to the front elevation (north) of the building along Great Dover Street and the insertion of windows within the western and eastern elevation.
Southwark	13-AP-1248	5	12	7	1	Lordship Lane	Spurling Road	SE22 8EW	16/07/2013	Completed	Extension of public house (Use Class A4 use) by addition of side and rear extensions at first and second floor levels, new mansard roof at third floor level and the erection of dormer windows to existing second floor roof fronting Lordship Lane and alterations to internal layout to provide an additional 7 bed and breakfast rooms (12 in total) (Use Class C1 use).

Southwark	13-AP-1714	0	100	100	127-143	Borough High Street		SE1 1NP	21/02/2014	Completed	Demolition of several existing structures and construction of a six storey hotel with 100 bed spaces (4006sqm GIA) (Use Class C1), two commercial units (576 GIA) (Use Classes A1-A3), a gym (492sqm GIA) (Use Class D2. Reconfiguration of a Listed Building to provide ground floor retail unit (Use Class A1) (55sqm) with x1 2-bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors; servicing, landscaping, alterations to vehicular and pedestrian accesses and associated works.
Southwark	13-AP-2007	0	55	55	163-165 And 71	Borough High Street	71 Newcomen Street	SE1	03/01/2014	Started	Change of use of offices on upper floors of 161 Borough High Street to hotel (Use Class C1), erections of 3 storey rear extension above existing ground floor extension and rebuild of existing top floor mansard, all to provide additional hotel space. Extension above rear wing of no. 163 to provide additional hotel space and rebuild and extending of existing 5th floor mansard. Extension to office wing at rear of 163 Borough High Street/Mermaid Court by removing existing 2nd floor mansards and creating a new 2nd and 3rd floor to provide additional office space (Use Class B1); change of use of basement from hotel and office to hotel use only. Erection of 4th floor mansard above 165 Borough High Street and erection of 2nd floor infill behind the Borough High Street frontage to create additional hotel space. Erection of an additional storey at 71 Newcomen Street to create a self-contained flat and change of use of first floor from office to self-contained flat (Use Class C3).
Southwark	13-AP-3207	0	70	70	Former Lambeth College	Tooley Street		SE1 2JR	16/04/2014	Completed	Conversion, refurbishment and alteration of existing building into a 70-bed boutique hotel with restaurant, bar, kitchen and staff facilities, plant and servicing and landscape works.

Southwark	14-AP-1029	0	14	14	1	Stamford St		SE1 9NT	05/11/2014	Completed	CHANGE OF USE FROM OFFICES (USE CLASS B1) TO ADDITIONAL BEDROOMS FOR ANCILLARY USE FOR THE ADJACENT MAD HATTER HOTEL (USE CLASS C1), TOGETHER WITH A REAR INFILL EXTENSION AT FIRST AND SECOND FLOORS. A ROOFTOP TERRACE IS PROPOSED AT THIRD FLOOR LEVEL TO THE REAR (SOUTHERN ELEVATION); AND EXTERNAL PLANT AT THIRD FLOOR LEVEL TO THE REAR (SOUTHERN ELEVATION).
Southwark	15-AP-0237	0	192	192	Wedge House, 32-40	Blackfriars Road		SE1 8PB	26/08/2015	Started	Redevelopment of land and buildings to provide a part 7, part 12, part 14 storey building plus basement, ground and mezzanine levels, comprising office (Class B1) and hotel (Class C1) with ancillary cafe/bar/restaurant and other associated supporting facilities, ancillary plant, servicing, and cycle parking and associated highway and public realm improvements.
Southwark	15-AP-0524	0	12	12	103-109	Southwark Street		SE1 0JF	12/05/2015	Completed	Erection of a seven storey extension to existing hotel building at the corner of Southwark Street and Bear Lane, and alterations to the existing facades providing 12 additional hotel bedrooms
Southwark	15-AP-0725	0	12	12	9	Bermondsey Square		SE1 3UN	07/05/2015	Completed	PROPOSED CHANGE OF USE OF FIRST FLOOR FROM RESTAURANT (USE CLASS A3) TO HOTEL (USE CLASS C1)
<b>Total Hotel rooms</b>				<b>2,646</b>							
<b>Total Hostel rooms</b>				<b>130</b>							
<b>Total</b>				<b>2,776</b>							

## **Table 2**

Visitor accommodation approvals between 01/01/2016 and 01/06/2019

Table 2 - Visitor accommodation applications approved between 01/01/2016 and 01/06/2019

