

Planning Committee

Tuesday 12 July 2016

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Date: 13 July 2016

Item No: 5.	Classification: Open	Date: 12 July 2016	Meeting Name: Main Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:			
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 5.1 – 15/AP/5125 for: Full Planning Permission – Skipton House, 80 London Road, Perry Library, 250 Southwark Bridge Road & Keyworth Street Hostel, 10 Keyworth Street, London SE1

Additional Neighbour Consultation Responses

Chaucer Ward Councillors

- 3.1. The Ward Councillors for Chaucer have requested that the following concerns from Metro Central Heights residents, are re-iterated:
 - To ensure that the daylight and sunlight assessments have been thorough taking account of single aspect apartments as well as dual aspect
 - To understand how the proposed development will impact on protected views
 - We continue to have concerns about the amount of affordable housing that this development will deliver as per the current viability appraisal
 - We would like to emphasise that the construction management plan must be thorough, taking into account all the other disruption there has been in the area, including work undertaken by TfL

- It's also not clear the extent to which developers have reached out to residents themselves in MCH beyond the exhibition which was held at the end of 2015.

3.2. In addition to this Councillor Dennis as also re-iterated that a residents request for the application to be called in by the Secretary of State is noted by Council members. They believe the scheme is contrary to policy because:

- The building is too tall and too dense
- It has insufficient ecological provision
- Insufficient renewable energy generation
- Conflict with neighbouring historical assets.

Officer Comments

These matters are covered in the main report.

Additional Neighbour Representations

3.3. 2 additional representations have been received from residents of Metro Central Heights. They further emphasised the following concerns:

- Daylight and Sunlight Assessment including concerns with over the accuracy of the layouts assessed in relation to Metro Central Heights North Block
- The assessment fails to look at the cumulative impact of other developments on daylight and sunlight
- The density of the proposed development is excessive.

Officer Comments

This matter has been raised with the applicant and the applicant's daylight and sunlight consultant has endorsed their figures . Officer's conclusions with regards to daylight and sunlight remain and while it is noted that there will be some loss of light below BRE guidelines.

The Daylight Sunlight chapter within the Environmental Statement includes the assessment of the potential cumulative effects to daylight and sunlight caused by neighbouring developments within the vicinity. Reference has been made to a development on Rockingham Street that has been included in the cumulative schemes in the Environmental Statement. This has not been covered in the report as it falls below the threshold for inclusion (i.e. schemes located within 1km radius of the site and schemes which result in an increase of more than 10000sqm GEA.

In relation to density this is covered in paragraphs 51-54 of the main committee report.

Additional Statutory Consultation Responses

Royal Parks

- 3.4. Further to the concerns raised by Royal Parks in relation to the impact of the above proposal upon the vista at the Blue Bridge, St. James's Park, the applicant has submitted an additional view to demonstrate that the proposal would not be visible from the LVMF viewpoint.
- 3.5. Royal Parks have responded to this and have retained their objection that the development will have an adverse impact on the views from the Blue Bridge.

Officer comment

The additional view demonstrates that the proposal would not be visible from the Blue Bridge within St. James's Park.

Amendments To Officer Report

- 3.6. The following is a list of corrections and/or points of clarification arising from the report.

3.7.

Paragraph	
Description of Development	This should be amended to reflect the amended proposals. <i>“Demolition of the existing buildings and creation of 1 level of basement (plus mezzanine) and the erection of buildings ranging from Ground Floor plus 7 to Ground Floor plus 39 storeys (maximum building height of 146.3m AOD) comprising retail uses (Use Classes A1/A3/A4) and fitness space (Use Class D2) at ground floor, multifunctional cultural space (Use Classes D1/D2/Sui Generis) at ground floor and basement, and office use (Use Class B1) and 408 residential units (Use Class C3) on upper levels, new landscaping and public realm, a publically accessible roof garden and associated retail unit (Use Class A1/A3/A4), ancillary servicing and plant, cycle parking, and associated works.”</i>
9 - Description of Block A	Maximum height of the building is 146.3m, not 147m
10 - Description of Block B.	Middle height of Block B is 21 storeys. Skipton Gardens should read 'Skipton Street'

