

## Planning Committee

Wednesday 19 July 2017

5.30 pm

Ground Floor Meeting Room G01A - 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 Darren Merrill  
Councillor Michael Mitchell  
Councillor Adele Morris  
Councillor Jamille Mohammed

### Reserves

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

*Note: The membership is subject to the changes to be agreed at the meeting of Council Assembly on 12 July 2017.*

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### 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

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#### Contact

Victoria Foreman on 020 7525 5485 or email: [victoria.foreman@southwark.gov.uk](mailto:victoria.foreman@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**  
Chief Executive  
Date: 11 July 2017



# Planning Committee

Wednesday 19 July 2017  
5.30 pm

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

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
<b>3.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>MINUTES</b>	3 - 6
	To approve as a correct record the Minutes of the open section of the meeting held on 15 June 2017.	

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>6.</b>	<b>DEVELOPMENT MANAGEMENT</b>	<b>7 - 11</b>
<b>6.1.</b>	<b>LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON SE1 8NY</b>	<b>12 - 121</b>
<b>6.2.</b>	<b>VARCOE SERVICE STATION 1 VARCOE ROAD, LONDON SE16 3DG</b>	<b>122 - 169</b>

**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: 11 July 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 Thursday 15 June 2017 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Lorraine Lauder MBE (Vice-Chair)  
 Councillor Sarah King (Reserve)  
 Councillor Samantha Jury-Dada  
 Councillor Michael Mitchell  
 Councillor Darren Merrill  
 Councillor Adele Morris

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
 John Gorst (Legal Officer)  
 Yvonne Lewis (Development Management)  
 Alistair Huggett (Development Management)  
 Michael Glasgow (Development Management)  
 Helen Goulden (Development Management)  
 Jon Best (Ecology Officer)  
 Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Jamille Mohammed.

Councillor Sarah King attended as a reserve for Councillor Mohammed.

### 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 7.2;
- Members' pack relating to items 7.1 and 7.2.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meetings held on 13 and 24 May 2017 be confirmed as correct records and signed by the chair.

#### **6. RELEASE OF £4,197,247 FROM SECTION 106 AGREEMENTS TO DELIVER SPORT AND RECREATION FACILITIES**

An officer introduced the report.

Councillors considered the information in the report and asked questions of the officer.

##### **RESOLVED:**

That the release of £4,197,247 of section 106 funding from the legal agreements detailed at paragraph 20 of the report, to deliver sport and recreation facilities across Southwark in support of the council's agreed capital programme, be authorised.

#### **7. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

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.

#### **7.1 CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD**

**Planning application reference 17/AP/0671**

Report: see pages 34 to 65 of the agenda pack.

## **PROPOSAL**

*Remediation of the site ("Area B") to bring into use for burials. Works include the removal of redundant hard standing; reconfiguration of existing parking facilities and maintenance depot; new footpaths and access routes for hearses; drainage improvements incorporating swales and French drains; soft landscape improvements including new grass, marginals, trees and hedges; some tree removals.*

The committee heard an officer's introduction to the report.

The committee heard representations from objectors, and asked questions of the objectors following their submission.

The applicant addressed the committee. The committee asked questions of the applicant.

There were no supporters present who lived within 100m of the development site and 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.

## **RESOLVED:**

That planning permission be granted, subject to conditions set out in the report.

## **7.2 MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB**

### **Planning application reference 16/AP/3612**

Report: see pages 66 to 101 of the agenda and pages 1 and 2 of the addendum report.

## **PROPOSAL**

*Variation of Condition 32 (approved drawings) and removal of Condition 23 (Code for Sustainable Homes) pursuant to planning permission 12/AP/2702 [for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works] to secure the following minor material amendments:*

- *Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units)*
- *Reconfiguration of basement layout to provide 4 x new cycle spaces*
- *Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units)*
- *Remove the requirement to provide a Code for Sustainable Homes final certification.*

The committee heard an officer's introduction to the report and addendum report and



asked questions of the officer.

There were no objectors present wishing to speak.

The applicant's agent addressed the committee. The committee asked questions of the applicant's agent.

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

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

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

**RESOLVED:**

1. That planning permission be granted subject to conditions set out in the report and addendum report, and subject to the applicant entering into a legal agreement.
2. That in the event that the requirements of (1) are not met by 31 August 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 113 of the report.

