

Planning Committee

Wednesday 24 May 2017
5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Eleanor Kerlake
Councillor Helen Dennis
Councillor Sarah King
Councillor James Barber
Councillor Jane Lyons

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly
Chief Executive
Date: 16 May 2017



Planning Committee

Wednesday 24 May 2017

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

| Item No. | Title | Page No. |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|----------|
| | PART A - OPEN BUSINESS | |
| | PROCEDURE NOTE | |
| 1. | APOLOGIES | |
| | To receive any apologies for absence. | |
| 2. | CONFIRMATION OF VOTING MEMBERS | |
| | A representative of each political group will confirm the voting members of the committee. | |
| 3. | NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT | |
| | In special circumstances, an item of business may be added to an agenda within five clear days of the meeting. | |
| 4. | DISCLOSURE OF INTERESTS AND DISPENSATIONS | |
| | Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting. | |
| 5. | MINUTES | 3 - 5 |
| | To approve as a correct record the minutes of the open section of the meeting held on 2 May 2017. | |

| Item No. | Title | Page No. |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 6. | MINT STREET - TO RELEASE £231,648.92 FROM SECTION 106 AGREEMENTS TO DELIVER IMPROVED FACILITIES AT MINT STREET ADVENTURE PLAYGROUND AND PARK | 6 - 12 |
| 7. | DEVELOPMENT MANAGEMENT | 13 - 17 |
| 7.1. | 151 - 157 TOWER BRIDGE ROAD, LONDON SE1 3JE | 18 - 58 |

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 16 May 2017



Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 May 2017 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE (Vice-Chair)
 Councillor Catherine Dale (Reserve)
 Councillor Hamish McCallum
 Councillor Darren Merrill
 Councillor Michael Mitchell
 Councillor Jamille Mohammed
 Councillor Adele Morris

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Michael Glasgow, Team Leader
 Martin McKay, Team Leader, Design and Conservation
 Pip Howson, Team Leader, Transport Policy
 Victoria Foreman, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Samantha Jury-Dada. Councillor Catherine Dale was in attendance as a reserve.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to item 6.1;
- Members' pack relating to item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 March 2017 be confirmed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

6. ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON SE15 2TU

Planning application reference 16/AP/4124

Report: see pages 13 to 42 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Demolition of existing basement and redevelopment of the site to provide 29 residential units (9 x 1 bed, 14 x 2 bed and 6 x 3 bed) (Class C3) and a community hall (Class D1) in a part 3/part 4 storey block, together with associated amenity space, landscaping and ancillary works.

The committee heard an officer's introduction to the report and addendum report and asked questions of the officer.

The committee heard representations from an objector and asked questions of the objector.

The applicant addressed the committee and answered the committee's questions arising from their submission.

There were no supporters who lived within 100m of the development site present at the meeting who wished to speak.

There were no local ward councillors present at the meeting who wished to speak.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried as follows:

RESOLVED:

1. That planning permission be granted subject completion of a unilateral undertaking and planning conditions set out in the report and the addendum report.
2. That in the event that the unilateral undertaking is not completed by 31 May 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 67 of the report.

The meeting ended at 6.20 pm.

CHAIR:

DATED:

Agenda Item 6

| | | | |
|------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Item No. 6. | Classification: Open | Date: 24 May 2017 | Meeting Name: Planning Committee |
| Report title: | | Mint Street - To release £231,648.92 from section 106 agreements to deliver improved facilities at Mint Street adventure playground and park | |
| Ward(s) or groups affected: | | Project: Cathedrals Funds: Cathedrals | |
| From: | | Chief Executive | |

RECOMMENDATION

1. That planning committee authorise the release of £231,648.92 of section 106 funding from the below developments to deliver improved facilities at Mint Street adventure playground, as set out in paragraphs 10 – 12 of the report.

| Permission Ref | Account No | Address | Amount |
|----------------|------------|--------------------------------------------------------|--------------------|
| 11/AP/2012 | 681 | Brandon House, 180 Borough High Street, London SE1 1LW | £179,167.64 |
| 12/AP/1066 | 654 | 44 - 50 and 52 - 58 Lancaster Street London SE1 | £13,755.73 |
| 13/AP/0943 | 683 | 10 - 13 Rushworth Street, London SE1 0RB | £11,108.79 |
| 13/AP/0966 | 690 | 169 - 173 Blackfriars Road, London SE1 8ER | £27,616.76 |
| TOTAL | | | £231,648.92 |

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Mint Street adventure playground is an extremely popular facility in Cathedrals ward, a dense urban area, deficient in open space but with an increasing family population.
4. The adventure playground was opened in the 1970s following a campaign by local people to reuse land behind the Evelina Children's Hospital as a playground. The adventure playground was operated by a voluntary sector organisation from its inception through to 1996. At this point they pulled out and the site has since been managed by the Southwark council's play service.

5. The adventure play building has reached the end of its useful life, providing the opportunity to upgrade the site and facilities, integrating it more successfully with the adjacent park and providing facilities better able to supply the community's needs.



6. In 2006 Bankside Open Spaces Trust (BOST) carried out consultation for a multi-use development on the adventure playground site (including adventure play), which did not go ahead. There is an active community group using the adventure playground with a website giving details of activities here: www.mintstreet.org.uk.
7. Mint Street park is situated in the space occupied previously by the Evelina Children's Hospital (1869 - 1976) and before that the debtors enclave, the Mint. It is the largest of a series of pocket open spaces in the Bankside area and was designated in the 2007 Southwark Plan as borough open land.
8. The park was subject to a comprehensive redesign by BOST in partnership with Southwark Council in 2001, which was commended by the ODPM (Office of the Deputy Prime Minister). BOST and Southwark Council have since been involved in the ongoing maintenance and implementation of a series of improvements at the park, including MUGA facilities, installation of an outdoor gym, improvements to the adventure play building, children's play facilities, adventure playground equipment and improved lighting. These have been funded through a variety of sources including Cleaner Greener Safer, Playbuilder funding and section 106.
9. Continuing development in the area has put increased pressure on open spaces in the Borough and Bankside area. Mint Street park has become a hub for community activity and as such is heavily used by residents and office workers alike. Increased usage of Mint Street park has brought with it various issues that require attention, including increasing prevalence of street drinkers, and a number of serious incidents of crime. It is expected that local demand on this open space will grow further as future development in Bankside comes to fruition.
10. The key objectives for the building are:

- To maximise the outdoor area available for play and provide a compact building plan to minimize the building footprint
- Good visual and physical links between indoor and outdoor spaces
- A clearly identifiable, safe entrance point and safe evening access to the site
- Child friendly spaces that are good to play in, plus intrinsically safe and easy for play workers and parents to supervise
- Respect for the existing buildings and park, remaining below the height of existing street and park trees
- Form and elevations that make positive contributions to the street, the park and the boundaries between areas
- Better links between the two adventure play areas
- A robust, sustainable building.

11. The building works will provide:

- An accessible entrance
- Two accessible activity rooms on two levels
- Children's kitchen and art space
- Outdoor growing space at first floor level
- A child-oriented climbing facility
- New accessible toilet facilities
- New staff facilities
- Heating and ventilation with low energy costs
- A low maintenance, sustainable building with BREEAM "very good" rating.

12. Landscaping works (subject to a future planning application) will provide:

- A new, safe and secure entrance
- Secure access to the MUGA from the adventure play area
- A new adventure playground
- Facilities for footballers and cyclists.



13. Planning permission has been obtained for the new building and will be applied for the landscape elements.

KEY ISSUES FOR CONSIDERATION

Community impact statement

14. This project will support the council's commitment to meet the needs of Southwark's diverse community.
15. By implementing the proposed improvements to Mint Street adventure playground the council is improving the environment and social sustainability of the community council area, providing a high quality public place both indoor (community centre) and outdoor (public realm) which local residents and workers can use, and which promotes the potential for interaction.
16. All works will be designed to be fully accessible to all, without prejudice or discrimination.
17. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
18. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

19. Extensive public consultation on this project has been undertaken and a user group established to inform the design process.
20. All ward councillors have been consulted on spend within the Cathedrals ward. The chair and vice chair of Borough, Bankside and Walworth Community Council have also been consulted.

Resource implications

21. All costs arising from implementing the recommendations above will be met from the section 106 agreements attached to the planning permissions for the development sites.
22. The project will be managed by the regeneration team which has an extensive experience of project delivery in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

23. The project will help deliver our Fairer Future Principles in making our borough a greener borough to live in.
24. The proposals meet the following promises:

Promise 1: Value for money
 Promise 6: A greener borough
 Promise 9: Revitalised neighbourhood

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

| Permission Ref | Account No | Purpose | Principle Amount | Indexation/Interest |
|----------------|------------|---------|------------------|---------------------|
| 11/AP/2012 | 681 | PCSD | £173,145.00 | £6,022.64 |
| 12/AP/1066 | 654 | PPOS | £12,150.00 | £1,605.73 |
| 13/AP/0943 | 683 | PCSD | £11,011.50 | £97.29 |
| 13/AP/0966 | 690 | PPOS | £27,541.00 | £75.76 |
| Totals | | | £223,847.50 | £7,801.42 |
| TOTAL | | | | £231,648.92 |

25. The above mentioned developments secured £231,648.92 combined in contributions towards public open space and children's play equipment. All £231,648.92 is currently unallocated and available.
26. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

27. This report seeks authority from the planning committee to release £231,648.92 towards proposed improvements to the Mint Street adventure playground. The monies were paid to the council as part of the planning obligations assessed in relation to particular development projects.
28. Whenever section 106 monies are spent, it is essential that this is in accordance with the tests set out in regulation 122, Community Infrastructure Levy Regulations 2010 (as amended) and also in accordance with the terms of the particular section 106 agreement. The relevant agreements have been checked and it is confirmed that the payments were made for the creation of new or the maintenance of existing public open spaces within the vicinity of the site. Members are therefore advised that they are able to approve the proposed expenditure if they consider this to be appropriate.

Strategic Director of Finance and Governance CAP17/008

29. This report requests the planning committee to approve the release of £231,648.92 from legal agreements listed in the body of this report, towards improvements of the facilities at Mint Street adventure playground.
30. On 18 March 2014, the cabinet agreed a budget of £2m, funded by capital receipts towards the upgrade and improvement of Mint Street adventure playground. This release of section 106 contributions would allow £231,648.92 of capital receipts to be off-set and does not represent additional funding.
31. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
32. The strategic director of finance and governance notes the council has received the related section 106 funds and that they are available for the project outlined in this report. The contribution of £2m from council's capital receipts is also noted.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|----------------------------------------|---------------------------------------------------------|--------------------------------|
| Copies of section 106 legal agreements | Planning Division 160 Tooley Street London SE1 | Jack Ricketts 020 7525 5464 |

APPENDICES

| No. | Title |
|-------|-------|
| None. | |

AUDIT TRAIL

| | | |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------|
| Lead Officer | Bruce Glockling, Head of Regeneration – Capital Works and Development | |
| Report Author | Laura Wannop, Project Manager | |
| Version | Final | |
| Dated | 11 May 2017 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments sought | Comments included |
| Director of Law and Democracy | Yes | Yes |
| Strategic Director of Finance and Governance | Yes | Yes |
| Director of Planning | Yes | Yes |
| Date final report sent to Constitutional Team | | 15 May 2017 |

| | | | |
|------------------------------------|--------------------------------|-------------------------------|--------------------------------------------|
| Item No. 7. | Classification: Open | Date: 24 May 2017 | Meeting Name: Planning Committee |
| Report title: | | Development Management | |
| Ward(s) or groups affected: | | All | |
| From: | | Proper Constitutional Officer | |

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|----------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------|
| Council assembly agenda 23 May 2012 | Constitutional Team 160 Tooley Street London SE1 2QH | Victoria Foreman 020 7525 5485 |
| Each planning committee item has a separate planning case file | Development Management, 160 Tooley Street, London SE1 2QH | The named case officer as listed or 020 7525 5403 |

APPENDICES

| No. | Title |
|-------|-------|
| None. | |

AUDIT TRAIL

| | | |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------|
| Lead Officer | Chidilim Agada, Constitutional Manager (Acting) | |
| Report Author | Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development | |
| Version | Final | |
| Dated | 16 May 2017 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments sought | Comments included |
| Director of Law and Democracy | Yes | Yes |
| Director of Planning | No | No |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | | 16 May 2017 |

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Wednesday 24 May 2017

Appl. Type Full Planning Application
Site 151-157 TOWER BRIDGE ROAD, LONDON SE1 3JE

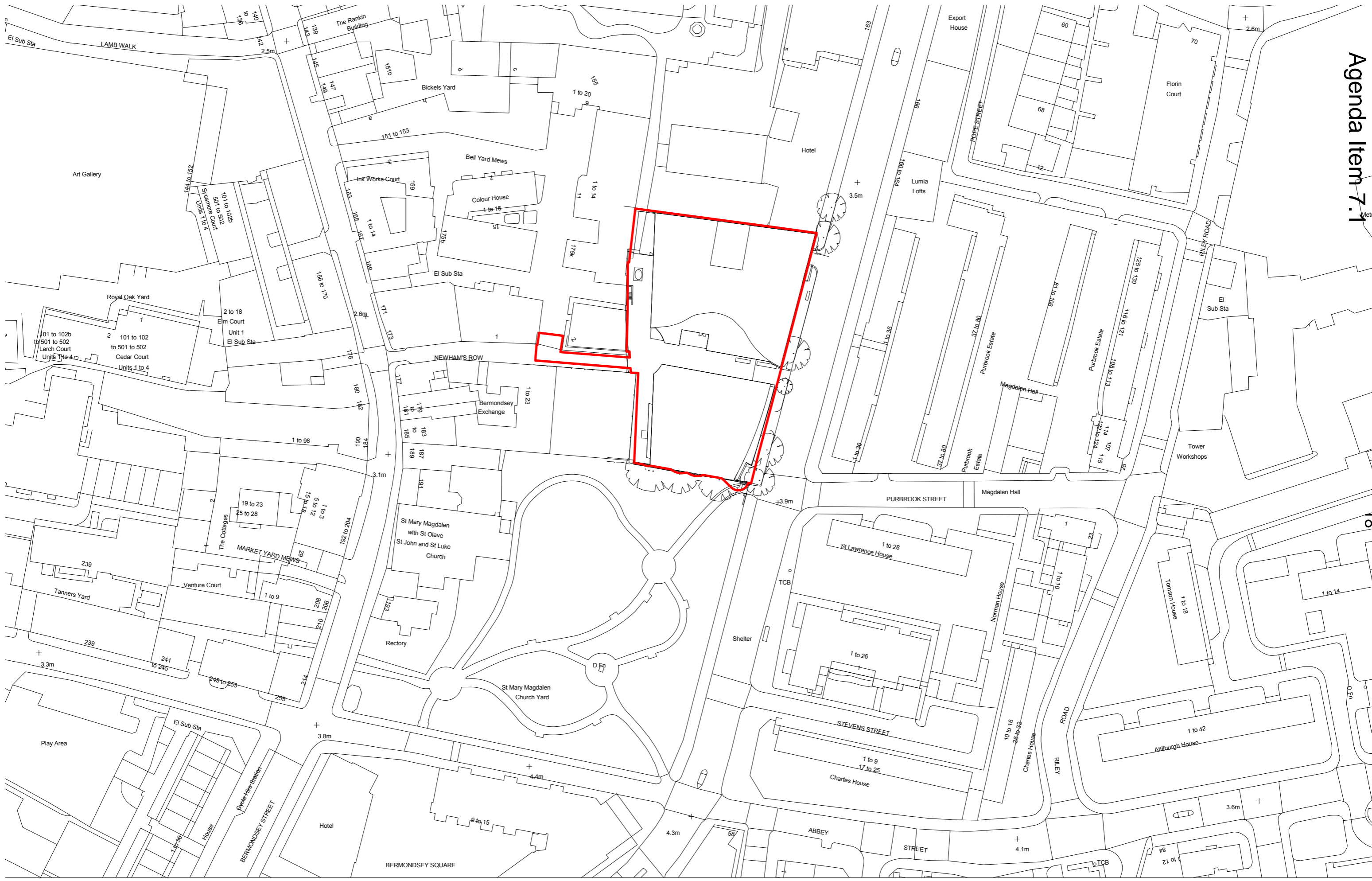
Reg. No. 16-AP-3222
TP No. TP/165-151
Ward Grange
Officer Yvonne Lewis