27 - States that the proposed development would result in provision of 46500sqm of business floor space and that this represents an increase in floor space of 23000sqm	The proposed development would result in the provision of 48,892sqm (GIA) of office floor space. This represents an increase of 28638sqm in excess of the existing provision
31- Retail Provision	10% of the retail space will be affordable, which will be secured through the section 106 agreement
105 - This states that the operational requirements of the public garden, including hours of operation, would be secured under the s106 but then states it will be " <i>publicly accessible at all times</i> ".	It should be noted that the public will be open from dawn until dusk. These hours will vary dependent on time of year and will be secured in the section 106
107 - Paragraph includes: "In particular, the re-introduction of Skipton House".	This should be amended to read: "In particular, the re-introduction of Skipton Street"
115 - Report states that reconstituted stone will be used for the facades.	Materials to be used would be reconstituted stone or GRC. Final materials to be used shall be secured by condition
126 - Relates to the impact of the development on views of city wide importance.	Officers consider that there is no harm to designated heritage assets. Furthermore the proposal will deliver substantial public benefits as set out in paragraph 132
161- Refers to Child Play space provision being 590sqm.	The child play space provision as set out in amendment to Landscape Statement is 410sqm. This still exceeds requirement of 380sqm
172 - Refers to ADF calculations.	In addition to sales particulars the applicants have also used plans downloaded from Southwark Planning Portal
187 - Daylight and sunlight impact on Princess Street.	3 rooms from 21 tested will experience a 20% reduction from baseline in both VSC and NSL. Two of these rooms are bedrooms and the other is a living room. The impact on the living rooms is considered to be minimal as NSL percentage following proposed development will be above 70%

221 - Refers to Disabled Parking Provision.	While the proposal does not include any disabled parking spaces it the proposed development includes a drop off bay for disabled persons to be picked up and dropped off in Keyworth Street close to Skipton Street pedestrian access
222 - States that 1273 cycle parking spaces will be provided in the basement and that the basement ramp will be accessible to cyclists and pedestrians.	52 'short stay' cycle spaces are to be provided outdoors at Ground Level. The 1,221 'long stay' spaces are all located within the basement. In addition to this the access ramp to the basement will be for the sole use of cyclists
225 - Amendment to wording of final sentence.	Last line after should read "will not"
234 - Refers to condition restricting length of servicing vehicles to 10m.	A condition has been attached restricting the size of vehicles accessing the service yard to a maximum of 10m in length. It should be noted however that in exceptional circumstances vehicles larger than this may be required such as for the servicing of cultural venue. Where this occurs the servicing will have to take place in accordance with the relevant section of the Servicing Management Plan, which is to be secured through the legal agreement
236 - Relates to travel plan mitigation measures.	Last sentence should read <i>Other measures for the occupants of the development will include 3 years membership of a council approved car club</i>
268 - Relates to section 106 contributions	Bullet point relating to Demolition and Construction Environment Management Plan insert <i>(including Construction Logistics Plan)</i>
279 - Section Header reads: "Be Clean"	The heading above this paragraph should be amended to read 'Be Lean'
292- Line 9 reads: ...impact association...	Replace association with associated

Amendments To The Recommendation

3.8. In addition to the recommendations set out in Paragraph 1 of the report:

A draft decision notice is attached to the Addendum. It is recommended that the Head of Development Management (in consultation with the Chair of Planning Committee) be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

Item 5.2 – 15/AP/3066 for: Full Planning Permission – 1 Bank End (Site, including Railway Arches and Thames House, Bounded by Stoney Street, Clink Street and Park Street) SE1

3.9. The following additional consultation responses have been received since the main report was completed.

Trustees of Borough Market

3.10. Whilst supportive of the new investment in the area, raise two general areas of concern:

- Concern that ad hoc deliveries outside of the main servicing hours will not be properly controlled
- Predicted levels of waste/refuse and visitor numbers may not be accurate and additional journeys will cause congestion
- Main delivery hours are also busy times for Borough Market so will cause congestion in adjoining streets
- Waste Management Plan should be required under the s106 agreement and reviewed at intervals
- Request that Borough Market Trustees be a party to the s106 agreement
- Request a condition preventing A4 uses from occupying the arches on Stoney Street.