The meeting ended at 8.15pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 19 July 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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 the Planning Department 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidi Agada, Constitutional Manager (Acting)	
<b>Report Author</b>	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	11 July 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		11 July 2017

## ITEMS ON AGENDA OF THE PLANNING COMMITTEE

**Wednesday 19 July 2017**

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	16-AP-5239
<b>Site</b>	LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY	<b>TP No.</b>	TP/1390-18
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Terence McLellan

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT, GLA AND SOS  
**Proposal**

### Item 6.1

Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	16-AP-5235
<b>Site</b>	VARCOE SERVICE STATION 1 VARCOE ROAD, LONDON, SE16 3DG	<b>TP No.</b>	TP/2324-72
		<b>Ward</b>	Livesey
		<b>Officer</b>	Victoria Lewis

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT  
**Proposal**

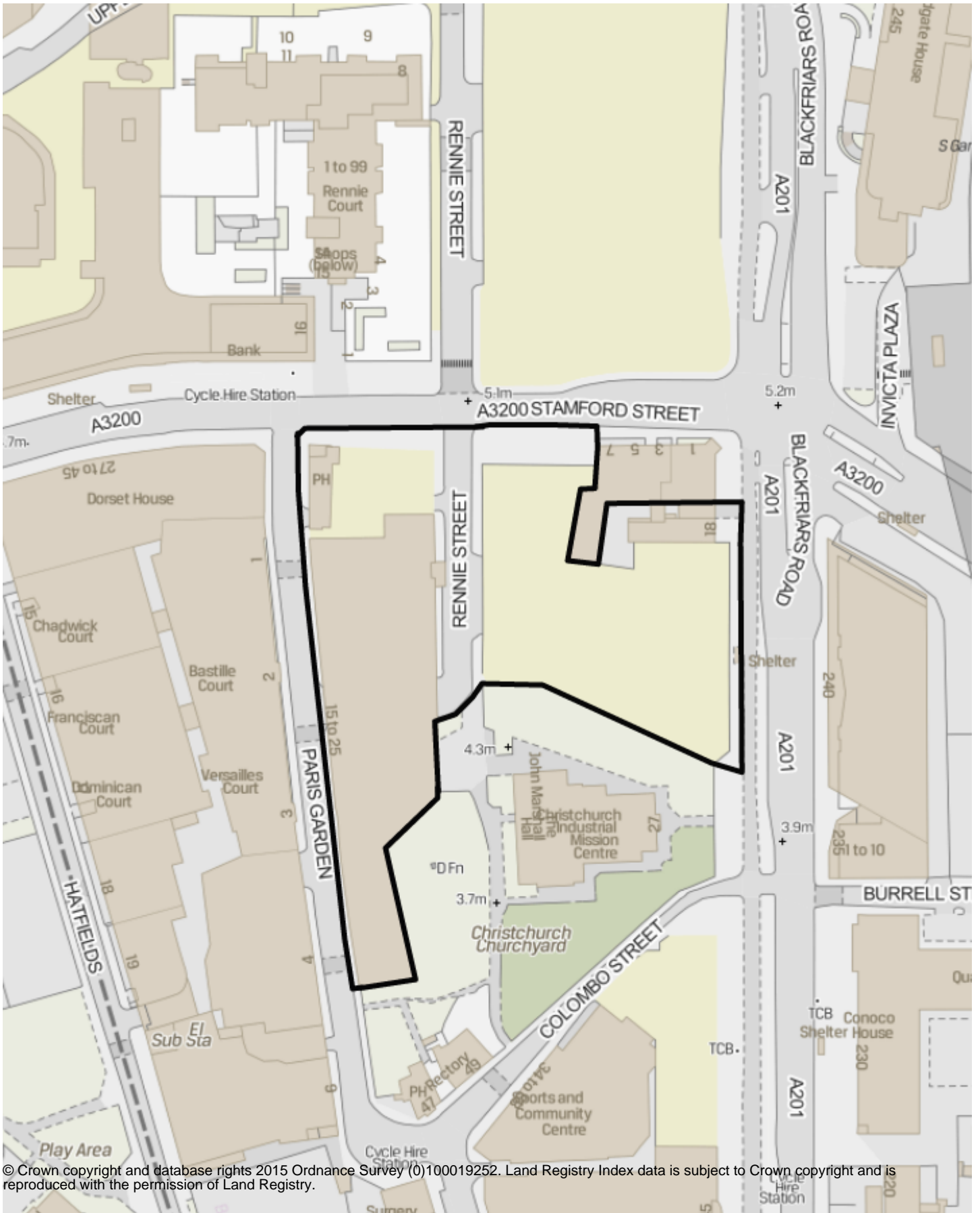
### Item 6.2

Demolition of existing building and development comprising a part six, part 7 and part eight storey building to accommodate 57 new affordable residential units (Use Class C3) and provision of flexible employment / retail space on ground floor (Use Class B1, A1-A3).

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# Agenda Item 6.1

## 18 BLACKFRIARS ROAD



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<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 19 July 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/5239 for: Full Planning Application  <b>Address:</b> LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON SE1 8NY  <b>Proposal:</b> Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	16/01/2017	<b>Application Expiry Date</b>	08/05/2017