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

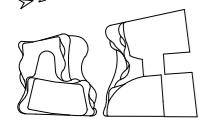
Item 7.1

Proposal

Alterations to and the refurbishment of the existing buildings, including: change of use from 106 residential units (40 x studios, 36 x 1bed and 30 x 2bed), 41 aparthotel units/partially vacant aparthotel floorspace and flexible retail/commercial floorspace, to 69 residential units (8 x1bed, 56 x 2bed and 5 x 3bed), 137 aparthotel units and flexible retail/commercial floorspace (A1/A2/A3/B1a); installation of balconies; alterations to elevations; minor alterations to increase the height of the buildings (max. 32.3 metres); landscaping; alterations to vehicle access; and associated works.



| REV | DATE | DESCRIPTION | By |
|-----|----------|----------------|----|
| 1 | 15/07/16 | Planning Issue | JC |



NOTES
 Check and verify all dimensions prior to commencement of work.
 This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications.
 Seek clarification of inconsistencies/ conflicts.
 Figured dimensions shall take precedence to scaled dimensions.

| DRAWN | CHECKED | JOB NO. |
|-------|---------|---------|
| PV | GR | 44018 |

This drawing is COPYRIGHT and shall remain the property of
ARNEY FENDER KATSALIDIS

CLIENT
FIRST BASE

PROJECT
TOWER BRIDGE ROAD
 151, 153 & 157 Tower Bridge Rd, London SE1 3JE, UK

ARCHITECTS
 ARNEY FENDER KATSALIDIS - INTERIORS
 40-42 SCRUTTON STREET, LEVEL 1
 LONDON, EC2A 4HH, UNITED KINGDOM

STRUCTURAL ENGINEER
 HARRISON
 25 BUCKINGHAM PALACE ROAD,
 LONDON, SW1W 0PP

CLIENT
 82-84 THINK MAREY DEVELOPMENTS
 LTD
 17 GLEBE PLACE, 2ND FLOOR,
 LONDON, SW1Y 6AF

MECHANICAL / ELECTRICAL ENGINEER
 HARRISON
 25 BUCKINGHAM PALACE ROAD,
 LONDON, SW1W 0PP

LANDSCAPE ARCHITECT
 HARRISON
 12-17 WELLS MEWS, LONDON,
 W1T 3JF

Arney Fender Katsalidis

SCALE
 1:500@A1 , 1:1000@A3

REVISION / DRAWING NO.
 1 FOR INFORMATION | A-01XX-101

| | | | |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|
| Item No. 7.1 | Classification: Open | Date: 24 May 2017 | Meeting Name: Planning Committee |
| Report title: | Development Management planning application: Application 16/AP/3222 for: Full Planning Permission Address: 151 - 157 TOWER BRIDGE ROAD, LONDON SE1 3JE Proposal: Alterations to and the refurbishment of the existing buildings, including: change of use from 106 residential units (40 x studios, 36 x 1bed and 30 x 2bed), 41 aparthotel units/partially vacant aparthotel floorspace and flexible retail/commercial floorspace, to 69 residential units (8 x1bed, 56 x 2bed and 5 x 3bed), 137 aparthotel units and flexible retail/commercial floorspace (A1/A2/A3/B1a); installation of balconies; alterations to elevations; minor alterations to increase the height of the buildings (max. 32.3 metres/36.08m AOD); landscaping; alterations to vehicle access; and associated works. | | |
| Ward(s) or groups affected: | Grange | | |
| From: | Director of Planning | | |
| Application Start Date 02/09/2016 | | Application Expiry Date 28/10/2016 | |
| Earliest Decision Date 12/10/2016 | | | |

RECOMMENDATIONS

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (a) are not met by 15 September 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 105.

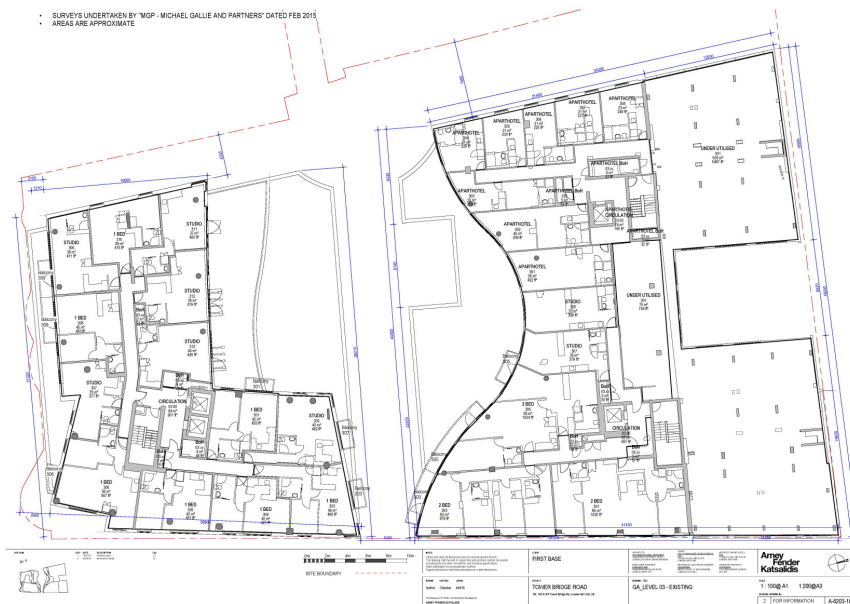
BACKGROUND INFORMATION

Site location and description

3. The site comprises three buildings, numbers 151, 153 - 155 and 157 Tower Bridge Road, all of which are located on the east side of Tower Bridge Road. Two of the buildings, known as 151 and 153 - 155, were completed around 2003, whilst number 157 is incomplete, having been commenced around 2008 but construction having been stalled in 2010. This building has its exterior walls substantially complete, but with no windows installed and no internal partition structures or fit-out. Number 153 - 155 Tower Bridge Road is a single structure which is described variously in submitted reports as 153,155 or 153 – 155; for the purposes of this report it is referred to as 153.
4. 151 and 153 Tower Bridge Road currently have offices and reception areas on the ground floor, offices on part of the first floor, and 41 aparthotel rooms and 106 residential units on the first to eighth floors. There are 60 parking spaces in a basement which extends beneath 151 - 153. 157 Tower Bridge Road is incomplete and no part of it is occupied.



5. The buildings rise to a maximum of 10 storeys (30.05m AOD), with 157 being 7 storeys in height. Both 151 and 153 are faced predominately with white and grey cladding panels and glazing; 157 is constructed of a brindle coloured facing brick.
6. Between number 151 and 153 is an open area used primarily for servicing and car parking. This area extends to the rear (west) of both 151 and 153. An electricity substation enclosure has been constructed to the rear of 151 and has been the subject of a long-running enforcement case.



7. The site sits to the immediate north of St Mary Magdalen Church and its churchyard, which is listed Grade II*. The churchyard contains monuments some of which are separately listed. The churchyard boundary wall sits immediately adjacent to the building at 151 Tower Bridge Road.
8. To the north of the site is the Premier Inn hotel, a 5 storey building with an open car parking area to the rear.

9. To the west are the buildings on Newhams Row, which range from four to five storeys and are in commercial and residential use.
10. On the opposite side of Tower Bridge Road are a four storey mansion block forming part of the Purbrook Estate, and the recently completed 5 storey block known as No 1 Stevens Street.
11. The site is not within a conservation area, but the boundary of the Bermondsey Street conservation area runs immediately adjacent to the site. The site is within an archaeological priority zone.
12. Tower Bridge Road forms part of London's inner ring road, and is controlled by Transport for London. The frontage of the site contains five large and mature plane trees, and there is a bus stop in front of 153 Tower Bridge Road.
13. The proposed scheme would deliver an east-west pedestrian route through the site, linking Tower Bridge Road with Newhams Row. This route had been required under the 2000 permission (00/AP/0016), but had not been delivered by the previous developers. This issue had been the subject of enforcement action by the council.
14. The scheme would also create a new link through the site into Mary Magdalen churchyard. This is envisaged as part of a potential new north-south pedestrian route parallel to Tower Bridge Road; the route northwards is currently blocked but this development would future-proof the opportunity in the event that new development occurs on adjoining sites.



Background to the application

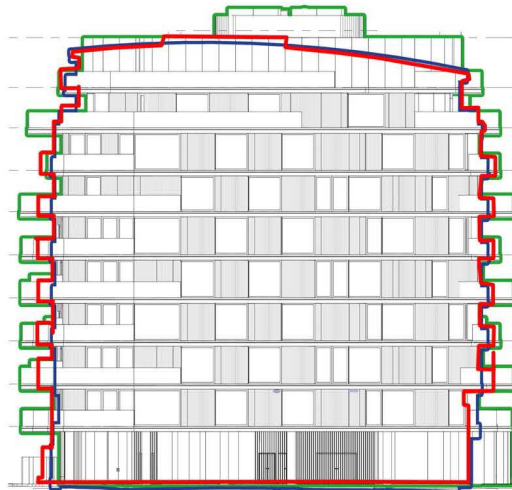
15. This site has a lengthy planning history, including a series of enforcement actions by the council. The planning history is set out in paragraphs 21 to 27 below. In summary, the buildings were not built out in compliance with the issued planning permissions, and the building constructed under the most recent permission was left incomplete and not watertight when construction ceased in 2010.
16. The applicants, who are a joint development company formed by First Base and Starwood Capital Group, acquired the site in 2015 after the previous owners, Sunlight Properties, went into administration. Starwood have experience in operating hotels,

including major names such as Le Meridian.

17. The applicants are committed, subject to permission being granted, to completing some of the key public realm objectives of the earlier permissions, such as the east-west and north-south links through the site into the surrounding areas. These section 106 obligations were not delivered by the previous owners. The current applicant would also reinstate the number of residential flats and apart-hotel rooms authorised by the 2008 permission, although there would also be a reduction in the amount of commercial floorspace.

Details of proposal

18. The proposal comprises a full internal and external remodelling of 151 and 153 Tower Bridge Road, and the completion of 157 Tower Bridge Road in the form previously consented, albeit with some minor changes to the elevations and also with the erection of an additional floor. Numbers 151 and 153 would be stripped back to the concrete frame, and an entirely new facade constructed using textured concrete, reconstituted stone, glass and metal cladding.



PROPOSED 151 EAST ELEVATION

19. The current buildings at 151 - 153 have a curved roof form; this would be 'squared-off', with an additional level of screened plant above. In effect, this raises the maximum height of the buildings to 36.08m AOD (32.32m above local ground level), although the number of floors does not increase in any part of the buildings. The maximum number of floors remains as 10 storeys in 151, 8 storeys in 153, and 7 storeys in 157.



20. The proposed use remains a mix of residential, aparthotel and commercial uses, with parking at basement level and a central landscaped courtyard. The consented, current and proposed uses of the buildings are set out in the table below.

| Use | Consented | | Existing | | Proposed | |
|---------------------------------------------------|-----------|-----------|----------|-----------|----------|-----------|
| | Number | sqm (GIA) | Number | sqm (GIA) | Number | sqm (GIA) |
| Residential | 69 | 7148 | 106 | 7814 | 69 | 8639 |
| Apart-hotel rooms | 137 | 5742 | 41 | 5407 | 137 | 6127 |
| Commercial (Class A/B) | | 2030 | | 2135 | | 1006 |
| Total area (excludes basement car park) | | 14920 | | 15356 | | 15772 |

Planning history

21. The site has a complex planning history as outlined below.

00/AP00/16: 151 - 155 Tower Bridge Road

22. On 19 July 2000, planning permission was granted with legal agreement for the "...construction of part 6, 7 and 8 storey buildings to provide 2 antique trading areas on the ground to first floors with storage area in the basement, 7 business (B1) units on the 1st to 5th floors and 69 self contained flats on the 1st to 8th floors together with associated basement and car parking, bicycle storage and landscaping."
23. Building works commenced to implement the permission in 2001, however the constructed building did not accord with the approved plans which resulted in the submission of a new application in November 2003 seeking to amend the 2000 permission. This application was subsequently approved on 27 February 2007 (see below).

03/AP/2184: 151 - 153 Tower Bridge Road

24. On 27 February 2007, planning permission was granted with legal agreement for the "...retention of a building under construction comprising a part 6, part 8 and part 10 storey building to accommodate a mix of 69 flats. Class B1 offices on ground to sixth floors and Class A1 retail space on ground and first floors, and basement level car parking." In the report this is referred to as the '2007 permission'.

07/AP/1412: Application type: Full Planning Permission (FUL)

25. Retention of new sub station vent housing together with amendments to elevational treatment (located at rear of 151 Tower Bridge Road and in front of 3 Newhams Row). Decision date 11/09/2007. Decision: Granted (GRA). However, the substation was not amended as required by this permission and an enforcement case has been under investigation and remains open at this time.