3.11 Better Bankside

- Seeks more detail on the quality of the public spaces
- For the Low Line route to be successful, it needs active frontages facing the new street towards Park Street
- Request assurances that the industrial artifacts on the Stoney Street arch frontage will be retained
- Concern about control by future management companies of ad hoc deliveries outside the main servicing hours

- Disappointed that the cycle parking levels do not go beyond the London Plan requirements
- Seek future collaboration with Better Bankside over freight consolidation.

3.12. Victorian Society

- Object and request that the application be refused
- Reduction in height of the office building is superficial and fails to address concern about the detrimental impact on the conservation area
- Object to the demolition of the early 20th century warehouse to the west of the railway line
- Object to the glazing of the railway arches in Stoney Street which would erode the industrial character.

3.13. Owners of property in Stoney Street

- Welcome recommendation to approve but request that condition 24 be changed to also refer to obscure glazing at second floor level on Stoney Street.

3.14. Clarifications/corrections in the report

- Para 134 should refer to the servicing hours being 07:00 to 10:00 on Mondays to Saturdays and 08:00 to 10:00 on Sundays
- Para 161: the applicant has agreed the £100,000 payment for the cycle hire station maintenance
- Para 181: the applicant has requested that the new routes be closed at 12:30am each night
- Para 179: the applicant has queried the floorspace figures used to calculate the Southwark CIL payment. The issue relates to the amount of existing floorspace which could be off-set against the new floorspace, made complicated in this case due to the large amount of ancillary and underused space. The figures given in reports are indicative only, pending the issue of a CIL liability notice attached to the planning permission. Members are asked to note that the SCIL sum may be significantly less than the figure given in paragraph 180.

Response of the Director of Planning

- 3.15. Issues around service and refuse management will be covered comprehensively in the s106 agreement. It would not be appropriate for the Trustees of Borough Market to be a party to the agreement, but it is recommended that the agreement requires the developer that they have consulted with the Trustees in devising the construction, service and waste management plans.
- 3.16. The artefacts (hoists etc.) on the Stoney Street arches are being retained under the revised plans.

- 3.17. The area at second floor level on Stoney Street is part of Network Rails demise, and is outside of the land covered by the application.
- 3.18. Having taken into account the additional comments, and matters noted above, the recommendation remains that planning permission be granted subject to condition, a s106 agreement, and referral to the Mayor for London.

Item 5.3 – 15/AP/3066 for: Full Planning Permission – Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

- 3.19. An email has been received confirming that the Bankside Residents Forum agrees with and is in support of the objection made by the Lambeth Estate Residents Association. All points of objection have been summarised and addressed in the Committee Report within paragraphs 118-129.
- 3.20. Members are also advised of some minor changes to the Draft Decision Notice outlined below;
- Addition of a Secured by Design condition
 - Addition of Environment Agency informatives
 - Condition 4 amended from 'pre-commencement' to 'above grade'
 - Conditions 13 and 17 amended to clarify that the post completion assessments require approval in writing by the Local Planning Authority
 - Condition 18 amended to reflect the commercial nature of the building.

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

5. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	London and Regional Properties Ltd	Reg. Number	15/AP/5125
Application Type	Full Planning Permission	Case	TP/1399-80
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of the existing buildings and creation of basement (plus mezzanine) and the erection of buildings ranging from Ground Floor plus 7 to ground floor plus 39 stories (maximum building height of 146.3m AOD) comprising retail uses (Use Classes A1/A3/A4) and fitness space (Use Class D2) at ground floor, multifunctional cultural space (Use Classes D1/D2/Sui Generis) at basement and ground floor levels, and office use (Use Class B1) and 408 residential units (Use Class C3) on upper levels, new landscaping and public realm, a publically accessible roof garden, ancillary servicing and plant, cycle parking and associated works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.