<b>Earliest Decision Date</b>	02/03/2017	<b>PPA Date</b>	31/01/2018

### RECOMMENDATIONS

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That if planning permission is granted it be confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011.
3. That following issue of the decision it be confirmed that the Director of Planning should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning committee's decision was based shall be set out as in this report.
4. That in the event that the requirements of paragraph 1 above are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 298.

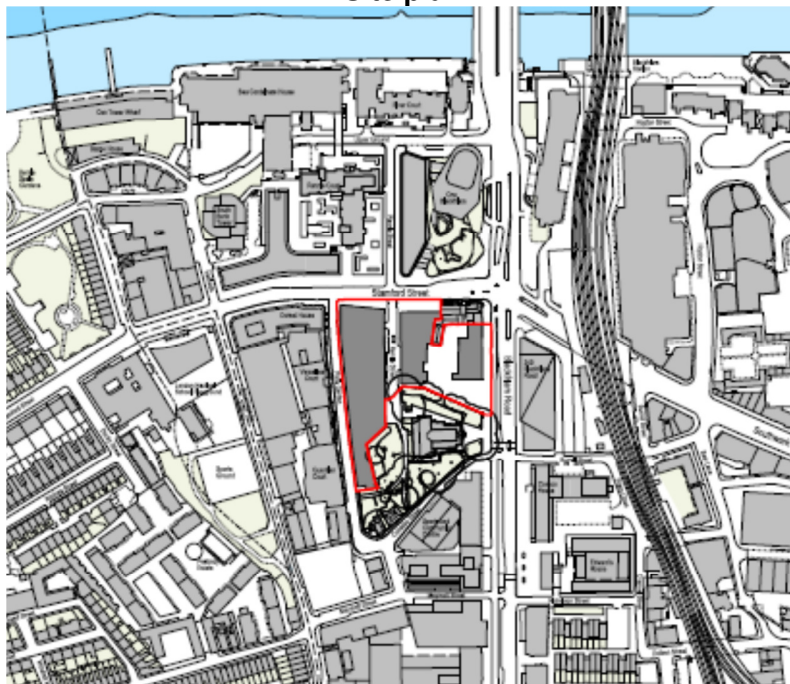


## BACKGROUND INFORMATION

### Site location and description

5. The application site is located on the western side of Blackfriars Road, south and west of the junction with Stamford Street. It comprises a large part of the urban block, totalling approximately 0.8 hectares, with three street frontages; Blackfriars Road to the east, Stamford Street to the north and Paris Gardens to the west. To the south and east of the site lies Christchurch Gardens, within which sits the Christ Church, which is in turn bordered by Colombo Street to the south.
6. The site has largely been cleared however it previously accommodated a mix of relatively low rise office buildings and a public house. The Paper Moon Public House at 24 Blackfriars Road has been demolished and the semi derelict 18 Blackfriars Road is currently being demolished. Rennie House, Wakefield House and 19 - 23 Blackfriars Road are now fully demolished.

Site plan



7. Immediately to the north of the site, within the same urban block, is the Mad Hatter Hotel and 1 Stamford Street, both of which are Grade II listed buildings. Christchurch Gardens with the Grade II listed drinking fountain and the Grade II listed Christ Church lie immediately to the south. The gardens are listed and designated Borough Open Land.