08/AP/0813: 153 - 157 Tower Bridge Road

26. On 8 June 2009, planning permission was granted for the "...erection of a 7 storey

building at No. 157 and change of use of part existing building at No. 153 comprising 1880sqm B1 floorspace and 636sqm A1 floorspace to provide: 137 room aparthotel, 167sqm A1/B1 floorspace, 192 B1/D1 floorspace, 213 sqm A1/A2/A3/A4/B1 floorspace, creation of new north-south pedestrian link from rear of 157 Tower Bridge Road to Bermondsey Gardens, creation of new east-west pedestrian link from Tower Bridge Road to Newhams Row and associated access, refuse storage, cycle storage and landscaping." This is referred to in the report as the '2009 permission'.

08/EN/0210: Enforcement type: Breach of Condition (BOC)

27. Use of new residential development (constructed pursuant to 03/AP/2184) for a short term letting. Car parking not provided in accordance with condition 9 of the granted permission. Sign-off date 03/08/2009 Sign-off reason: Final closure - breach ceased (FCBC).

Planning history of adjoining sites

00/AP/0874: 3 Newhams Row (formerly known as 175 Bermondsey Street) SE1

28. On 2 February 2001 planning permission was granted for the demolition of existing buildings and construction of a part 5, part 7 storey building to provide commercial (A1/B1) use, 4 live/work units and 14 self-contained flats with associated car parking and the creation of a new courtyard.
29. The legal agreement linked to the permission required the implementation of a landscaping brief defined as being "...a brief to conserve and enhance the townscape environment of Bermondsey Street and its context, in particular the path network linking Tanner Street Park to St Mary Magdalen Churchyard and Bermondsey Street, via Newhams Row to Tower Bridge Road."

KEY ISSUES FOR CONSIDERATION

Summary of main issues

30. The main issues to be considered in respect of this application are:
- a) principle of development in terms of land use
 - b) environmental impact assessment
 - c) design issues, including impact upon heritage assets and trees
 - d) the impact on neighbouring amenity
 - e) housing quality
 - f) affordable housing
 - g) impact of adjoining uses on occupiers of the proposed development
 - h) transport issues
 - i) planning obligations (section106 undertaking or agreement) including delivery of pedestrian routes and community infrastructure levy
 - j) sustainable development implications.

Planning policy

31. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy
 Section 7 - Requiring good design
 Section 12 - Conserving and enhancing the historic environment.

32. The London Plan 2016

Policy 2.11 - CAZ - strategic functions
 Policy 2.13 - Opportunity areas
 Policy 3.5 - Quality and design of housing developments
 Policy 3.9 - Mixed and balanced communities
 Policy 3.12 - Negotiating affordable housing
 Policy 4.1 - Developing London's economy
 Policy 4.2 - Offices
 Policy 4.5 - London's visitor infrastructure
 Policy 4.7 - Retail and town centre development
 Policy 5.2 - Minimising carbon dioxide emissions
 Policy 5.3 - Sustainable design and construction
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.4 - Local character
 Policy 7.6 - Architecture
 Policy 7.8 - Heritage assets and archaeology
 Policy 8.2 - Planning obligations.

33. Core Strategy 2011

Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 3 - Shopping, leisure and entertainment
 Strategic Policy 5 - Providing new homes
 Strategic Policy 6 - Homes for people on different incomes
 Strategic Policy 7 - Family homes
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

34. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark planning policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 1.1 - Access to employment opportunities
 Policy 1.12 - Visitor accommodation
 Policy 1.4 - Employment sites
 Policy 2.5 - Planning obligations

Policy 3.1 - Environmental effects
 Policy 3.2 - Protection of amenity
 Policy 3.3 - Sustainability assessment
 Policy 3.4 - Energy efficiency
 Policy 3.6 - Air quality
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 - Archaeology
 Policy 3.20 - Tall buildings
 Policy 3.28 - Biodiversity
 Policy 4.1 Density of residential development
 Policy 4.2 Quality of residential development
 Policy 4.3 Mix of dwellings
 Policy 4.4 Affordable housing
 Policy 5.1 Locating developments
 Policy 5.2 Transport Impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled people and the mobility impaired.

35. Relevant supplementary planning guidance/supplementary planning documents

- Section 106 Planning Obligations SPD 2015 and Addendum 2017
- Residential Design Standards SPD October (2011 with 2015 technical update)
- Housing SPG 2012 (SPG to the London Plan)
- Providing for Children and Young People's Play and Informal Recreation 2012 (SPG to the London Plan)
- Affordable Housing SPD (2008 – Adopted and 2011 – Draft)
- Development Viability SPD 2016.

36. Within proposals map, the site is subject to the following designations:

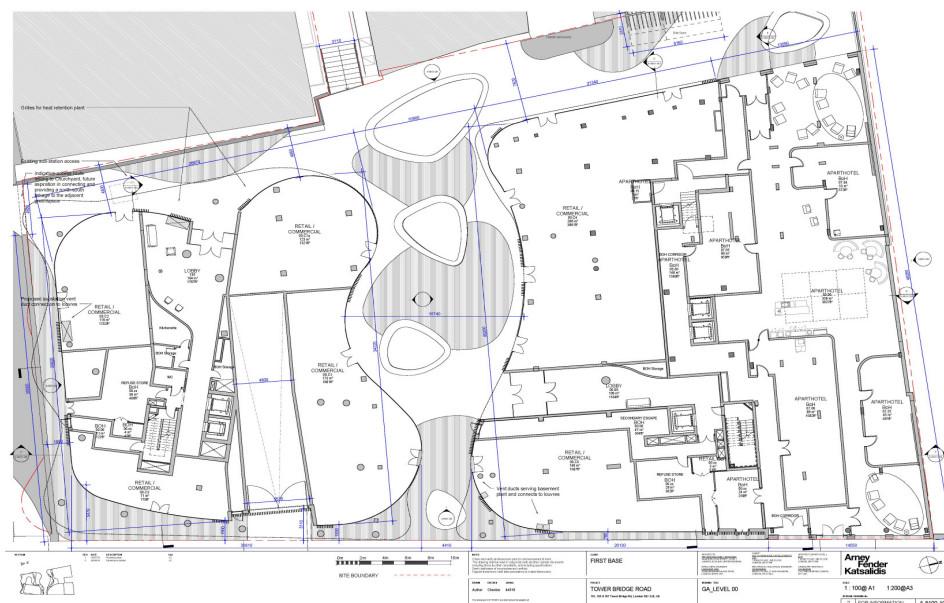
- Strategic cultural area
- London Bridge, Borough and Bankside opportunity area
- Central activities zone
- Archaeological priority area
- Air quality management area
- Adjacent to a classified A road/TLRN.

Principle of development

37. The proposal is to alter and refurbish the existing buildings on the site (Nos. 151, 153 and 157 Tower Bridge Road) to improve the quality of the existing residential accommodation and the aparthotel, as well as to provide a mix of retail and commercial uses on the ground floors of the buildings to activate the frontages. Each of the proposed uses already exist in some form on the site, and were allowed under the earlier permissions. Current policy, at both London Plan and local level, would continue to support hotel, residential, office and retail uses in this highly accessible central London location.
38. Policy 4.5 'London's visitor infrastructure' of the London Plan supports the growth of hotel rooms in London, concentrating on the CAZ. It specifically recognises the need for apart-hotels. Saved policy 1.12 of the Southwark Plan states that new hotels will be allowed in areas which are well-served by public transport and where a concentration of

hotels will not cause an over-dominance of visitor accommodation in the locality. Strategic policy 10 'Jobs and businesses' allows for the development of hotels in strategic cultural areas and places with good access to public transport, providing that these do not harm the local character.

39. The number of aparthotel rooms replicates that originally consented in 2009 by the 08/AP/0813 permission, and improves the quality of the visitor accommodation when compared to that currently on the site. The completion of 157 Tower Bridge Road would remove an eyesore from the streetscene, and the accommodation may support the wider local economy by providing convenient accommodation for short term staff or business visitors. The use fully accords with current policies. Although both the Premier Inn and Bermondsey Square Hotel and the aparthotel at 175 Bermondsey Street are all close by, they remain part of a vibrant mix of uses and are not over-dominant within the locality. Sixteen out of the 137 aparthotel rooms (12%) would be provided as accessible rooms, details of which should be secured by condition.
40. The development will provide fewer residential flats compared to the existing building, and a higher number of aparthotel units. The number of apart-hotel rooms, and the number and mix of flats across the site will revert to that permitted under the 2009 permission. This is welcomed, and would improve the overall quality of accommodation on the site. The current layout of 151 and 153 includes a large number of studio flats, and a number of one bedroom flats which fall short of the floor space standards set out in the nationally described space standards and the Residential Design Standards SPD. As such, the revised layout would resolve a number of deficiencies in the existing accommodation and is a positive aspect of the proposal.
41. The reconfiguration of the ground and first floor space would result in the loss of Class B1 office floorspace. Whilst much of this is currently vacant, no evidence of marketing of the space has been submitted, so the proposal is contrary to saved policy 1.4 of the Southwark Plan. Space created at ground floor level would be available for Class A retail or Class B office use, with the intention of better activating the frontages of the regenerated buildings. It is likely that the majority of this space would be taken up by restaurant or retail uses, or Class A2 services. If this were to be the case, the current (and consented) office space at first floor level would become isolated, and would not have the advantage of a street frontage. The applicant has presented the case that the improved layouts would improve job creation across the site, claiming that between 47 to 99 jobs would be created in the ground floor commercial spaces.



42. There is no clear evidence that the existing first floor office space would not be attractive to future occupiers in a refurbished building. However, since the applicant has not included this in the application, the application falls to be determined including the loss of commercial floorspace. The council's Planning Obligations SPD makes provision for payments to be made to mitigate the loss of employment floorspace. In this case the sum equates to £38,889 and the applicant has agreed that this payment would be secured within the section 106 agreement. Given the weight to be attached to the refurbishment of these buildings and the resolution of long-standing enforcement issues, it is recommended that, on balance, an in lieu sum be accepted to mitigate the loss of employment floorspace.
43. In conclusion, the proposed ranges of land uses were agreed under the previous permissions, and remain appropriate in this central London location. The overall quality of the development, in terms of its appearance and the quality of the accommodation, and its response to the street environment and public realm, will be significantly improved through this proposal. As such, the principle of the development is accepted in line with the NPPF expectation that planning authorities will support sustainable development which delivers a strong economy and good design.

Environmental impact assessment

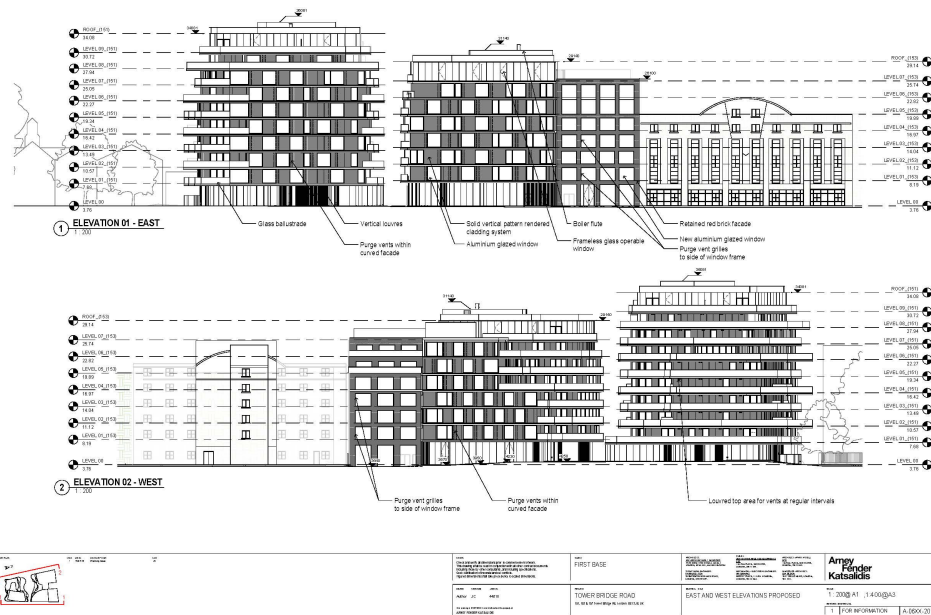
44. The proposal will reuse the frame of the existing building, with only minor increases in height and massing. The land uses remain consistent with those already permitted and existing on the site. As such, there will be no impacts of more than local significance which would warrant the submission of an environmental impact assessment.

Design issues

45. The existing buildings are clad in white and grey cladding panels, with external concrete pillars and glazing (which is mainly obscured by applied vinyl) on the ground and first floors. The partially completed structure at 157 is faced in red/brindle brickwork.
46. The applicants propose to complete 157 broadly in line with the form of the 2009 permission, retaining the brick facade. However, changes would be introduced to the fenestration, and to the design of the set back top floor.
47. The buildings at 151 and 153 currently have curved roof profiles. The scheme would square off these curved roofs, although the maximum height of the main body of the building, and the number of floors of accommodation, would not increase. However, above the new roofline an additional plant room is proposed, set back from the main facades, which would increase the overall height of the building to 36.08m AOD, including all plant and over-runs (32.32 m above local ground level).
48. One of the most visible changes to the buildings would be the introduction of large curving stone and glass balconies to the north and south facades. These provide enhanced amenity space for the reconfigured flats, and are a dramatic feature of the new design approach. Their sweeping form contrasts with the more muted tone and texture of the re-clad main building facades.
49. The proposed balconies project beyond the building facades along the courtyard elevation, and, more sensitively, along the boundary with St Mary Magdalen churchyard. The deeper curve of the balconies over-sail the churchyard boundary in some locations by up to 2.2m, although this is not a continuous feature along the boundary. Although this will increase the prominence of the building, it is not considered that it will undermine the heritage significance of the churchyard or its character as a public open space. The council's parks service has indicated that it has no objection in principle to the over-sail, subject to the appropriate licences and agreements being made with the

council as freeholder.

50. At ground floor level, the face of the building is set back from the churchyard boundary, easing what is currently an uncomfortable relationship with the historic boundary wall. This is a benefit of the scheme.
51. On the Tower Bridge Road and courtyard facades, the ground floor frontage has been stripped back, and a new curved 'shopfront' formed behind the existing concrete pillars. This creates a more engaging pedestrian-level experience, which is welcomed. On the upper level street facade of numbers 151 and 153, the existing cladding is removed and a more ordered face of textured concrete and full height window openings is installed. This creates a more positive relationship with the street.



52. The contrast of the sweeping glazed balconies with the calmer street facade avoids the perception of a singular form and addresses the different frontages appropriately. Number 157 will retain its brick facade and set back top floor, although some changes are made to the fenestration to create a more distinctive building; these changes to the permitted scheme are welcomed. This building will read as a distinct plot (although it is linked internally to 153) which is helpful in giving a sense of the historic plot widths in Tower Bridge Road.
53. One of the main benefits of the proposal is the redesign of the central courtyard space between 151 and 153. It has been used as a service yard, and is gated across the Tower Bridge Road frontage. The previous planning permissions expected this to be used as a public route, linking westwards to Newhams Row, with the potential for a route southwards into the churchyard. However, these routes were never delivered, and a large electricity substation was constructed on the potential link to the churchyard.