	Planning Ref	Type	Address	Rooms (net)	Status
	16/AP/5239	New hotel	18 BLACKFRIARS ROAD	548	Started
	17/AP/4042	New hotel	FORMER LESOCO CAMPUS, UFFORD STREET, LONDON, SE1 8LE	274	Not started Conditions discharged 2019 Expiry 01/06/2021
	17/AP/3113	Extension to hotel	30 BOROUGH ROAD	50	Not started Amendments agreed 2018 Expiry 12/12/2020
	16/AP/3144	New hotel	87 NEWINGTON CAUSEWAY	140	Not started Amendments agreed and conditions discharged 2018 Expiry 29/01/2021
	17/AP/3035	Extension to Ibis Hotel	43-47 SOUTHWARK BRIDGE ROAD	42	Not started. Conditions discharged. Expiry 18/06/2021
	15/AP/3303	New hotel (The Dixon)	TOWER BRIDGE MAGISTRATES COURT AND POLICE STATION, 207 – 211 TOOLEY STREET	193	Complete
	15/AP/4980	New hotel	153-159 BOROUGH HIGH STREET	50	Not started Planning conditions discharged 2019 Expiry 19/01/2020
	16/AP/2462	Change of use of upper floors of pub	THE HARTLEY, 64 TOWER BRIDGE ROAD, LONDON, SE1 4TR	17	Started

	16/AP/4727	New hotel	176-178 BERMONDSEY STREET, LONDON, SE1 3TQ	7	Not started Expiry 21/03/2020
	17/AP/0495	New hotel – Travelodge	121-125 PECKHAM HIGH STREET	56	Started
	18/AP/2788	Change of use of upper floors of pub	31-33 GROVE VALE, LONDON, SE22 8EQ	9	Not started Expiry 23/10/2021
	18/AP/2670	Extension to hotel Best Western	110 PECKHAM ROAD, LONDON, SE15 5EU	66	Started
	18/AP/3551	New hotel	SOUTHERNWOOD RETAIL PARK, 2 HUMPHREY STREET, LONDON, SE1 5JJ	195 (8,717sqm)	Approved at committee 28 May 2019 subject to S106
	18/AP/3508	New apart-hotel units	LAND ADJACENT TO 51 EWER STREET, LONDON SE1 0NR	9 apart-hotels	Granted 14 February 2019 Expires 14/02/2022
	16/AP/3222	Refurbishment	151-157 TOWER BRIDGE ROAD	96 apart-hotel units	Started
	16/AP/2781 and 18/AP/1841	Extension to hotel	58 GREAT DOVER STREET, LONDON, SE1 4YF	20-apart hotel studios	Not started Expires 25/01/2022
	18/AP/2739	Extension to hostel	140 WALWORTH ROAD, LONDON, SE17 1JL	14	Granted 1 April 2019 Expires 01/04/2022
	16/AP/2561	New hostel	JOHN SMITH HOUSE, 144-152, WALWORTH ROAD	12	Complete
	Total hotel rooms complete or under construction			880	
	Total hotel rooms extant			767	
	Total hotel rooms			1,647	
	Total apart-hotel rooms complete or under construction			29	
	Total apart-hotel rooms extant			96	
	Total apart-hotel rooms			125	
	Total hostel rooms complete			12	
	Total hostel rooms extant			14	
	Total hostel rooms			26	
	Total visitor accommodation rooms complete or under construction			921	
	Total visitor accommodation rooms extant			877	
	Total visitor accommodation			<b>1,798</b>	

### **Table 3**

Live planning permissions with visitor accommodation as of 01/06/2019

**Table 3 - Live Planning Applications with visitor accommodation (as of 01/06/2019)**

<b>Planning Ref</b>	<b>Address</b>	<b>Rooms/Sqm</b>	<b>Status</b>
18/AP/0657	LAND AT 19, 21 AND 23 HARPER ROAD, 325 BOROUGH HIGH STREET AND 1-5 AND 7-11 NEWINGTON CAUSEWAY, LONDON SE1 6AW (New hotel)	328	To be determined
18/AP/1603	SAMPSON HOUSE, 64 HOPTON STREET, LONDON, SE1 9JH	126	To be determined
18/AP/1604	CANADA WATER MASTERPLAN - LAND BOUNDED BY LOWER ROAD (WEST), REDRIFF ROAD (SOUTH), QUEBEC WAY (EAST), SURREY QUAYS ROAD AND CANADA WATER DOCK (NORTH), AND SITE AT ROBERTS CLOSE, LONDON SE16	2,952 – 7,500sqm hotel proposed  Estimated no of rooms: 82-208 rooms	To be determined
19/AP/0865	67-71 TANNER STREET, LONDON, SE1 3PL (New hotel)	86	To be determined
19/AP/0864	VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW	134 (4,018sqm)	To be determined
<b>TOTAL</b>		<b>Up to 882</b>	