At: SKIPTON HOUSE, 80 LONDON ROAD, PERRY LIBRARY, 250 SOUTHWARK BRIDGE ROAD; & KEYWORTH STREET HOSTEL, 10 KEYWORTH STREET, LONDON SE1

In accordance with application received on 21/12/2015

and Applicant's Drawing Nos. Plans

ADPA-001 - Location Plan
 ADPA-002 - Site Plan
 ADPA-003 - Existing Site Plan
 ADPA-011 - Existing Plan Skipton House
 ADPA-012 - Existing Plans - Perry Library and Keyworth Street Hostel
 ADPA-103 - Basement Level B1 Plan
 ADPA-104 - Basement Level B1 Mezzanine Plan
 ADPA-105 - Ground Level Plan
 ADPA-105A - Ground Level Mezzanine
 ADPA-106 - Level 01 Plan (Typical Lower Office Level)
 ADPA-107 - Level 03 Plan
 ADPA-108 - Level 04 Plan
 ADPA-109 - Level 05 Plan (Typical Mid Office Level)
 ADPA-110 - Level 08 Plan (Terrace)
 ADPA-111 - Level 11 Plan (Typical Upper Office & Lower Residential Level)
 ADPA-112 - Building A Level 13, Building B&C - Level 12
 ADPA-113 - Building A Levels 09-19
 ADPA-114 - Building A Levels 20-26
 ADPA-115 - Building A Levels 27-35
 ADPA-116 - Building A Levels 36-39
 ADPA-117 - Building B Levels 08-13
 ADPA-118 - Building B Levels 15-15
 ADPA-119 - Building B Levels 16-18
 ADPA-120 - Building B Levels 19-20
 ADPA-121 - Building B Levels 21-25
 ADPA-122 - Roof Plan
 ADPA-201 - Building Elevation - North Elevation
 ADPA-202 - Building Elevation - East Elevation
 ADPA-203 - Building Elevation - South Elevation
 ADPA-204 - Building Elevation - West Elevation
 ADPA-251 - East Internal Elevation - Site Longitudinal Section
 ADPA-252 - West Internal Elevation - Site Longitudinal Section
 ADPA-253 - Site Cross Sections
 ADPA-301 - Category 3 - Wheelchair User Dwellings
 ADPA-501 - Ground Level - Type 1 Facade Details

ADPA-502 - Ground Level - Type 2 Facade Details
 ADPA-503 - Mid Level - Type 3 Facade Details
 ADPA-504 - Mid Level - Type 4 Facade Details
 ADPA-505 - Upper Level - Type 5 Facade Details

Documents

Planning Statement by DP9 with addendum dated 16/03/2016
 Design and Access Statement by SOM Architects with addendum dated 16/03/2016
 Access Statement by David Bonnet Associates with addendum dated 16/03/2016
 Landscaping Statement by Turkington and Martin with addendum dated 16/03/2016
 Environmental Statement Volume 1 Main Text by Environmental Planning and Assessment Ltd
 Environmental Statement Volume 2 Townscape, Built Heritage and Visual Impact Assessment by Tavernor Consultancy
 Environmental Statement Townscape, Built Heritage and Visual Impact Addendum
 Environmental Statement – Non-Technical Summary by Environmental Planning and Assessment Ltd
 Environmental Statement Volume 1 Main Text Addendum by Environmental Planning and Assessment Ltd
 Energy Statement by Norman Disney & Young with addendum dated 16/03/2016
 Financial Viability by L&R DS2
 Statement of Community Involvement by Quatro
 Equalities Impact Assessment by DP9
 Cultural Statement by DP9 with addendum dated 16/03/2016
 Draft Section 106 Heads of Terms by DP9 with addendum dated 16/03/2016
 Sustainability Statement/BREEAM Pre-assessment by Norman Disney & Young with addendum dated 16/03/2016
 Travel Plan by Royal Haskoning DHV
 Transport Assessment by Royal Haskoning DHV with addendum dated 16/03/2016
 Internal Daylight, Sunlight & Overshadowing Report by Delva Patman Redler with addendum dated 16/03/2016
 Affordable Planning Statement by DS2 with addendum dated 16/03/2016