54. This application strips back the ground floor facade and installs a curved glass facade to new retail or commercial spaces. This opens up the space and creates the opportunity for planting and seating. New residential terraces at first floor level look onto the new space. This courtyard has the potential to be an attractive facility, particularly if the new routes are delivered to improve its linkages to Bermondsey Street and Long Lane.
55. The design is generally high quality and well-considered. However, the concept relies heavily on the contrast between the textured facing panels, the large glazed openings, and the curving glass and polished edges of the balconies. Therefore details need to be secured by condition of the facade construction and the facing materials to ensure that the illustrated quality can be achieved.

Tall buildings

56. The additional plant at roof level takes the overall height of 151 above 30 metres, and therefore it would be defined as a 'tall building' under saved Southwark Plan policy 3.20. However, the overall increase in height is marginal, and the improved design quality and provision of landscape and public realm are benefits of the scheme which better address the landmark location of the site.

Impact on heritage assets

57. The site immediately abuts Bermondsey Street conservation area and the churchyard of the St Mary Magdalen Church (Grade II* listed) and the rear of Nos. 187 - 189 Bermondsey Street (Grade II). However, the changes to the buildings on the site are in the main restricted to cladding. Whilst the balconies in particular make the buildings more visually prominent, the replacement facades will have little effect on the character and appearance of the adjacent area, or on the setting of the church and adjacent listed buildings.
58. The set back to the ground floor elevation on the southern (churchyard) face of 151 eases the relationship between the listed churchyard wall and the façade of the building. It is noted that upper level balconies will nevertheless over sail the wall. The over sailing of the balconies by a small amount will cause less than substantial harm to the setting of the wall. The creation of a new link into the churchyard would require the removal of a short stretch of the listed wall. This current application makes a commitment, through a section 106 obligation, to pursue the delivery of the link, but this would require a separate listed building/planning consent. At that point a full assessment of the merits of altering the wall, in the context of the overall benefits of the creation of the route, would

be made.

Trees and landscape

59. There are five mature Plane trees on the Tower Bridge Road frontage of the site, which have been categorised as grade A and grade B, indicating a high amenity value. These would not be impacted by the development since no new projections are proposed on this facade, although some minor pruning would be required to prevent limb damage during construction. A condition to protect these trees during construction is included on the draft decision notice.
60. There are five smaller Sycamore trees within the churchyard close to the wall which forms the boundary with number 151. The canopies of these trees have been heavily pruned on one side due to the conflict with the face of the building, and three are planted very close together which would inhibit their ultimate size. The trees have been categorised as grade C, which would not normally warrant retention if a better long term outcome could be secured through replacement. Three of the trees would need to be removed to create the link into the churchyard. Given the present location and condition of the trees, the council's urban forester has recommended that all five trees be removed and replanting take place either within the churchyard or on other public land outside of the application site. A section 106 contribution of £39,314, reflecting the CAVAT value of the five trees, has been agreed by the applicant and would be secured within the legal agreement.
61. The proposal shows a series of large planting beds within the courtyard space and on the northern route. These would be beneficial in greening what is currently a barren tarmacked space. There is limited detail on the species to be planted but given that the planters are of a scale which could accommodate a range of trees, shrubs and other soft landscape it would be acceptable to secure the details via a condition. The application also shows planting on the balconies and terraces but these would be effectively private areas and the implementation would be under the control of the individual occupiers or the building management.
62. The proposed landscaping protects the high value trees on Tower Bridge Road and introduces new soft landscape into areas which are currently hard surfaced. This would improve both the amenity value and biodiversity value of the site which is a benefit of the scheme and accords with strategic policy 11 'Open spaces and wildlife' of the Core Strategy.

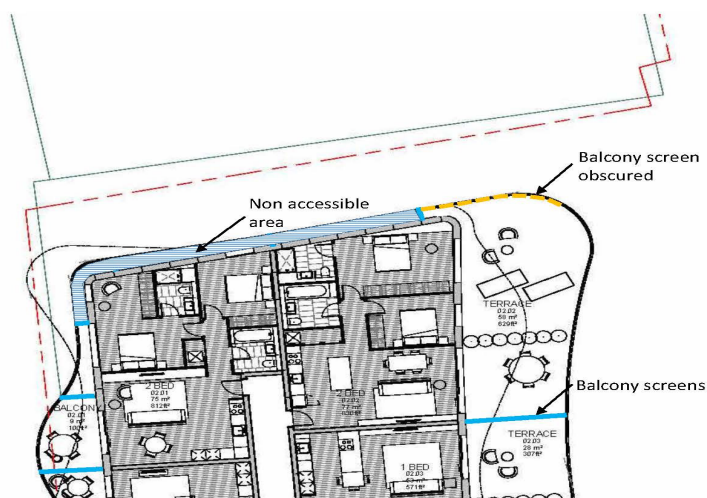
Impact of proposed development on amenity of adjoining occupiers and surrounding area

63. Saved policy 3.2 'Protection of amenity' of the Southwark Plan states that planning permission will not be granted where development would cause a loss of amenity to present and future occupiers in the surrounding area. Strategic policy 13 'High environmental standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environments within which we live and work.
64. The uses within the buildings, including the total permitted number of units, will not increase as a result of this development. In this respect the relationship with the neighbouring occupiers would remain unchanged.
65. There is some increase in the massing of the buildings at the upper levels, although this is set well back from the edges of the site. Due to the set backs, the additional massing will not appear overbearing in the outlook from neighbouring properties. No formal daylight and sunlight assessment was submitted with this application, however the set

back from the main building face would mean that additional impacts on daylight and sunlight would be minimal. The balcony projections are mainly towards the courtyard and on the south face, and so have little impact on daylight or sunlight to the neighbours to the east or west.

66. The 2007 planning permission (03/AP/2184) contained a condition which required all windows on the west elevation of number 151 to be obscure glazed up to a height of 1.8m in order to protect the amenity of occupiers within 3 Newhams Row. The application as originally submitted showed clear glazing and external balconies on the west face, and a number of objections were received from Newhams Row. As a consequence, the revised plans have been submitted which show obscure glazing on this face, and access to the narrow balconies on this face has been limited to maintenance only. The revised plans show obscure glazed panels to the larger balcony areas on the south-west and north-west corners; details of this would need to be secured via condition to ensure that they are both effective and not visually over-intrusive.
67. Larger terrace areas have been introduced at 7th and 8th storey levels, including one communal terrace linked to a residents lounge area. These terraces would not be screened, but on balance it is considered that they are sufficiently set back from the boundary that overlooking to neighbours would not be unduly intrusive.

Current dividing screens— Level 1 Plan



68. With this screening in place to both windows and balcony areas, it is considered that the reasonable expectations for privacy at 3 Newhams Row would be met. It is noted that the building at 3 Newhams Row is built hard to its boundary with 151 Tower Bridge Road, which is in itself set back. In these circumstances, and notwithstanding the introduction of larger terrace areas at the set back upper levels, the application has made a reasonable response to protecting the privacy of its immediate neighbours.
69. The construction of the steps to link to Newhams Row/Bermondsey Street would have some impact on the outlook and external environment of 2 and 3 Newhams Row. The creation of the east-west link has been a long-standing objective, originally required by the 2003 planning permission and reiterated in the permissions granted in 2007 and 2009. The section 106 agreement for the conversion and extension of 3 Newhams Row (00AP0874) also required the developers of that site to provide a path and allow public access along Newhams Row between numbers 2 and 3 Newhams Row, and to provide

a landscape brief for the east-west and north-south links, which includes the link from Newhams Row through the current application site to Tower Bridge Road. There is no evidence that this brief was progressed.

70. Further information about the routes and how they will be secured is provided later in this report. However, it is clear that this route was recognised as a project at the time 3 Newhams Row was being constructed, and the objections from residents in Newhams Row must be read in this context. In response to objections from neighbours, further information on the design and siting of the steps was provided by the applicants, which shows that they would not impede access to those buildings and would have limited impact on outlook.
71. In conclusion, the application in its amended form does not adversely affect the amenity of neighbours to any unreasonable extent, and so complies with the requirements of saved policy 3.2 'Protection of amenity' of the Southwark Plan.

Housing quality

72. Saved policy 4.3 of the Southwark Plan requires a mix of dwellings sizes and types to be provided within major new developments in order to cater for a range of housing needs. There is a particular need for family units in the borough and therefore policy requires that the majority of units should have two or more bedrooms and at least 20% three or more bedrooms with direct access to private outdoor amenity space. At least 10% of the units should be suitable for wheelchair users.
73. Strategic policy 7 of the Core Strategy increases the proportion of two bed plus accommodation to be provided and expects 60% of developments to have more than two bedrooms, and in this area at least 20% 3, 4, or 5 bedrooms. A maximum of 5% as studios.

Dwelling mix

74. As consented in 2009 by 08/AP/0813, the development provided 69 flats; however, as currently laid out the site contains 109 flats across numbers 151 and 153. This includes a large number of studio flats. Under the current proposal the scheme would revert to the number and mix of flats permitted in 2009.

Residential mix :

| Unit type | As consented | As existing | As proposed |
|------------------|---------------------|--------------------|--------------------|
| Studio | 0 | 40 | 0 |
| 1 bed | 8 | 39 | 8 |
| 2 bed | 56 | 30 | 56 |
| 3 bed | 5 | 0 | 5 |
| Total | 69 | 109 | 69 |

75. The proposed mix of flats is compliant with current policy in terms of having no more than 5% studios, and having more than 60% of units with 2 or more bedrooms. However, the number of flats with 3 or more bedrooms is significantly below the 20% expected under policy 6 of the Core Strategy. However, it does accord with the mix originally permitted, and given the history of the site, and the benefit of removing the large number of studio flats which currently exist, on balance this is considered acceptable.

Table: Proposed mix of residential units

| Type | Quantity | % Mix | Size range sqm |
|--------------------|-----------|------------|----------------|
| 1 bed | 8 | 12 | 50 - 60 |
| 2 bed | 56 | 81 | 67 - 145 |
| 3 bed | 5 | 7 | 103 - 170 |
| Total units | 69 | 100 | |

76. The scheme proposes to provide 7 adaptable wheelchair units, which equates to 10% of the total, in accordance with saved policy 4.3 of the Southwark Plan. The units would all be market housing, and as such being adaptable is acceptable. Clauses regarding the marketing of these units as wheelchair units should be included in the legal agreement.

Unit sizes and layout

77. All of the flats meet the nationally described space standards and the council's residential design standards in terms of unit sizes, ceiling height, and internal layout. This is a significant improvement on the current situation, where there are studio flats of only 27 sqm and 34 of the 1 bed flats are below the minimum floor area of 50 sqm. Most of the reconfigured flats have generous balconies or terraces, although a small number of flats have balconies which are below 6sqm so of limited usability. It would not be appropriate in townscape terms to construct projecting balconies on the Tower Bridge Road frontage, and on the west face of number 151 large balconies would further exacerbate the overlooking and intrusion to 3 Newhams Row. The large sweeping balconies on the south and inner faces do offer good amenity to residents and it is considered that the development has optimised the realistic opportunities to provide private amenity space for future residents. The scheme does also provide a landscaped area within the centre of the site, but this is a public area, including two through routes, so would provide limited usable amenity for residents.
78. 48% of the flats would be dual aspect; this is an improvement on the 32% under the current layout. The figure of 48% assumes that the east facing flats adjacent to 3 Newhams Row are treated as single aspect due to their obscure glazed windows. Whilst obscure glazing limits outlook, it would allow some sense of sunlight penetration, and it would be possible to achieve some cross ventilation from high level openable windows. If these flats were to be accepted as dual aspect the total percentage of dual aspect units would rise to 57%.
79. On balance, given the history of the site, and the limitations created by the retention of the floorplates and need to respect neighbours' privacy, the proportion of dual aspect units is acceptable.

Communal and children's play space

80. Communal amenity space for residents has been provided for on the roof of No. 151. However, no dedicated children's play area has been identified. It is recommended that the landscaping condition also requests details identifying the location and layout and children's play.

Affordable housing

81. Under the terms of the 2007 (03/AP/2184) permission, the scheme provided no on-site affordable housing and instead offered a commuted sum of £400,000. This was paid in 2007.
82. Under saved Southwark Plan policy 4.1 'Affordable housing' a scheme providing 69 units would normally be expected to provide 35% affordable housing, subject to viability

testing. In this case, the 69 flats being proposed replicate those agreed under the 2007 permission, for which the obligation in terms of affordable housing was met. It is a reduction of 37 units compared to those currently on site.

83. However, although the number and mix of flats in unchanged from the 2007 permission, there is an uplift in the total residential floorspace amounting to over 1,000 sqm GIA compared to the consented position, and over 800sqm from the existing situation on site. Although this area may not in itself equate to the 11 unit threshold to trigger the requirement for affordable housing, given that this could be seen as part of a larger scheme which is of a size to require affordable housing, a viability review was requested. The submitted appraisal was assessed on behalf of the council by GVA.
84. After protracted negotiations about the various inputs to the appraisal, GVA recommended that the council seek a payment of £360,000 towards affordable housing. This sum recognised the additional value of the proposed scheme, taking into account the benchmark value of a building of broadly the same size, and the costs of stripping back, creating new facades, and fit out.
85. However, the appraisals did not account for the required CIL and section 106 payments which impact on the overall viability. It is recommended that the section 106 agreement secures a payment of £281,800 towards affordable housing; this equates to the sum recommended by GVA minus the sum agreed for section 106 payments towards tree replacement and employment floorspace. The required CIL payment should be made in addition to this.
86. Given the size of the affordable housing obligation, it would not be feasible for affordable units to be provided on-site or off-site, and a payment is the only reasonable means of securing an affordable housing obligation. This would be used by the council towards delivery of new affordable housing units through its housing delivery programme.

Impact of adjoining and nearby uses on occupiers and users of proposed development

87. The neighbouring uses are residential, hotel and office/commercial uses which reflect the uses being proposed on the application site. None of these surrounding uses would adversely impact on the occupiers of the proposed development as the uses currently being proposed have existed on the site in some form in its recent history.

Transport issues

88. The site is within 10 - 15 minutes walk of London Bridge station, and a number of bus routes serve Tower Bridge Road. It has a public transport accessibility level (PTAL) rating of 3, indicating a good level of access to public transport. Servicing is currently carried out at surface level, and the development also has a basement carpark.