### Surrounding area

8. The site is within the central activities zone, close to the boundary with the London Borough of Lambeth. The surrounding area is predominantly in office use with retail

and some cultural and leisure uses. Large scale residential schemes can be found along Rennie Street, South Bank Tower and along Stamford Street. Further large scale residential schemes have been approved at the northern end of Blackfriars Road at Sampson House and Ludgate House and under construction at the site known as One Blackfriars.

9. The site lies within an opportunity area, a strategic cultural area and a town centre. Under the Council's Core Strategy and the Blackfriars Road SPD, the site falls within an area identified as being appropriate for tall buildings and this is reflected in the large buildings approved and currently under construction around Blackfriars Road. These buildings range in height from 22 storeys at the approved Friars Bridge Court on the junction of Blackfriars Road and Meymott Street to 50 storeys in height at One Blackfriars, which is currently under construction at the northern end of Blackfriars Road.
10. The buildings to the west and south west of the application site have a much lower scale with the buildings on Paris Gardens ranging in height from five storeys to 13 storeys and a more dramatic change in scale at the two storey houses along Roupell Street and Aquinas Street which are located in Conservation Areas within the London Borough of Lambeth.
11. The site has a PTAL rating of 6b and is extremely well connected to the London transport network with the various bus routes along the Blackfriars Road corridor and Stamford Street, the nearby Blackfriars National Rail Station and Southwark Underground Station further to the south of the site on Blackfriars Road. A north/south, fully segregated Cycle Superhighway exists on Blackfriars Road, which is a TfL strategic road. The application site does not contain any trees although there are some mature trees on Stamford Street and within Christ Church Gardens.

### **Details of proposal**

12. Planning consent is sought to redevelop the site to provide housing (Class C3 Use); hotel use (C1); office space (B1); music venue (D2); restaurant (A3); and retail use (A1/A2/A3/A4).
13. The re-development would comprise six buildings that would generally be arranged around a central landscaped public space. All of the buildings would have a primary frontage onto the streets that bound the site as well as frontages onto the public space within the site itself.
14. Of the six buildings being proposed, the tallest would be the residential tower that would rise to 53 storeys and a height of 183.5m AOD. This tower would be located on the Stamford Street frontage and would mark the main entrance to the central public space. A total of 227 private homes (Class C3) would be provided within this building along with two retail units at ground and mezzanine level which would look out onto the public space and the pedestrian route to Stamford Street. Whilst defined as the residential tower, level 1 through to level 8 would provide bedrooms for the neighbouring hotel building with the main residential accommodation commencing from level 9 upwards.
15. A 34 storey (plus plant) office building (Class B1) rising to a height of 142.5m AOD

would be located on Blackfriars Road immediately to the south of The Mad Hatter. Access to the central public space would be possible at either side of this building along the boundary with Christ Church Gardens and to the rear of the Mad Hatter respectively. Two retail units would be provided at ground floor level one of which would look onto the central public space and the other would be located on the corner of the building adjacent to the Mad Hatter thereby marking the new pedestrian route into the site from Blackfriars Road and access to the top floor restaurant and terrace.

16. The residential tower would be flanked to the east by a 12 storey hotel building on the corner with Paris Gardens that would be 43.05m AOD in height. This would in turn be linked to a 19 storey 68.9m AOD high building fronting Paris Gardens providing hotel suites. A total of 548 hotel rooms and suites would be provided. A covered walkway would be provided at ground floor level, linking Paris Gardens to the central public space. Three large retail units would be provided at ground floor level fronting onto both Paris Gardens and the central public space.
17. A 15 storey block containing 61 affordable homes would be located further to the south on Paris Gardens. This building would be 51.9m AOD high and would be bounded to the rear by Christ Church Gardens. The ground floor of this building would provide three retail units.
18. The proposed music venue/office building would be located immediately adjoining the Mad Hatter public house fronting onto Stamford Street. This building would rise to 23.1m AOD in height and would accommodate a live music venue at ground and basement level (Class D2) as well as smaller scale office space (Class B1) on the upper levels.
19. All of the buildings would be linked by a four level basement that would be accessed entirely from Paris Gardens. The basement would accommodate all plant, refuse storage, cycle storage and car parking. The basement would also be the central servicing space for all commercial parts of the development, including the Mad Hatter.
20. The application has been submitted alongside an environmental impact assessment in line with the 2011 Regulations (amended in 2015).