Subject to the following forty-seven conditions:

Time limit for implementing this permission and the approved plans

- 1 Approved plans
 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

ADPA-001 - Location Plan
 ADPA-002 - Site Plan
 ADPA-103 - Basement Level B1 Plan
 ADPA-104 - Basement Level B1 Mezzanine Plan
 ADPA-105 - Ground Level Plan
 ADPA-105A - Ground Level Mezzanine
 ADPA-106 - Level 01 Plan (Typical Lower Office Level)
 ADPA-107 - Level 03 Plan
 ADPA-108 - Level 04 Plan
 ADPA-109 - Level 05 Plan (Typical Mid Office Level)
 ADPA-110 - Level 08 Plan (Terrace)
 ADPA-111 - Level 11 Plan (Typical Upper Office & Lower Residential Level)
 ADPA-112 - Building A Level 13, Bulding B&C - Level 12
 ADPA-113 - Building A Levels 09-19
 ADPA-114 - Building A Levels 20-26
 ADPA-115 - Building A Levels 27-35
 ADPA-116 - Building A Levels 36-39
 ADPA-117 - Building B Levels 08-13
 ADPA-118 - Building B Levels 15-15
 ADPA-119 - Building B Levels 16-18
 ADPA-120 - Building B Levels 19-20
 ADPA-121 - Building B Levels 21-25
 ADPA-122 - Roof Plan
 ADPA-201 - Building Elevation - North Elevation
 ADPA-202 - Building Elevation - East Elevation
 ADPA-203 - Building Elevation - South Elevation
 ADPA-204 - Building Elevation - West Elevation
 ADPA-251 - East Internal Elevation - Site Longitudinal Section
 ADPA-252 - West Internal Elevation - Site Longitudinal Section
 ADPA-253 - Site Cross Sections
 ADPA-301 - Category 3 - Wheelchair User Dwellings
 ADPA-501 - Ground Level - Type 1 Facade Details

ADPA-502 - Ground Level - Type 2 Facade Details
 ADPA-503 - Mid Level - Type 3 Facade Details
 ADPA-504 - Mid Level - Type 4 Facade Details
 ADPA-505 - Upper Level - Type 5 Facade Details

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 Time limit - standard

The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Tree planting

Prior to works commencing above grade, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections including sufficient soil volumes and irrigation to sustain fully mature growth, planting and maintenance specifications, and confirmation of location, species and sizes. All tree planting shall be carried out in accordance with those details and at those times.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

4 Tree works

Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained

tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5 Surface water drainage

The development hereby permitted shall not commence (save for demolition) until a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and on assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates in line with Policy 5.13 of the London Plan and the 'priorities' within the associated Sustainable Design and Construction Supplementary Planning Guidance. The development shall thereafter carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

6 Archaeological evaluation

Before any work hereby authorised begins (save for demolition), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, including an archaeological watching brief in respect of the excavation works around the perimeter of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

7 Radar Mitigation Scheme

No development shall commence on site above 50m above ground level, until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Southwark Council (in consultation with NATS). The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason

In the interests of aviation safety and to ensure that any adverse impacts of the Development on the NATS Heathrow H10 PSR/SSR at Heathrow Airport is satisfactorily resolved in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

8 Piling Method Statement

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential risks groundwater or damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency and Thames Water). Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure, and in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

9 Water supply infrastructure

The development hereby permitted shall not commence (save for demolition) until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved details.