Servicing

89. Most servicing for the development currently takes place within the open yard between number 151 and 153 Tower Bridge Road. Whilst this has the advantage of taking service vehicles off-street, it does mean that the open area is often cluttered with vans and cars. The creation of the east-west (and in the future a north-south) pedestrian route places further emphasis on the role of this space as a pleasant pedestrian environment. The application proposes that on-site servicing would cease, and loading and deliveries would take place from two existing loading bays on Tower Bridge Road. One of these is outside 151 and is conveniently located for that building. The other is just to the north of the site, outside 159 (the Premier Inn hotel). Tower Bridge Road is a Transport for London route, and TfL have not objected to the use of the highway for servicing. Whilst

the council would normally expect servicing to be carried out within the boundaries of a development site, in this case there appears to be capacity at the on-street loading bays, and the objective of creating an attractive central space can be given weight. On balance the proposal to service on street is acceptable.

Traffic generation

90. As mentioned previously, the proposed scheme would provide the same quantum of uses as allowed by the consented 2009 (08/AP/0813) permission with the exception of a small reduction in commercial space. Accordingly, the traffic generation would remain as permitted.

Taxi drops offs

91. The survey data included within the transport assessment indicates that there would be a low level of drop offs by taxi to the hotel, which would not warrant a dedicated taxi rank to be provided. In addition, there is no increase in aparthotel units beyond the consented 2009 (08/AP/0813) scheme. Whilst TfL originally requested a dedicated taxi rank adjacent to the site, following discussions this option has not been pursued.

Car parking

92. The site has a large basement with an access ramp from Tower Bridge Road on the frontage of number 151. This basement currently provides 60 car parking spaces which were consented under the 00/AP/0016 permission in 2000. As a site with good accessibility within the central activities zone, the council would normally expect a development for residential and hotel space to be car free, other than for disabled parking.
93. The proposed car park layout provides 46 spaces; this reduction is due to space being set aside for plant and for increased cycle parking. The applicant has not been willing to reduce the number of car parking spaces further. Given that the car park does already exist, and that the number of spaces has been reduced from its current level, the amount of car parking would be unlikely to be sustained as a reason to refuse an otherwise acceptable scheme.
94. Seven spaces are designed to be wheelchair accessible; the applicant has stated that five spaces would be for the residential flats and two for the apart-hotel. This level would be acceptable, but it is noted that the wheelchair spaces are poorly located in terms of convenient access to the lifts. It is therefore recommended that a revised car park layout is secured via a condition on any permission given.
95. The application material does not contain any information about electric vehicle charging points (EVCPs). In line with the London Plan, TfL recommends 20% of all car parking spaces are equipped with active EVCP and a further 20% with passive provision of EVCPs, this has been accepted by the applicant and should be secured by condition.
96. The site is within a controlled parking zone (CPZ) and it is recommended that all occupiers (of the flats, apart-hotel or commercial units) be excluded from being able to obtain a parking permit to park on street, in order to avoid over-spill parking.

Cycle parking

97. The scheme provides a total of 142 cycle spaces within three cycle stores at basement level. The cycle parking consists entirely of Sheffield-style stands, which is welcome since they are convenient for most users and styles of bike. The level of provision meets the latest Transport for London standards and accordingly is acceptable. However,

further clarity is required about the allocation of the spaces since the stores do not relate clearly to the various cores serving the building.

Cycle hire docking station

98. Transport for London initially requested a contribution towards maintenance of the nearby Tanner Street cycle hire docking station. However, this request was later dropped, following recognition that the levels of aparthotel and residential units would revert back to those permitted under 2007-2009 planning permissions.

Servicing and construction

99. Delivery and servicing arrangements for hotel and retail elements of the scheme should be set out within a delivery and servicing plan, and this should be secured by condition. The plan should set out the construction programme, routes that construction vehicles would take, proposed loading bays and set out how the bus stop on Tower Bridge Road would be protected during the alterations.

Planning obligations (section 106 undertaking or agreement)

100. Saved policy 2.5 'Planning obligations' of the Southwark Plan states that planning obligations can be secured to offset the negative aspects of a generally acceptable proposal. The council's SPD on section 106 planning obligations (2015) sets out the general expectations in relation to the type of obligations that will be sought. It is important to ensure that all future development is sustainable and contributes towards the provision of appropriate infrastructure and services in the area that future residents may use. Following an assessment of the proposal in relation to planning policy and its impacts on the area, it is recommended that the following obligations be secured within a section 106 agreement.

| Planning obligation | Mitigation | Applicant position |
|-----------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------|
| Affordable housing | £281,800 to secure provision of affordable housing off site | Agreed |
| New routes | Implementation of east-west and north-south routes - see below | Agreed. Separate application required for link to Mary Magdalen Churchyard. |
| Wheelchair marketing | Marketing strategy for the wheelchair adaptable units | Agreed |
| Employment floor space | £38,889 to mitigate loss of employment floorspace | Agreed |
| Employment construction/completed development | in Penalty contribution if targets not met of £158,850 | Agreed |
| Trees | £39,314 to reflect CAVAT value of trees to be removed | Agreed |
| Restrictions on hotel use | 90 day limit on occupiers of hotel | Agreed |
| Administration charge | £7,200 | Agreed |

Delivery of new routes

101. The application proposes the delivery of an east-west route between Tower Bridge Road and Newhams Row (which would then lead on to Bermondsey Street) and a route southwards into St Mary Magdalen Churchyard. A potential route northwards is also 'future-proofed' through this proposal if development on neighbouring sites comes forward and incorporates that route.
102. The route westwards was required as part of the 2007 planning permission but was not constructed by the previous site owner. The route has to overcome a 1.6m level change between the application site and Newhams Row, and so would have to comprise a flight of steps. The level change cannot be taken up within the main site due to the presence of a ground beam at the base of 151 Tower Bridge Road, which is retained in the refurbishment. The option of a ramp was analysed by in order to achieve a DDA compliant gradient would have required an overall length of around 30 metres. This would have had a detrimental impact on the frontages on Newhams Row.
103. Although the proposal for the steps was shown indicatively in the original planning application it was not accompanied by a more detailed design. This was subsequently produced shows a flight of shallow steps with a simple lightweight handrail. However, it is recommended that further detail on the design is secured under the section 106 agreement, and that the developer consults with adjoining occupiers on the detail of the proposed steps.
104. The route south into the churchyard would require the submission of a separate application, including listed building consent for the demolition of a section of approximately 2 metres of the listed boundary wall and the relocation of a number of memorial stones along the boundary wall. It would also require the removal of three trees, as detailed in paragraph 60 above. It is recommended that the section 106 agreement contain clauses which require the submission of the application prior to the implementation of development, and subject to planning permission being granted, completion of the works prior to the practical completion of the development.
105. In the event that the legal agreement has not been signed by 15 September 2017, it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

In the absence of a signed section 106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against adverse impacts of the development through projects or contributions and it would therefore be contrary to saved policy 2.5 'Planning obligations' of the Southwark Plan 2007, strategic policy 14 'Delivery and implementation of the Core Strategy 2011', policy 8.2 'Planning obligations of the London Plan 2016' and the section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Community infrastructure levy

106. This development will be subject to the Mayoral CIL and Southwark CIL. The charge is calculated according to the amount of new floor space the development will provide, taking into account existing floorspace which has been occupied for the lawful use, or which will be completed in line with previous consents. Given that the scale of the buildings is substantially the same as the existing structures, and at least parts of the buildings have been lawfully occupied during the past 3 years, a substantial area of floorspace can be deducted from the proposed areas. The main area to be liable is the ground floor of number 157, which has not previously been occupied, and will not be completed in line with the previous (2009) consent in terms of its use and configuration.

107. Taking this into account, it is estimated that the Southwark CIL liability will be approximately £157,300 and the Mayoral CIL approximately £43,660.

Sustainable development implications

108. The consented 08/AP/0813 scheme (the 2009 permission) included provision for a combined heat and power plant (CHP), air source heat pumps, photovoltaic panels and a green roof. It was assessed against the 2002 building regulations at the time and delivered an overall carbon reduction saving of 46.92%.
109. This current scheme falls considerably short of the targets set out in the Southwark and London Plans, and significantly departs from the consented scheme. There is no provision made for a CHP plant, photovoltaic panels or a green roof. Only air source heat pumps would be utilised on the roof of No. 157. The carbon saving has been calculated to be 49.87% but only on the basis of a comparison to the 2002 Buildings Regulations, where as London Plan policy 5.2 requires this to be carried out in accordance with the 2013 regulations.
110. In terms of number 151, the applicant asserts that the proposed scheme would deliver significant carbon savings when compared to the existing buildings, due to factors such as heat recovery systems, a more highly insulated envelope, and LED lighting. Whilst those savings compared to the existing building are noted, they have been compared to the 1995 building regulations (which were in force when the building was commenced), rather than the current, more onerous regulations.
111. The applicant has advised that the building was constructed with restricted slab to slab heights which have limited the available service zones within the spaces, and owing to the marginal position on viability that no further energy efficient savings or technologies are proposed.
112. It is recognised that the existing buildings would be retained and refurbished for continued use, which is considered to be a sustainable approach in principle. This should be given some weight for the purposes of decision making. But the lack of a CHP plant, green roof and photovoltaics is a concern and would not comply with the relevant policies of the Southwark or London Plans. In the light of these shortcomings, it is recommended in the very least that a condition be attached requiring the applicant to provide for a green roof on feasible areas. This should be required by condition with relevant plans submitted for approval.
113. The BREEAM report indicates that the development would achieve a "very good" rating where as the Southwark Plan requires a higher "excellent" rating. This is a further area of non compliance but in this instance is accepted as it would not be possible to achieve "excellent" owing to the extent of building works that have already been carried out and the limited scope for retrofitting in further features.

Other matters

114. A condition will be attached requiring early removal of the substation since this is still subject to an open enforcement investigation.
115. As referred to above, the site lies within the archaeology priority zone. Conditions were attached to the 08/AP/0813 permission requiring a programme of archaeological evaluation to record the remains of a tannery. These conditions were appropriately discharged and there are no remaining archaeological obligations.

Conclusion on planning issues

116. The refurbishment of the existing buildings is supported and welcomed in principle. The land uses were agreed under previous permissions and continue to be supported under current policies. The reduction in employment floorspace is mitigated by the contribution towards employment and training schemes.
117. The overall quality of the accommodation would be much improved; the design and appearance would be of a high quality and the new area of public realm a welcome addition to the area. The new owners have committed to deliver the east-west route to Newhams Row, and the route southwards into St Mary Magdalen churchyard, resolving long-standing expectations. These routes, and the safeguarding of a potential route to the north, would be secured in the legal agreement, including the requirement for local consultation on the details. A contribution towards the planting of replacement trees has been recommended to mitigate the loss of trees on the site boundary, including those needing to be removed to deliver the link to the churchyard.
118. There are areas of non-compliance with current policy in the housing mix and level of dual aspect of the flats, and in relation to the level of car parking, but due weight has been given to the previous permissions and it is unlikely that a reason for refusal could be sustained on this basis. A payment has been negotiated to secure the provision of affordable housing elsewhere in the borough.
119. The transport impacts are considered acceptable, subject to the imposition of conditions.
120. The scheme includes only limited provisions for renewable technologies. This is a consequence in part of the limitations created by the retention of the existing structures, and the proposed scheme will offer significant carbon savings when compared to the existing situation. Retention/refurbishment is an inherently sustainable approach, and avoids the disruption associated with wholesale demolition.
121. This development raises the opportunity to resolve a number of longstanding problems relating to the existing site, and deliver on previous commitments. The improvements to both the appearance and the layout of the buildings can be given weight.
122. It is therefore recommended that permission be granted, subject to conditions as set out in the attached draft decision notice and the completion of a section 106 legal agreement on terms as set out above.

Community impact statement

123. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
124. A statement of community involvement has been submitted with the application. The document has set out the pre-application consultation that has been carried out with local residents and businesses, local community groups and members of Southwark Council. In terms of the consultation carried out, a public exhibition took place in March 2016. The exhibition was publicised through the sending of letters to local residents and businesses. One to one meetings with interested parties also took place.
125. The main issues raised during the consultation process were overall support for the refurbishment of the buildings and for the increased permeability to Bermondsey Street. Residents expressed a desire for local and independent retail units. Some concerns

were raised about the transient nature of aparthotel.

Consultations

126. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

127. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

128. A total of 7 representations were received, 6 raising objections to the application and 1 making comments. The matters raised are set out below:

Objection: The increased height of the building is unacceptable; it will become the highest building backing on to the Bermondsey Street conservation area.

Officer comment: The highest part of the development remains at 10 storeys. The additional height is in the form of 'squaring off' the curved roof, and the addition of plant set back from the building edges. It is not considered that this will significantly increase the apparent massing of the buildings or their impact on the conservation area.

Objection: The increased height will impact on daylight to neighbours.

Officer comment: The increase in height of the main buildings at 151 and 153/155 is marginal, and the additional plant area is set well back from the building frontages. As such this will have no noticeable impact on the levels of daylight received by neighbouring residents.

Objection: The addition of external balconies will affect the privacy of neighbours, and cause more noise disturbance.

Officer comment: The location of the balconies, on the south and inner facades, will not create any new overlooking of neighbours. Balconies and terraces are a routine feature of residential development, required as part of the standards for new dwelling in Southwark. The creation of noise would be no different than for any new residential development in a central area. Balconies on the west face of 151 Tower Bridge Road, facing 3 Newhams Row, have been amended to be for maintenance access only, apart from at higher levels where the terraces are set back and the distance from the common boundary is larger. Opaque screening has been included in key locations, and this will be secured by condition.

Objection: The new retail/restaurant/bar uses will cause more noise and disturbance and impact on residents' quality of life.

Officer comment: The applicant has requested flexibility in relation to the end users of these units. The frontages face primarily onto Tower Bridge Road and the internal courtyard which will limit noise spillage into residential areas to the rear. The hours of use, and hours of use of any external seating, would be controlled by condition.

Objection: There is no detail on the lighting and security for the new routes. The access to Newhams Row is via steps, with no disabled access. The link may hamper access to 3 Newhams Row and increase security concerns.

Officer response: Further information on the route was provided by the applicant,

which demonstrates that the steps will not hamper access to neighbouring buildings. A ramp would have needed to extend a considerable distance down Newhams Row which would have had more impact on entrances to neighbouring buildings. The lack of disabled access is a severe disadvantage of the proposal, but given the extent of the level change is not possible to achieve. Further details on materials, details design and light can be secured by condition.

Objection: The scheme should be providing 35% affordable housing.