## **Table 4**

Visitor accommodation lapsed permissions 01/01/2007-01/06/2019

**Table 4 - C1 hotel bedrooms lost and gained in permissions granted between 01/01/2007 and 01/06/2019 in Southwark (Lapsed)**

Borough Name	Borough Reference	Existing C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Net C1 Hotel Bedrooms	Scheme Name	Site Name/Number	Street Name	Postcode	Ward	Easting	Northing	Permission Date	Permission Financial Year	Current Permission Status	Development Description
Southwark	07-AP-2346	0	32	32		Prince Of Wales 51-57	Georges Road	SE1 6ER	CATHERDRALS	531701	179100	16/06/2009	FY2009	Lapsed	Erection of mansard roof extension over 51-53 St Georges Rd and 55 St Georges Rd, demolition of existing single storey rear section and erection of a single storey rear extension to rear of 51-53, and erection of a part single and part two storey rear extension to rear of No 55, in connection with conversion of existing Public House and adjacent retail unit into a hotel (Class C1), with a Public Bar.
Southwark	09-AP-2006	0	7	7		190-202	Old Kent Road	SE1 5TY	EAST WALWORTH	533331	178564	18/12/2009	FY2009	Lapsed	A first floor extension to rear of 190-192 Old Kent Road, providing 3no. bedrooms with the adjacent rooms; and a second floor extension to the rear of 194-202 Old Kent Road, providing 4. no bedrooms
Southwark	10-AP-1165	0	10	10		75-76	Blackfriars Road	SE1 8LD	CATHERDRALS	531628	179969	31/12/2010	FY2010	Lapsed	Refurbishment of existing lower ground floor offices, internal alterations of ground and upper floors for the conversion of existing listed building facing Blackfriars Road into a hotel (C1 use). Installation of platform lift at front. Demolition of existing property at 1 Burrows Mews and erection of three storey building plus basement to create 2 x one bedroom flats and 1 x one bedroom live/work unit.

Southwark	12-AP-1234	0	13	13	140-142	Walworth Road	SE17 1JW	NEWINGTON	532157	178595	08/08/2012	FY2012	Lapsed	Change of use of the existing building from offices with a flat (Use Class use B1/C3) to a public house (use class A3/A4) with an ancillary function room and an associated six en-suite units to let (Use Class C1), together with two-storey rear extension and the erection of a two storey building to the rear of the existing building to provide an additional seven en-suite bedrooms to let (Use Class C1)
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## **Table 5**

Student schemes varied to provide visitor accommodation in summer as of 01/06/2019

**Table 5 – Student schemes varied to provide visitor accommodation for general public in summer (as of 01/06/2019)**

<b>Planning Ref</b>	<b>Address</b>	<b>Rooms/Sqm</b>	<b>Status</b>
17/AP/1032	PARIS GARDENS AND 20-21 HATFIELDS LONDON SE1 8DJ**	162 units (253 bedspaces) from 23 May to 30 September annually*	Granted
17/AP/1172	LAND AT EWER STREET, LONDON, SE1**	150 units from 23 May to 30 September annually*	Granted
17/AP/4198	MOONRAKER POINT, POCOCK STREET, LONDON SE1 0FN	330 bedspaces for 13 weeks summer period annually*	Granted
18/AP/3938	SIDNEY WEBB HOUSE, 159 GREAT DOVER STREET, LONDON, SE1 4WW	214 units for 13 weeks summer period annually*	To be determined
17/AP/4197	JULIAN MARKHAM HOUSE, 114 WALWORTH ROAD, LONDON SE17 1JL	50 units for 13 weeks summer period annually	To be determined
17/AP/4196	WELLINGTON LODGE, 270-280 WATERLOO ROAD, LONDON SE1	146 units for 13 weeks summer period annually	To be determined
<b>TOTAL GRANTED</b>		<b>733</b>	
<b>TOTAL LIVE APPLICATIONS</b>		<b>410</b>	
<b>TOTAL ALL</b>		<b>1143</b>	

\*priority given to students in summer period if longer contracts required