Reason

To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand, in accordance with Policy 5.14 Water quality and wastewater infrastructure and Policy 5.13 Sustainable drainage of the London Plan 2011 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

10 London Underground infrastructure

The development hereby permitted shall not be commenced (save for demolition) until detailed design and method statements (in consultation with London Underground) for all the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to an approved in writing by the Local Planning Authority which:

provide details on all structures;
 accommodate the location of the existing London Underground structures and tunnels;
 accommodate ground movement arising from the construction thereof; and
 mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011, Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

11 Site contamination

a) Prior to the commencement of development hereby approved, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

(i) The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. (ii) The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can

be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

12 Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings and roof terraces (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

13 Tower Mock-up and Materials

Full-scale mock-ups of a 5m x 5m (minimum) section of the cladding to the commercial and residential towers, as well as the 3 x canopy elements to Skipton Street to be used in the carrying out of this permission shall be presented on site, or at another location to be agreed with the Local Planning Authority, and approved in writing by the Local Planning Authority before any work to the superstructure (excluding cores) in connection with the towers is carried out. The details shall include:

- mock-up of typical bay, including winter garden, of residential tower
- mock-up of typical bay of commercial tower, including the darker colour cladding
- mock-up of typical canopy element
- samples of all facing materials

The development shall not be carried out otherwise than in accordance with any such approval given. The mock-ups must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF 2012, saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007) and SP12 Design & conservation of the Core strategy (2011).

14 Section detail-drawings

Prior to any work commencing above grade, section detail drawings at a scale of 1:5 / 1:10 / 1:20 (as appropriate) set in the context of the development as a whole through:

- 1) facades;
- 2) parapets;
- 3) roof edges;
- 4) heads, cills and jambs of openings;
- 5) shopfronts and entrances; and
- 6) facade cleaning and maintenance installation

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the quality of the design and details is in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

15 BREEAM Report

Before any fit out works to the relevant commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum "excellent" rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the relevant commercial premises hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

16 Landscape Management Plan

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the NPPF, Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011 and Saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

17 Biodiversity - green/brown roofs

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roofs and/or green walls to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roofs and living walls are to be retained for the duration of the use and thereafter maintained in accordance with the details so approved. The biodiverse roofs shall be:

- a) biodiversity based with extensive substrate (depth 80-150mm); and
- b) planted / seeded with an agreed mix of species within the first planting season following the practical completion of the development.

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Strategic Policy 11 Open spaces and Wildlife of the Core Strategy 2011 and Saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

18 Canopy details

Prior to any work commencing above grade, section detail drawings at a scale of 1:5 / 1:10 / 1:20 (as appropriate) through the 3 x canopy elements to Skipton Street to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the quality of the design and details is in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

19 Residential standards - internal noise levels - protection from entertainment noise

Before any work to the superstructure above 1st floor slab (excluding the core) hereby approved begins, a report demonstrating that the following internal noise levels will not be exceeded within bedrooms (with windows and doors closed) as a result of entertainment (music) noise sources shall be submitted to and approved in writing by the Local Planning Authority.

Frequency (Hz)	10	12.5	16	20	25	31.5	40	50	63	80	100	125	160
Leq db, 5 min measurements for 24hrs	92	87	83	74	64	56	49	43	42	40	38	36	34

The report shall include details of laboratory tests including tests on a full scale mock-up confirming the assured sound insulation performance of the relevant elements of the building facade. The development shall not be carried out other than in accordance with the details so approved and the building shall not be occupied unless and until the approved construction including the specific agreed wintergardens, windows, doors, and cladding have been installed. The specific agreed wintergardens, windows, doors and cladding shall thereafter be retained and maintained in accordance with the submitted details and plans. A test shall be carried out after completion, but prior to occupation, to show that the above criteria have been met and the results submitted to the Local Planning Authority for approval in writing. The building shall not be occupied until the results of the test demonstrating that the above criteria have been met have been approved in writing by the Local Planning Authority. The specific agreed glazing system shall be thereafter retained and maintained in accordance with the submitted details and plans.

Reason

To ensure that occupiers and users of the proposed development do not suffer a loss of amenity and avoid significant adverse impacts on health and quality of life by reason of excess noise from entertainment sources in accordance with Core Strategy Strategic Policy 13 High Environmental Standards and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework (March 2012).