Officer comment: The 2008 permission made a payment towards affordable housing as no on-site provision was made. In accordance with that permission, a further payment is proposed as it is not feasible to make on or off site provision. The payment would be used to delivery new affordable housing elsewhere in the borough through its housing delivery programme.

Objection: Windows on the west elevation of 151 should be obscure glazed in line with earlier proposals to avoid invading privacy of 3 Newhams Row.

Officer comment: Opaque screening has now been included.

Objection: The external treatment makes the buildings appear as a single entity which makes the site look overdeveloped. The buildings should be expressed as different yet complementary elevations to create a visually diverse and more appropriate grain.

Officer comment: The external treatment unifies the appearance of 151 and 153-155, although the inner and southern faces are treated quite differently to the street and west facades. This is an appropriate response since this is in effect a single development responding to its varied aspects. Number 157 looks quite different, with a brick facade and regular window openings. This helps to ensure that the development does not read as over-dominant in the local townscape.

129. In addition, one response was received making comments; in some cases objectors also made comment as follows:

Comment: Support some redevelopment of the site especially the un-used building; pleased with the plan to finally complete the part-derelict building. No problem with the application provided that works do not disrupt bus services, noise and pollution are kept to a minimum and staff are monitored for the security of residents.

130. **Transport for London:** Cycle parking should be provided based on the latest standards. No requirement for docking station or taxi rank. Condition should be secured to prevent occupiers from applying for parking permits and also to secure electric vehicle charging points.

Human rights implications

131. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
132. This application has the legitimate aim of providing alterations to existing buildings for aparthotel and residential use. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site history file: TP/165-151 Application file: 16/AP/3222 Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7410 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Consultation undertaken |
| Appendix 2 | Consultation responses received |
| Appendix 3 | Recommendation |

AUDIT TRAIL

| | | |
|-------------------------------------------------------------------------|----------------------------------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Yvonne Lewis, Group Manager, Strategic Applications Team | |
| Version | Final | |
| Dated | 11 May 2017 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance and Governance | No | No |
| Strategic Director of Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | | 15 May 2017 |

APPENDIX 1**Consultation undertaken****Site notice date:** 13/09/2016**Press notice date:** 15/09/2016**Case officer site visit date:** 06/10/2016**Neighbour consultation letters sent:** 14/09/2016**Internal services consulted:**

Highway Development Management
 Parks & Open Spaces
 Public Realm Comments on Developments Where Trees are Affected
 Waste Management

Statutory and non-statutory organisations consulted:

English Heritage Ancient Scheduled Monuments
 Historic England
 The Georgian Group
 The Victorian Society
 Transport for London (planning obligations)
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

| | |
|----------------------------------------------|----------------------------------------|
| 35 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 801 151 Tower Bridge Road SE1 3JE |
| 36 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 603 151 Tower Bridge Road SE1 3JE |
| 4 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 604 151 Tower Bridge Road SE1 3JE |
| 32 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 701 151 Tower Bridge Road SE1 3JE |
| 33 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 802 151 Tower Bridge Road SE1 3JE |
| 34 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 201 153 Tower Bridge Road SE1 3LW |
| 5 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 202 153 Tower Bridge Road SE1 3LW |
| 9 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 203 153 Tower Bridge Road SE1 3LW |
| 37 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 803 151 Tower Bridge Road SE1 3JE |
| 38 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 901 151 Tower Bridge Road SE1 3JE |
| 6 Purbrook Estate Tower Bridge Road SE1 3BZ | Unit 1 153 Tower Bridge Road SE1 3LW |
| 7 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 602 151 Tower Bridge Road SE1 3JE |
| 8 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 408 151 Tower Bridge Road SE1 3JE |
| 31 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 501 151 Tower Bridge Road SE1 3JE |
| 22 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 502 151 Tower Bridge Road SE1 3JE |
| 23 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 405 151 Tower Bridge Road SE1 3JE |
| 24 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 406 151 Tower Bridge Road SE1 3JE |
| 2 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 407 151 Tower Bridge Road SE1 3JE |
| 20 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 503 151 Tower Bridge Road SE1 3JE |
| 21 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 507 151 Tower Bridge Road SE1 3JE |
| 25 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 508 151 Tower Bridge Road SE1 3JE |
| 29 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 601 151 Tower Bridge Road SE1 3JE |
| 3 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 504 151 Tower Bridge Road SE1 3JE |
| 30 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 505 151 Tower Bridge Road SE1 3JE |
| 26 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 506 151 Tower Bridge Road SE1 3JE |
| 27 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 701 153 Tower Bridge Road SE1 3LW |
| 28 Purbrook Estate Tower Bridge Road SE1 3BZ | Flat 702 153 Tower Bridge Road SE1 3LW |
| 56 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 703 153 Tower Bridge Road SE1 3LW |
| 57 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 602 153 Tower Bridge Road SE1 3LW |
| 58 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 603 153 Tower Bridge Road SE1 3LW |
| 53 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 604 153 Tower Bridge Road SE1 3LW |
| 54 Purbrook Estate Tower Bridge Road SE1 3DA | First Floor The Pavilion SE1 3UZ |
| 55 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 3 15 Bell Yard Mews SE1 3TY |
| 59 Purbrook Estate Tower Bridge Road SE1 3DA | Flat 4 15 Bell Yard Mews SE1 3TY |

63 Purbrook Estate Tower Bridge Road SE1 3DA
 64 Purbrook Estate Tower Bridge Road SE1 3DA
 65 Purbrook Estate Tower Bridge Road SE1 3DA
 60 Purbrook Estate Tower Bridge Road SE1 3DA
 61 Purbrook Estate Tower Bridge Road SE1 3DA
 62 Purbrook Estate Tower Bridge Road SE1 3DA
 52 Purbrook Estate Tower Bridge Road SE1 3DA
 42 Purbrook Estate Tower Bridge Road SE1 3DA
 43 Purbrook Estate Tower Bridge Road SE1 3DA
 44 Purbrook Estate Tower Bridge Road SE1 3DA
 39 Purbrook Estate Tower Bridge Road SE1 3DA
 40 Purbrook Estate Tower Bridge Road SE1 3DA
 41 Purbrook Estate Tower Bridge Road SE1 3DA
 45 Purbrook Estate Tower Bridge Road SE1 3DA
 49 Purbrook Estate Tower Bridge Road SE1 3DA
 50 Purbrook Estate Tower Bridge Road SE1 3DA
 51 Purbrook Estate Tower Bridge Road SE1 3DA
 46 Purbrook Estate Tower Bridge Road SE1 3DA
 47 Purbrook Estate Tower Bridge Road SE1 3DA
 48 Purbrook Estate Tower Bridge Road SE1 3DA
 Part First Floor 175 Bermondsey Street SE1 3UW
 St Mary Magdalen Church Bermondsey Street SE1 3UW
 Unit 7 179-181 Bermondsey Street SE1 3UW
 Flat 508 153 Tower Bridge Road SE1 3LW
 Flat 208 153 Tower Bridge Road SE1 3LW
 Flat 408 153 Tower Bridge Road SE1 3LW
 Unit 5 151 Tower Bridge Road SE1 3LW
 Rectory 193 Bermondsey Street SE1 3UW
 Flat 1 Chartes House St Saviours Estate SE1 3BU
 Flat 17 Chartes House St Saviours Estate SE1 3BU
 23 Riley Road London SE1 3DG
 Flat 308 153 Tower Bridge Road SE1 3LW
 Flat 105 153 Tower Bridge Road SE1 3LW
 Flat 106 153 Tower Bridge Road SE1 3LW
 Flat 107 153 Tower Bridge Road SE1 3LW
 Flat 102 153 Tower Bridge Road SE1 3LW
 Flat 103 153 Tower Bridge Road SE1 3LW
 Flat 104 153 Tower Bridge Road SE1 3LW
 Flat 108 153 Tower Bridge Road SE1 3LW
 Unit 3 151 Tower Bridge Road SE1 3JE
 Unit 4 151 Tower Bridge Road SE1 3JE
 Flat 26 1 Stevens Street SE1 3FT
 Flat 207 153 Tower Bridge Road SE1 3LW
 Basement And Ground Floor 177 Bermondsey Street SE1 3UW
 Unit 2 151 Tower Bridge Road SE1 3JE
 10 Purbrook Estate Tower Bridge Road SE1 3BZ
 11 Purbrook Estate Tower Bridge Road SE1 3BZ
 12 Purbrook Estate Tower Bridge Road SE1 3BZ
 Flat 9 Chartes House St Saviours Estate SE1 3BU
 Magdalen Tenants Hall Purbrook Street SE1 3DQ
 1 Purbrook Estate Tower Bridge Road SE1 3BZ
 13 Purbrook Estate Tower Bridge Road SE1 3BZ
 17 Purbrook Estate Tower Bridge Road SE1 3BZ
 18 Purbrook Estate Tower Bridge Road SE1 3BZ
 19 Purbrook Estate Tower Bridge Road SE1 3BZ
 14 Purbrook Estate Tower Bridge Road SE1 3BZ
 15 Purbrook Estate Tower Bridge Road SE1 3BZ
 16 Purbrook Estate Tower Bridge Road SE1 3BZ
 Flat 8 Chartes House St Saviours Estate SE1 3BU
 Flat 20 Chartes House St Saviours Estate SE1 3BU
 Flat 21 Chartes House St Saviours Estate SE1 3BU
 Flat 22 Chartes House St Saviours Estate SE1 3BU
 Flat 18 Chartes House St Saviours Estate SE1 3BU
 Flat 19 Chartes House St Saviours Estate SE1 3BU
 Flat 2 Chartes House St Saviours Estate SE1 3BU
 Flat 23 Chartes House St Saviours Estate SE1 3BU
 Flat 5 Chartes House St Saviours Estate SE1 3BU
 Flat 6 Chartes House St Saviours Estate SE1 3BU
 Flat 7 Chartes House St Saviours Estate SE1 3BU
 Flat 24 Chartes House St Saviours Estate SE1 3BU
 Flat 3 Chartes House St Saviours Estate SE1 3BU
 Flat 4 Chartes House St Saviours Estate SE1 3BU
 Flat 3 Norman House St Saviours Estate SE1 3DH
 Flat 4 Norman House St Saviours Estate SE1 3DH
 Flat 5 Norman House St Saviours Estate SE1 3DH
 Flat 1 Norman House St Saviours Estate SE1 3DH
 Flat 10 Norman House St Saviours Estate SE1 3DH
 Flat 2 Norman House St Saviours Estate SE1 3DH
 Flat 6 Norman House St Saviours Estate SE1 3DH
 Flat 5 15 Bell Yard Mews SE1 3TY
 Flat 1 15 Bell Yard Mews SE1 3TY
 Flat 2 15 Bell Yard Mews SE1 3TY
 Flat 601 153 Tower Bridge Road SE1 3LW
 Flat 303 153 Tower Bridge Road SE1 3LW
 Flat 304 153 Tower Bridge Road SE1 3LW
 Flat 401 153 Tower Bridge Road SE1 3LW
 Flat 204 153 Tower Bridge Road SE1 3LW
 Flat 301 153 Tower Bridge Road SE1 3LW
 Flat 302 153 Tower Bridge Road SE1 3LW
 Flat 402 153 Tower Bridge Road SE1 3LW
 Flat 502 153 Tower Bridge Road SE1 3LW
 Flat 503 153 Tower Bridge Road SE1 3LW
 Flat 504 153 Tower Bridge Road SE1 3LW
 Flat 403 153 Tower Bridge Road SE1 3LW
 Flat 404 153 Tower Bridge Road SE1 3LW
 Flat 501 153 Tower Bridge Road SE1 3LW
 Ground Floor The Pavilion SE1 3UZ
 Second Floor The Pavilion SE1 3UZ
 Flat 12 3 Newhams Row SE1 3UT
 Flat 8 3 Newhams Row SE1 3UT
 Flat 9 3 Newhams Row SE1 3UT
 Basement The Pavilion SE1 3UZ
 Flat 1 3 Newhams Row SE1 3UT
 Unit 2 2 Newhams Row SE1 3UZ
 Lodge 175 Bermondsey Street SE1 3UW
 Flat 2 3 Newhams Row SE1 3UT
 Flat 3 3 Newhams Row SE1 3UT
 Flat 7 3 Newhams Row SE1 3UT
 Flat 6 3 Newhams Row SE1 3UT
 Flat 10 Bermondsey Exchange SE1 3UW
 Fourth Floor The Pavilion SE1 3UZ
 Third Floor The Pavilion SE1 3UZ
 Flat 11 3 Newhams Row SE1 3UT
 Flat 4 3 Newhams Row SE1 3UT
 Flat 5 3 Newhams Row SE1 3UT
 Flat 14 3 Newhams Row SE1 3UT
 Flat 15 3 Newhams Row SE1 3UT
 Flat 10 3 Newhams Row SE1 3UT
 Flat 303 151 Tower Bridge Road SE1 3JE
 Flat 304 151 Tower Bridge Road SE1 3JE
 Flat 305 151 Tower Bridge Road SE1 3JE
 Flat 208 151 Tower Bridge Road SE1 3JE
 Flat 301 151 Tower Bridge Road SE1 3JE
 Flat 302 151 Tower Bridge Road SE1 3JE
 Flat 306 151 Tower Bridge Road SE1 3JE
 Flat 402 151 Tower Bridge Road SE1 3JE
 Flat 403 151 Tower Bridge Road SE1 3JE
 Flat 404 151 Tower Bridge Road SE1 3JE
 Flat 307 151 Tower Bridge Road SE1 3JE
 Flat 308 151 Tower Bridge Road SE1 3JE
 Flat 401 151 Tower Bridge Road SE1 3JE
 Flat 207 151 Tower Bridge Road SE1 3JE
 Unit 1a 151 Tower Bridge Road SE1 3JE
 Flat 101 151 Tower Bridge Road SE1 3JE
 Flat 102 151 Tower Bridge Road SE1 3JE
 Unit 1 151 Tower Bridge Road SE1 3JE
 Flat 103 151 Tower Bridge Road SE1 3JE
 Flat 204 151 Tower Bridge Road SE1 3JE
 Flat 205 151 Tower Bridge Road SE1 3JE
 Flat 206 151 Tower Bridge Road SE1 3JE
 Flat 201 151 Tower Bridge Road SE1 3JE
 Flat 202 151 Tower Bridge Road SE1 3JE
 Flat 203 151 Tower Bridge Road SE1 3JE
 Flat 609 151 Tower Bridge Road SE1 3JE
 Flat 804 151 Tower Bridge Road SE1 3JE
 Flat 805 151 Tower Bridge Road SE1 3JE
 Flat 108 151 Tower Bridge Road SE1 3JE
 Flat 608 151 Tower Bridge Road SE1 3JE
 Flat 806 151 Tower Bridge Road SE1 3JE
 Flat 606 153 Tower Bridge Road SE1 3LW
 Flat 1 1 Stevens Street SE1 3TF
 Flat 306 153 Tower Bridge Road SE1 3LW
 Flat 406 153 Tower Bridge Road SE1 3LW
 Flat 506 153 Tower Bridge Road SE1 3LW
 Flat 107 151 Tower Bridge Road SE1 3JE
 Flat 605 153 Tower Bridge Road SE1 3LW
 Flat 209 151 Tower Bridge Road SE1 3JE
 Flat 212 151 Tower Bridge Road SE1 3JE