#### Site layout

21. Five of the six proposed buildings would be arranged around a central public space that would have a primary pedestrian access from Stamford Street as well as access from Blackfriars Road and Paris Gardens. The sixth building, the affordable housing block, would be located on a narrow part of the site between Paris Gardens and Christ Church Gardens. All of the buildings would be linked by four levels of basement which would be accessed via two car/van lifts and two truck lifts on Paris Gardens.

## Site layout



22. The basements would provide all of the ancillary servicing space and back of house accommodation for the various commercial operations on the site. This would include servicing of the Mad Hatter public house and hotel, which sits outside of the application site boundary. All cycle parking, both commercial and residential, would be provided at basement level as would the residential car parking and the proposed energy centre and associated plant. Visitor cycle parking would be provided at ground floor level on-street and within the site.
23. A coach drop-off bay would be provided immediately in front of the principal hotel entrance on Stamford Street whilst four dedicated taxi bays would be located on Paris Gardens, three in front of the hotel lobby and one in front of the hotel suites lobby although this may be subject to change following further transport impact assessments and discussions between the council and Transport for London. Rennie Street would be 'stopped up' to facilitate development as the part of Rennie Street that lies within the application site is largely redundant and a no through road.

Land use and accommodation schedule

24. The total quantum of development being proposed for the site is outlined in Table 1 whilst the residential housing mix and tenure mix is detailed in Table 2.

Table 1

<b>Land Use</b>	<b>Area (GIA) m2</b>	<b>Area (GEA) m2</b>
<b>Residential (C3)</b>	28,959	30,562
<b>Hotel (C1)</b>	25,009	27,186
<b>Office (B1)</b>	33,755	34,606
<b>Retail (A1-A4)</b>	1,729	1,800
<b>Retail (A3-A4)</b>	622	641
<b>Retail (A3)</b>	861	879
<b>Music Venue (D2)</b>	783	941
<b>Storage (B8)</b>	11	13
<b>Ancillary space</b>	18,499	21,801
<b>Total</b>	110,288	118,429

Table 2

<b>Bedroom Numbers</b>	<b>Market Housing</b>	<b>Social Rented</b>	<b>Total</b>
	<i>Units</i>	<i>Units</i>	<i>Units</i>
<b>Studio</b>	10	0	10
<b>1 Bed</b>	77	20	97
<b>2 Bed</b>	112	35	147
<b>3 Bed</b>	23	6	29
<b>4 Bed</b>	5	0	5
<b>Total</b>	227	61	288

Car parking and cycle parking

25. A total of 44 car parking spaces are proposed, of which 30 would be accessible parking spaces for the mobility impaired. This equates to a residential parking level of 15%. All of the parking spaces would be located within the basement and accessed via the car lifts on Paris Gardens. The level of cycle parking being proposed is outlined in Table 3 below:

Table 3

Use	Basement Cycle Parking	On-Street Cycle Parking
<b>Residential</b>	469	9
<b>Office</b>	419	-
<b>Music Venue</b>	5	-
<b>Retail</b>	19	-
<b>Hotel</b>	28	
<b>Storage (B8)</b>	1	-
<b>General non-residential</b>	-	110
<b>Total</b>	941	119

### Phasing

26. The applicant intends to develop the site over five distinct phases as outlined below;
- Phase 1 – Basement
  - Phase 2 – Hotel suites
  - Phase 3 – Office
  - Phase 4 – Hotel and residential tower
  - Phase 5 – Affordable housing
  - Phase 6 – Music Venue/bookend building.