20 Residential standards - internal noise levels

Before any work to the superstructure above 1st floor slab (excluding the core) hereby approved begins, a report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that within rooms (with windows closed) the following internal noise levels are not exceeded as a result of environmental (transport) noise sources:

Bedrooms - 35dB LAeq T_z, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T_z

Dining room - 40 dB LAeq T_z

* - Night-time - 8 hours between 23:00-07:00

z - Daytime - 16 hours between 07:00-23:00

The development shall not be carried out otherwise than in accordance with the details so approved and the building shall not be occupied unless and until the approved construction including the specified agreed glazing systems have been installed. A test shall be carried out after completion, but prior to occupation, to show that the above criteria have been met and the results submitted to the Local Planning Authority for approval in writing. The building shall not be occupied until the results of the test demonstrating that the above criteria have been met have been approved in writing by the Local Planning Authority. The specific agreed glazing system shall be thereafter retained and maintained in accordance with the submitted details and plans.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental (transport) noise sources in accordance with Core Strategy Strategic Policy 13 High Environmental Standards and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework (March 2012)

21 Designing out crime

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

22 Cycle storage

Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

23 Basement layout

Before any works hereby authorised begin above grade on the superstructure (excluding cores), detailed plans at an appropriate scale of the basement layout shall be submitted to and approved in writing by the Local Planning Authority. Submitted details shall include details of CHP Plant, Waste and cycle storage areas and Cultural Venue back of house, and associated service corridors. The development shall be carried out in accordance with the approved details.

Reason

In order to allow for changes in requirements of CHP, Cultural Venue Operator and Servicing in accordance with Strategic Policy 2 Sustainable transport, Strategic Policy 3 Shopping, leisure and entertainment and Strategic Policy 13 High environmental standards of Southwarks Core Strategy 2012 and NPPF 2012.

24 Detailed drawings - Top of Towers

Before any works commencing on the superstructure (excluding cores) of the tower buildings in Blocks A and B hereby approved, detailed drawings including sections (1:20 scale) of the top four floors of the tower buildings, including internal layouts, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason

In order to ensure that the quality of the design and details is in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

25 Accessible and wheelchair dwellings

Before development is commenced above grade (excluding demolition) the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans for that plot meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Building A

A.08_N.6; A.08_S.3; A.09_N.6; A.09_S.4; A.10_N.6; A.10_S.4; A.11_N.6; A.11_S.4; A.12_N.6; A.12_S.4;
 A.13_N.6;
 A.13_S.4; A.14_N.6; A.14_S.4; A.15_S.4; A.16_S.4; A.17_S.4; A.18_S.4; A.19_S.4; A.20_S.4; A.21_S.4; A.2-
 2_S.4;
 A.23_S.4; A.24_S.4; A.25_S.4; A.26_N.5; A.27_N.2;

Building B

B.07_N.4; B.08_N.4; B.09_N.4; B.10_N.4; B.11_N.4; B.12_N.4; B.13_N.4; B.14_N.4; B.15_N.4; B.16_S.3;
 B.16_S.4;
 B.17_S.3; B.17_S.4; B.18_S.4; ;

All other units shall meet M4(2) (accessible and adaptable dwellings).

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

26 Ventilation

Prior to commencement of use, full particulars and details of a scheme for the internal ventilation of the development which shall include appropriately located plant, inlets and outlets, filtration and treatment of incoming air to ensure it meets the national standards for external air quality, plant noise output levels, and a management and maintenance plan have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with any approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

27 Noise from plant

Prior to first occupation of the development hereby permitted, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