1 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 10 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 11 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 Flat 7 Norman House St Saviours Estate SE1 3DH
 Flat 8 Norman House St Saviours Estate SE1 3DH
 Flat 9 Norman House St Saviours Estate SE1 3DH
 Flat 4 191 Bermondsey Street SE1 3UW
 Flat 5 191 Bermondsey Street SE1 3UW
 Flat 2 187 Bermondsey Street SE1 3UW
 Flat 1 187 Bermondsey Street SE1 3UW
 Flat 2 191 Bermondsey Street SE1 3UW
 Flat 3 191 Bermondsey Street SE1 3UW
 Second Floor Flat Block K SE1 3UW
 Flat 3 187 Bermondsey Street SE1 3UW
 Ground Floor And First Floor Block K SE1 3UW
 Unit 3 And 4 Bermondsey Exchange SE1 3UW
 28 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 3 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 4 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 25 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 26 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 27 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 5 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 9 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 6 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 7 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 8 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 24 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 15 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 16 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 17 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 12 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 13 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 14 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 18 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 21 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 22 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 23 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 19 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 2 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 20 St Lawrence House St Saviours Estate Purbrook Street SE1 3BY
 115 Purbrook Estate Tower Bridge Road SE1 3DE
 122 Purbrook Estate Tower Bridge Road SE1 3DE
 123 Purbrook Estate Tower Bridge Road SE1 3DE
 80 Purbrook Estate Tower Bridge Road SE1 3DA
 107 Purbrook Estate Tower Bridge Road SE1 3DE
 114 Purbrook Estate Tower Bridge Road SE1 3DE
 124 Purbrook Estate Tower Bridge Road SE1 3DE
 21 Riley Road London SE1 3DG
 Flat 1 191 Bermondsey Street SE1 3UW
 189 Bermondsey Street London SE1 3UW
 Flat 25 Chartes House St Saviours Estate SE1 3BU
 79 Purbrook Estate Tower Bridge Road SE1 3DA
 69 Purbrook Estate Tower Bridge Road SE1 3DA
 70 Purbrook Estate Tower Bridge Road SE1 3DA
 71 Purbrook Estate Tower Bridge Road SE1 3DA
 66 Purbrook Estate Tower Bridge Road SE1 3DA
 67 Purbrook Estate Tower Bridge Road SE1 3DA
 68 Purbrook Estate Tower Bridge Road SE1 3DA
 72 Purbrook Estate Tower Bridge Road SE1 3DA
 76 Purbrook Estate Tower Bridge Road SE1 3DA
 77 Purbrook Estate Tower Bridge Road SE1 3DA
 78 Purbrook Estate Tower Bridge Road SE1 3DA
 73 Purbrook Estate Tower Bridge Road SE1 3DA
 74 Purbrook Estate Tower Bridge Road SE1 3DA
 75 Purbrook Estate Tower Bridge Road SE1 3DA
 Flat 22 179-181 Bermondsey Street SE1 3UW
 Flat 23 179-181 Bermondsey Street SE1 3UW
 Unit 5 179-181 Bermondsey Street SE1 3UW
 Flat 19 179-181 Bermondsey Street SE1 3UW
 Flat 20 179-181 Bermondsey Street SE1 3UW
 Flat 21 179-181 Bermondsey Street SE1 3UW
 The Watch House 199 Bermondsey Street SE1 3UW
 25 Riley Road London SE1 3DG
 1 Purbrook Street London SE1 3DQ
 Unit 2 179-181 Bermondsey Street SE1 3UW
 Flat 18 179-181 Bermondsey Street SE1 3UW
 Flat 7 179-181 Bermondsey Street SE1 3UW
 Flat 8 179-181 Bermondsey Street SE1 3UW
 Flat 605 151 Tower Bridge Road SE1 3JE
 Flat 606 151 Tower Bridge Road SE1 3JE
 Flat 707 151 Tower Bridge Road SE1 3JE
 Flat 704 151 Tower Bridge Road SE1 3JE
 Flat 104 151 Tower Bridge Road SE1 3JE
 Flat 105 151 Tower Bridge Road SE1 3JE
 Flat 106 151 Tower Bridge Road SE1 3JE
 Flat 706 151 Tower Bridge Road SE1 3JE
 Flat 409 151 Tower Bridge Road SE1 3JE
 Flat 206 153 Tower Bridge Road SE1 3LW
 Flat 19 1 Stevens Street SE1 3TF
 Flat 20 1 Stevens Street SE1 3TF
 Flat 21 1 Stevens Street SE1 3TF
 Flat 16 1 Stevens Street SE1 3TF
 Flat 17 1 Stevens Street SE1 3TF
 Flat 18 1 Stevens Street SE1 3TF
 Flat 22 1 Stevens Street SE1 3TF
 Flat 307 153 Tower Bridge Road SE1 3LW
 Flat 507 153 Tower Bridge Road SE1 3LW
 Flat 407 153 Tower Bridge Road SE1 3LW
 Flat 23 1 Stevens Street SE1 3TF
 Flat 24 1 Stevens Street SE1 3TF
 Flat 25 1 Stevens Street SE1 3TF
 Flat 15 1 Stevens Street SE1 3TF
 Flat 5 1 Stevens Street SE1 3TF
 Flat 6 1 Stevens Street SE1 3TF
 Flat 7 1 Stevens Street SE1 3TF
 Flat 2 1 Stevens Street SE1 3TF
 Flat 3 1 Stevens Street SE1 3TF
 Flat 4 1 Stevens Street SE1 3TF
 Flat 8 1 Stevens Street SE1 3TF
 Flat 12 1 Stevens Street SE1 3TF
 Flat 13 1 Stevens Street SE1 3TF
 Flat 14 1 Stevens Street SE1 3TF
 Flat 9 1 Stevens Street SE1 3TF
 Flat 10 1 Stevens Street SE1 3TF
 Flat 11 1 Stevens Street SE1 3TF
 Unit B 11 Bell Yard Mews SE1 3TN
 Unit C 11 Bell Yard Mews SE1 3TN
 Unit D 11 Bell Yard Mews SE1 3TN
 Units 4 And 5 2 Newhams Row SE1 3UZ
 Unit A 11 Bell Yard Mews SE1 3TN
 Unit E 11 Bell Yard Mews SE1 3TN
 Flat 2 11 Bell Yard Mews SE1 3TN
 Flat 3 11 Bell Yard Mews SE1 3TN
 Flat 4 11 Bell Yard Mews SE1 3TN
 Unit F 11 Bell Yard Mews SE1 3TN
 Unit G 11 Bell Yard Mews SE1 3TN
 Flat 1 11 Bell Yard Mews SE1 3TN
 Unit 3 2 Newhams Row SE1 3UZ
 Flat 9 15 Bell Yard Mews SE1 3TY
 Flat 10 15 Bell Yard Mews SE1 3TY
 Flat 11 15 Bell Yard Mews SE1 3TY
 Flat 6 15 Bell Yard Mews SE1 3TY
 Flat 7 15 Bell Yard Mews SE1 3TY
 Flat 8 15 Bell Yard Mews SE1 3TY
 Flat 12 15 Bell Yard Mews SE1 3TY
 Unit C 15 Bell Yard Mews SE1 3TY
 Unit D 15 Bell Yard Mews SE1 3TY
 Unit 1 2 Newhams Row SE1 3UZ
 Flat 13 15 Bell Yard Mews SE1 3TY
 Unit A 15 Bell Yard Mews SE1 3TY
 Unit B 15 Bell Yard Mews SE1 3TY
 Flat 305 153 Tower Bridge Road SE1 3LW
 Flat 405 153 Tower Bridge Road SE1 3LW
 Flat 505 153 Tower Bridge Road SE1 3LW
 Flat 410 151 Tower Bridge Road SE1 3JE
 Flat 705 151 Tower Bridge Road SE1 3JE
 Flat 205 153 Tower Bridge Road SE1 3LW
 First Floor 177 Bermondsey Street SE1 3UW
 Flat 211 151 Tower Bridge Road SE1 3JE
 Flat 213 151 Tower Bridge Road SE1 3JE
 Flat 509 151 Tower Bridge Road SE1 3JE
 Flat 510 151 Tower Bridge Road SE1 3JE
 Flat 210 151 Tower Bridge Road SE1 3JE
 Flat 313 151 Tower Bridge Road SE1 3JE
 Flat 312 151 Tower Bridge Road SE1 3JE
 Flat 8 11 Bell Yard Mews SE1 3TN
 Flat 9 11 Bell Yard Mews SE1 3TN

Flat 9 179-181 Bermondsey Street SE1 3UW
19 Riley Road London SE1 3DG
Unit 1 179-181 Bermondsey Street SE1 3UW
Flat 6 179-181 Bermondsey Street SE1 3UW
Flat 11 179-181 Bermondsey Street SE1 3UW
Flat 15 179-181 Bermondsey Street SE1 3UW
Flat 16 179-181 Bermondsey Street SE1 3UW
Flat 17 179-181 Bermondsey Street SE1 3UW
Flat 12 179-181 Bermondsey Street SE1 3UW
Flat 13 179-181 Bermondsey Street SE1 3UW
Flat 14 179-181 Bermondsey Street SE1 3UW
Flat 101 153 Tower Bridge Road SE1 3LW
Flat 702 151 Tower Bridge Road SE1 3JE
Flat 703 151 Tower Bridge Road SE1 3JE

Flat 10 11 Bell Yard Mews SE1 3TN
Flat 5 11 Bell Yard Mews SE1 3TN
Flat 6 11 Bell Yard Mews SE1 3TN
Flat 7 11 Bell Yard Mews SE1 3TN
Flat 11 11 Bell Yard Mews SE1 3TN
Flat 309 151 Tower Bridge Road SE1 3JE
Flat 310 151 Tower Bridge Road SE1 3JE
Flat 311 151 Tower Bridge Road SE1 3JE
Flat 12 11 Bell Yard Mews SE1 3TN
Flat 13 11 Bell Yard Mews SE1 3TN
Flat 14 11 Bell Yard Mews SE1 3TN
Flat 5 11 Bell Yard Mews SE1 3TN
The Old Rectory 191 Bermondsey Street SE1 3UW
7a Manor Place London SE17 3BD

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat 1 3 Newhams Row SE1 3UT

Flat 14 179-181 Bermondsey Street SE1 3UW

Flat 15 3 Newhams Row SE1 3UT

Flat 5 11 Bell Yard Mews SE1 3TN

The Old Rectory 191 Bermondsey Street SE1 3UW

52 Purbrook Estate Tower Bridge Road SE1 3DA

7a Manor Place London SE17 3BD

RECOMMENDATION

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 | SOF - 10 Think TBRD Development Ltd and SOF-10 Think Mazey Developments Ltd | Reg. Number | 16/AP/3222 |
| Application Type | Full Planning Application | Case Number | TP/165-151 |
| Recommendation | Grant subject to Legal Agreement | | |

Draft of Decision Notice

Planning Permission was **GRANTED** for the following development:

Alterations to and the refurbishment of the existing buildings, including: change of use from 106 residential units (40 x studios, 36 x 1bed and 30 x 2bed), 41 aparthotel units/partially vacant aparthotel floorspace and flexible retail/commercial floorspace, to 69 residential units (8 x1bed, 56 x 2bed and 5 x 3bed), 137 aparthotel units and flexible retail/commercial floorspace (A1/A2/A3/B1a); installation of balconies; alterations to elevations; minor alterations to increase the height of the buildings (max. 32.3 metres); landscaping; alterations to vehicle access; and associated works.

At: 151-157 TOWER BRIDGE ROAD, LONDON SE1 3JE

**In accordance with application received on 09/08/2016
and revisions/amendments received on 02/11/2016**

and Applicant's Drawing Nos. Site location Plan rev 2

Existing drawings

| | |
|------------------|-----------------------------------------------------|
| A-05XX-204 rev 2 | EXISTING ELEVATION - EAST AND WEST ELEVATIONS |
| A-05XX-205 rev 2 | EXISTING ELEVATION - 151 SOUTH AND NORTH ELEVATIONS |
| A-05XX-206 rev 2 | EXISTING ELEVATION - 153 SOUTH AND NORTH ELEVATIONS |
| A-05XX-300 rev 2 | EXISTING SECTION AA |
| A-05XX-301 rev 2 | EXISTING SECTION BB |
| A-05XX-302 rev 2 | EXISTING SECTION CC |
| A-05XX-303 rev 2 | EXISTING SECTION DD |
| A-05XX-304 rev 2 | EXISTING SECTION EE |
| A-82B1-100 rev 2 | GA_LEVEL B1 |
| A-8200-100 rev 2 | GA_LEVEL 00 |
| A-8201-100 rev 2 | GA_LEVEL 01 |
| A-8202-100 rev 2 | GA_LEVEL 02 |
| A-8203-100 rev 2 | GA_LEVEL 03 |
| A-8204-100 rev 2 | GA_LEVEL 04 |
| A-8205-100 rev 2 | GA_LEVEL 05 |
| A-8206-100 rev 2 | GA_LEVEL 06 |
| A-8207-100 rev 2 | GA_LEVEL 07 |
| A-8208-100 rev 2 | GA_LEVEL 08 |
| A-8209-100 rev 2 | GA_LEVEL 09 |
| A-82RF-100 rev 2 | GA_ROOF LEVEL |
| SK-00045 | GA_LEVEL B1 - PLANT, CAR PARKING AND CYCLE STANDS |

Consented drawings 151_2007 submission

| | |
|----------------------|--------------------|
| TBR-OS-P-001 rev 2 | SITE LOCATION PLAN |
| TBR-GA-P-002-A rev 2 | BASEMENT CAR PARK |
| TBR-GA-P-003-A rev 2 | GROUND FLOOR PLAN |
| TBR-GA-P-004 rev 2 | FIRST FLOOR PLAN |
| TBR-GA-P-005 rev 2 | SECOND FLOOR PLAN |
| TBR-GA-P-006-A rev 2 | THIRD FLOOR PLAN |
| TBR-GA-P-007-A rev 2 | FOURTH FLOOR PLAN |

| | |
|------------------------|--------------------------------------|
| TBR-GA-P-008-A rev 2 | FIFTH FLOOR PLAN |
| TBR-GA-P-009 rev 2 | SIXTH FLOOR PLAN |
| TBR-GA-P-010 rev 2 | SEVENTH FLOOR PLAN |
| TBR-GA-P-011 rev 2 | EIGHTH FLOOR PLAN |
| TBR-GA-P-012 rev 2 | NINTH FLOOR PLAN |
| TBR-GA-P-013-A rev 2 | ROOF PLANS |
| TBR-GA-P-014 rev 2 | PROPOSED EAST ELEVATION |
| TBR-GA-P-018-A rev 2 | PROPOSED NORTH ELEVATION SOUTH BLOCK |
| TBR-GA-P-019 rev 2 | PROPOSED SOUTH ELEVATION |
| TBR-GA-P-015-A rev 2 | PROPOSED WEST ELEVATIONS |
| TBR-GA-P-017-A rev 2 | PROPOSED SOUTH ELEVATION NORTH BLOCK |
| TBR-SECTIONS-020 rev 2 | SECTIONS THROUGH AA AND DD |
| TBR-SECTIONS-021 rev 2 | SECTIONS THROUGH BB AND EE |

Consented (153-157 2009 SUBMISSION)

| | |
|-------------------|-------------------------------------------|
| 459-E01-02 rev 2 | LOCATION AND SITE PLAN |
| 459-P01-04 rev 2 | PROPOSED SITE LAYOUT PLAN |
| 459-P03-07 rev 2 | PROPOSED GROUND FLOOR PLAN |
| 459-P04-06 rev 2 | PROPOSED FIRST FLOOR PLAN |
| 459-P05-07 rev 2 | PROPOSED SECOND FLOOR PLAN |
| 459-P06-06 rev 2 | PROPOSED THIRD FLOOR PLAN |
| 459-P07-06 rev 2 | PROPOSED FOURTH FLOOR PLAN |
| 459-P08-07 rev 2 | PROPOSED FIFTH FLOOR PLAN |
| 459-P09-07 rev 2 | PROPOSED SIXTH FLOOR PLAN |
| 459-P10-05 rev 2 | PROPOSED SEVENTH FLOOR PLAN |
| 459-P11-05 rev 2 | PROPOSED ROOF PLAN |
| 459-P20-09 rev 2 | PROPOSED EAST AND WEST ELEVATIONS |
| 459-P21-07 rev 2 | PROPOSED NORTH AND SOUTH ELEVATIONS |
| 459-P22-05 rev 2 | 153 SOUTH AND NORTH ELEVATIONS CONSENTED |
| 459-P22-05 rev 2 | PROPOSED SECTION E AND F |
| 459-P23-06 rev 2 | PROPOSED SECTION G AND H |
| 459-P24-06 rev 2 | PROPOSED J AND K SECTIONS |
| 459-2023-01 rev 2 | COURTYARD ELEVATIONS WEST, NORTH AND EAST |

Proposed drawings

| | |
|------------------|-------------------------------------------------|
| A-06XX-201 rev 3 | EAST AND WEST ELEVATIONS |
| A-06XX-202 rev 3 | 151 SOUTH AND NORTH ELEVATIONS |
| A-06XX-203 rev 3 | 153 SOUTH AND NORTH ELEVATIONS |
| A-06XX-300 rev 3 | PROPOSED SECTION AA |
| A-06XX-301 rev 3 | PROPOSED SECTION BB |
| A-06XX-302 rev 2 | PROPOSED SECTION CC |
| A-06XX-303 rev 2 | PROPOSED SECTION DD |
| A-06XX-304 rev 2 | PROPOSED SECTION EE |
| A-81B1-100 rev 3 | GA_LEVEL B1 |
| A-8100-100 rev 3 | GA_LEVEL 00 |
| A-8101-100 rev 3 | GA_LEVEL 01 |
| A-8102-100 rev 3 | GA_LEVEL 02 |
| A-8103-100 rev 3 | GA_LEVEL 03 |
| A-8104-100 rev 3 | GA_LEVEL 04 |
| A-8105-100 rev 3 | GA_LEVEL 05 |
| A-8106-100 rev 3 | GA_LEVEL 06 |
| A-8107-100 rev 3 | GA_LEVEL 07 |
| A-8108-100 rev 3 | GA_LEVEL 08 |
| A-8109-100 rev 3 | GA_LEVEL 09 |
| A-81RF-100 rev 3 | GA_ROOF LEVEL |
| A-81-401 rev 1 | LEVEL 01 - WHEELCHAIR ACCESSIBLE UNITS |
| A-81-401 rev 1 | TYPICAL - WHEELCHAIR ACCESSIBLE UNITS |
| | PROPOSED CURRENT DIVIDING SCREENS LEVEL 1 AND 3 |

Schedules

| | |
|------------|------------------------------------|
| A-06XX-001 | AREA SCHEDULE SUMMARY |
| A-06XX-002 | AREA SCHEDULE FLOOR BY FLOOR (GIA) |
| A-06XX-003 | AREA SCHEDULE FLOOR BY FLOOR (GEA) |

A-06XX-004 PLANNING SUMMARY
 A-06XX-005 AREA - RESI UNIT MIX, SIZE, PRIVATE AMENITY SPACE

Documents

Design and Access Statement (as amended)
 Statement of Community Involvement
 Economic Statement
 Heritage Statement
 Planning Statement
 Sustainability Statement
 Transport Statement

Subject to the following thirty conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

Proposed drawings

A-06XX-201 rev 3
 EAST AND WEST ELEVATIONS
 A-06XX-202 rev 3
 151 SOUTH AND NORTH ELEVATIONS
 A-06XX-203 rev 3
 153 SOUTH AND NORTH ELEVATIONS
 A-06XX-300 rev 3
 PROPOSED SECTION AA
 A-06XX-301 rev 3
 PROPOSED SECTION BB
 A-06XX-302 rev 2
 PROPOSED SECTION CC
 A-06XX-303 rev 2
 PROPOSED SECTION DD
 A-06XX-304 rev 2
 PROPOSED SECTION EE
 A-81B1-100 rev 3
 GA_LEVEL B1
 A-8100-100 rev 3
 GA_LEVEL 00
 A-8101-100 rev 3
 GA_LEVEL 01
 A-8102-100 rev 3
 GA_LEVEL 02
 A-8103-100 rev 3
 GA_LEVEL 03
 A-8104-100 rev 3
 GA_LEVEL 04
 A-8105-100 rev 3
 GA_LEVEL 05
 A-8106-100 rev 3
 GA_LEVEL 06
 A-8107-100 rev 3
 GA_LEVEL 07
 A-8108-100 rev 3
 GA_LEVEL 08
 A-8109-100 rev 3
 GA_LEVEL 09
 A-81RF-100 rev 3
 GA_ROOF LEVEL
 A-81-401 rev 1

LEVEL 01 - WHEELCHAIR ACCESSIBLE UNITS
 A-81-401 rev 1
 TYPICAL - WHEELCHAIR ACCESSIBLE UNITS
 PROPOSED CURRENT DIVIDING SCREENS LEVEL 1 AND 3

Schedules

A-06XX-001 AREA SCHEDULE SUMMARY
 A-06XX-002 AREA SCHEDULE FLOOR BY FLOOR (GIA)
 A-06XX-003 AREA SCHEDULE FLOOR BY FLOOR (GEA)
 A-06XX-004 PLANNING SUMMARY
 A-06XX-005 AREA - RESI UNIT MIX, SIZE, PRIVATE AMENITY SPACE

Documents

Design and Access Statement (as amended)
 Statement of Community Involvement
 Economic Statement
 Heritage Statement
 Planning Statement
 Sustainability Statement
 Transport Statement

Reason:

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

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 The development shall not commence until a revised basement parking plan shall be submitted relocating the disabled parking spaces closer to the residential lift. Once approved, the parking spaces shall be made available in accordance with the revised plan, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 4 The development shall not commence until detailed drawings (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.

- 5 The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust and smoke emanating from the site and will include the following information for agreement:

A detailed specification of construction works including consideration of environmental impacts and the required remedial measures.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

Accord with London Best Practice Guidance ¿ Dust and Emissions [] & Southwark Environmental Code of Construction Practice.

A Construction Logistics Plan with full assessment of the construction phases which seeks to minimise the

disruption of construction traffic on the TLRN (including A100 Tower Bridge Road) and shall address any potential footway and or carriageway obstructions during construction phase. The CLP should be prepared in line with the London Freight Plan 2007.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with policy 3.2 of the Southwark Plan 2007.

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.

- 6 Prior to the commencement of works above grade (excluding demolition and deconstruction), detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), including the provision and layout of children's play equipment, 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.

- 7 Prior to the commencement of works above grade (excluding demolition or deconstruction), 1:10 bay studies through each facade type across the scheme 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.

Reason

In order to ensure that the detailed design and materials specified will make an acceptable contextual response in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 8 Prior to the commencement of works above grade (excluding demolition or deconstruction), the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans 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.

M4(3)(2a) Adaptable:- 7 units: Units 01.03; 01.04; 02.04; 03.04; 04.04; 05.04; 06.04.

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).

- 9 Prior to the commencement of works above grade (excluding demolition or deconstruction), the substation vent housing located at the rear of No. 151 Tower Bridge Road shall be removed and any damage to the pedestrian walkway made good to a satisfactory standard.

Reason: The substation remains subject of an open enforcement investigation, being located in an area that has been safeguarded as a pedestrian route. Its removal would improve the visual amenities of the area and allow for the provision of the route to the churchyard to be delivered in accordance with policies 3.2 Protection of

amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 10 Prior to the commencement of works above grade (excluding demolition and deconstruction), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:
biodiversity based with extensive substrate base (depth 80-150mm);
laid out in accordance with agreed plans; and
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 11 Prior to the commencement of works above grade (excluding demolition and deconstruction), a revised energy strategy shall be submitted for approval in writing. The strategy should set out the proposal follows the energy hierarchy:- 1. be lean, 2. be clean and 3. use renewable energy. Once approved, the measures and technologies identified within the strategy shall implemented in accordance with the approved details and thereafter retained and used for energy supply for so long as the development remains is occupied.

Reason:

To ensure the development complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions and Policy 5.7 Renewable energy of the London Plan 2015.

- 12 a) Prior to commencement of works above grade (excluding demolition and deconstruction works), 1:1 mock-ups of typical balcony projections along the Churchyard frontage of the building (including soffits, fascias, glass balustrade, plus walls and windows/ doors of building and supporting structure) shall be presented on site to the local planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

b) Prior to commencement of works above grade (excluding demolition and deconstruction works), 1:1 mock-ups of typical bays along the Tower Bridge frontage (to include frameless windows, solid walls and floor plate projections) shall be presented on site to the Local planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that the balconies and their contribution to the composition of the elevation will achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 13 Prior to the commencement of works above grade (excluding demolition and deconstruction), samples of all facing materials to be used in the carrying out of this permission 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 such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of facing materials in the interest of the appearance of the building in accordance with Policies 3.1, 3.12, 3.13 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.

- 14 The aparthotel use hereby permitted shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been 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. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007) and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 15 Prior to occupation details of the means of enclosure for the southern and western site boundaries 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. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order to ensure that appropriate boundary treatment is provided in the interests of the setting of the park and the safety and security of the occupiers of 3 Newhams Row 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, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 16 Residential and Aparthotel service management plan
A Service Management Plan providing details to include service arrangements for residential, aparthotel, commercial, and refuse shall be submitted to and approved by the Local Planning Authority prior to occupation of the development. Once approved, the servicing shall be carried out in accordance with the details approved.

Reason

To ensure appropriate servicing to the development is carried out in accordance with policy 5.2 of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 17 Before the first occupation of the buildings hereby approved, details identifying 20% of all car parking spaces to be equipped with active electric vehicle charging points (EVCP) and a further 20% with passive provision of EVCPs shall be submitted to and approved in writing by the Local Planning Authority and the EVCPs shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 18 a) Before the first occupation of the building hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 19 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 policy 3.1 of the Southwark Plan 2007.

- 20 The 16 wheelchair accessible aparthotel rooms located at first to sixth floor level shall be provided, made available and retained as such for as long as the building is in use.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Saved policies 3.11 Efficient use of land and 3.11 Urban design of the Southwark Plan 2007 and policy 7.2 An inclusive environment of the London Plan 2011.

- 21 Commercial deliveries, unloading and loading shall only take place between the hours of 07.00 to 21.00 on Mondays to Saturdays and 10.00 to 16.00 on 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.

- 22 The retail uses [classes A1- A3 use] hereby permitted shall not be carried on outside of the hours 0700 hours to midnight Mondays to Saturdays, and between 0700 hours and 2300 hours on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

- 23 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 Arboricultural Impacts Assessment. 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.

- 24 No parking of vehicles shall take place on the ground floor level of the development hereby approved, unless in connection with short term servicing or collection of refuse. No car or other parking is to be provided in this area.

Reason

In order to ensure that the ground floor external routes within the development are not used by vehicles, in the interests of pedestrian safety and in accordance with policy saved policy 5.3 'Walking and Cycling' of the Southwark Plan 2007 and Sustainable Transport Policy 2 of the Core Strategy 2011.

- 25 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises & a positive indication that complaints are unlikely. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.
A test shall be carried out after completion but prior to occupation show the criterion above have been met and the results submitted to the Local Planning Authority for approval, and no part of the building shall be occupied until such approval is 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 Policy 3.2 of the Southwark Plan (2007) and PPG24 - Planning and Noise.
- 26 The windows on the west elevation of the development (from first floor level upwards) shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason
In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with saved policy 3.2 of the Southwark Plan 2007.
- 27 The hotel bar and hotel restaurant hereby permitted shall not be open to any person who is not staying as a guest at the hotel outside of the hours of 23:30 to 07:00 Monday to Saturday and 23:00 to 08:00 on Sunday.
Reason:
To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011 and Policy 7.15 Reducing noise and enhancing soundscapes of the London Plan 2015.
- 28 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 buildings as shown on elevational drawings.

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.
- 29 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.

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).

- 30 Within 6 months from the first occupation of the development, the applicant shall provide to the Local Planning Authority an independently verified BREEAM Domestic Refurbishment and Non-Domestic Refurbishment Post Construction Review (or other verification process agreed with the Local Planning Authority) to achieve a minimum of "very good" rating, confirming that the agreed standards have been met. The details submitted shall include details to demonstrate that the scheme is consistent with the Energy Statement.
Reason
To ensure the proposal complies with saved policy 3.4 (Energy Efficiency) of the Southwark Plan (2007)

Statement of positive and proactive action in dealing with the application

The pre-application service was used for this application and the advice given has been followed in part. The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were

submitted enabling the application to be granted permission.

—