28 Sound insulation

A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

Prior to the commencement of use of the cultural premises hereby approved, the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the cultural premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 29 Internal noise transmission
The habitable rooms within the development sharing a party ceiling/floor/party wall element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR25.
- A written report shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to first occupation of the residential premises hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.
- Reason
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.
- 30 Cultural Venue
Prior to the commencement of the fit out of the ground and basement level layouts relating to the cultural space, detailed plans and specification for the performance venue (including back and front of house facilities as well as an ancillary areas) at an appropriate scale together with seating shall be prepared in conjunction with the venue operator/ resident organisation and be approved in writing by the local authority.
Reason: In order to ensure that the quality of the design and details are in accordance with Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.
- 31 Ventilation - A3/A4 uses
Prior to the commencement of any A3 or A4 use, full particulars and details of a scheme for the ventilation of the kitchen (to be designed in accordance with DEFRA's Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005)) shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.
- Reason
To ensure that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.
- 32 Cycle facilities
Prior to the first occupation of the commercial elements of the development, details of showering, changing and locker facilities for cyclists for all commercial units over 250sqm of B1, A1, A3, A4 and/or D1 floor space shall be submitted to and approved in writing by the Local Planning Authority. Any such facilities as may have been approved for a particular unit shall be provided prior to first occupation of that unit. Thereafter the facilities shall be retained and the space should not be used for any other purpose without the prior written consent of the Local Planning Authority.
- Reason: In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with Southwark Core Strategy (2011) policy 2 'Sustainable Transport; and Saved Policies 5.2 and 5.3 of the Southwark Plan (2007) and London Plan Policy 6.9 .
- 33 Refuse storage
Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing/s shall be provided and made available for use by the occupiers of the buildings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.
- Reason
To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

complied with at all times once the permission has been implemented.

34 Obscure glazing

The windows to the office space marked as 'translucent glass' on plans ADPA-117 and ADPA -118 on east and west elevations of the building B Floors 08-15, shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and prospective residents of the adjoining residential premises within building B floors 08-15 from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

35 Doors onto public highway

Notwithstanding the drawings hereby approved no door shall open outwards over the public highway or pavement.

Reason

In the interests of pedestrian safety in accordance with saved policy 5.2 of the Southwark Plan 2007

36 CHP plant

Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

37 Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

38 Internal noise transmission

The habitable rooms within the development sharing a party wall element with other residential flats shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

39 Servicing Vehicles

Servicing vehicles accessing the proposed servicing yard shall not exceed 10m in length, unless previously agreed in writing with the Local Planning Authority.

Reason:

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 40 Flood risk
The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Arup (Issue 02), dated 9 December 2015.
- Reason
To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.
- 41 Water efficiency
Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).
- Reason
To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).
- 42 Controlled Parking Zone - Permit parking
No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.
- Reason
To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.
- 43 Telecommunication equipment
Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.
- Reason
In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.
- 44 Roof plant
No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.
- Reason
In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.
- 45 Surface water drainage / infiltration
No infiltration of surface water drainage into the ground is permitted, other than with the written consent of the Local Planning Authority (in consultation with the Environment Agency), which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risks to controlled waters. The development shall be carried out in accordance with the approved details.
- Reason
Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater, in accordance with Saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.
- 46 Servicing hours
Any deliveries, unloading and loading to the retail (Classes A1-A4) / business (Class B1) units shall be between

the following hours: Monday to Saturday - 07:00 - 22:00 only and not at any other time including Sundays and Bank Holidays.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

47 Archaeology - reporting site works

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended.

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The decision has been made in a timely manner.

Informatives

- 1 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies (excluding private streets and spaces). Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange this.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm. Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 4 Regulation 9(4) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) states in the case of a grant of phased planning permission, each phase of the development is a separate chargeable development. 'Phased Planning Permission' has the meaning in the interpretation of the Regulations at 2(1). It states that a phased planning permission means a planning permission which expressly provides for development to be carried out in phases.

Due to the description of development and the structure of the planning conditions attached to this planning permission, the CIL phases are:

- Demolition of the existing buildings and all site clearance, which comprise a CIL phase in its own right; and
- Construction of the proposed development, which is a single CIL phase.

Accordingly, each of the above CIL phases are separate chargeable developments and, in turn, will attract their own CIL liabilities.

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