### **Planning history**

#### 07/AP/0301

27. A planning application was received in 2007 under reference 07/AP/0301 for:
28. *'Demolition of existing buildings and redevelopment to provide a mixed use development totalling 83,915m<sup>2</sup> Gross External Area (GEA) comprising 286 residential flats (Class C3), 25,769m<sup>2</sup> of office floorspace (Class B1), 1,170m<sup>2</sup> of retail floorspace (Class A), 562m<sup>2</sup> of Class D1 (community) uses, creation of new open space, reconfigured vehicular and pedestrian access and works to the public highway together with associated works including landscaping and the provision of a basement car park for 82 cars, plus servicing and plant areas. The development consists of two towers: an office tower of 23 storeys (maximum height 105m Above Ordinance Datum), a residential tower of 42 storeys (maximum height 148m Above Ordinance Datum) and lower rise buildings of up to 7 storeys fronting Stamford Street and Paris Gardens.'*
29. Whilst the council and Greater London Authority resolved to grant permission, it was called in by the Secretary of State for determination at a public inquiry and was subsequently approved subject to conditions and a section 106 agreement. The relevant pre-commencement conditions attached to this consent have been discharged and permission has been implemented. This planning permission is referred to in the applicant's documents and this report as the 'consented scheme'.

16/EQ/0175

30. Subsequent to the planning approval outlined above, the applicant entered into a detailed pre-application enquiry process with the council for an amended scheme under reference 16/EQ/0175. This pre-application enquiry sought planning advice on a larger mixed use scheme incorporating the uses approved as part of the previously consented scheme in addition to a hotel. Whilst the land uses were considered acceptable, there were significant concerns with the detailed design and massing of the residential and hotel buildings which led to a substantial re-design prior to the submission of the current planning application.

16/AP/4671

31. This application was for an environmental impact assessment scoping opinion in relation to the current proposals on the application site. A formal opinion was issued on 21 December 2016.

**Planning history of adjoining sites**Application reference 08/AP/2809: 6 PARIS GARDENS - GRANTED 11/02/2009

32. Erection of a part 9, part 13 storey (maximum height approximately 41.3 metres above ground level) building plus basement levels to provide for a mixed use development comprising a ballet school (Class D1 use) and 162 units (253 bed spaces) of student accommodation. This consent has been implemented and the student accommodation has been occupied; the ballet school is expected to take occupation of the lower floors shortly.

Application reference 09/AP/1749: 46 - 49 BLACKFRIARS ROAD - GRANTED 09/11/2009

33. Demolition of existing building and erection of a new 14 storey building (maximum 47.93m AOD) incorporating two hotels with a total of 477 bedrooms (Class C1 - total floorspace 16414sqm GIA) each with restaurant (Class A3 - total floorspace 142sqm GIA). This consent has been implemented and the hotels (Ibis and Novotel) are in use.

Application reference 10/AP/3372: 231 - 241 BLACKFRIARS ROAD - GRANTED 15/06/2011

34. Erection of a 20 storey building with basement (maximum 89m AOD) to provide 29,198sqm of office floorspace and 455sqm of ground floor retail floorspace (Class A1/A2/A3/A4), with plant, rear servicing area and cycle parking. This development has now been completed.

Application reference 11/AP/1071: KINGS REACH TOWER, STAMFORD STREET, LONDON SE1 9LS - GRANTED on 04/10/11

35. Refurbishment and re-cladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use [132.2m AOD to top of core] and

change of use of floors 11 to 30 of the tower from offices to residential [to provide a total of 173 flats]; erection of a series of extensions and additions for office use including the erection of a ten storey infill atrium building between the tower and T shaped podium, erection of a part one, part three storey roof extension to the podium building and a series of other extensions to the north, east and west of the podium building to accommodate plant and stair cores. Creation of retail (Class A1, A2, A3 and A4) space, pool and gym (Class D2) on the ground floor, provision of new and refurbished landscaping, plant and equipment, formation of new accesses, including formation of a new pedestrian route linking Stamford Street to Upper Ground, and public realm improvements. This development has recently been completed and is now known as South Bank Tower.

Application reference 12/AP/1784: 1 - 16 BLACKFRIARS ROAD - GRANTED 14/12/2012

36. Erection of a 50 storey tower, and a 4 and 6 storey building to provide a mixed use development comprising a hotel, 274 flats, retail space. This scheme is now under construction (known as One Blackfriars Road).

Application Reference 12/AP/3940: SAMPSON HOUSE AND LUDGATE HOUSE - GRANTED 28/03/2014

37. Demolition of existing buildings and the construction of a mixed use development totalling 144,571 sqm GEA comprising 492 flats (Class C3), 45,372 sqm (including basement) of offices (Class B1), 2,581sqm of retail (Classes A1-A5), 1,969sqm of community uses (Class D1) and 1,014sqm of gym (Class D2). New open space including formation of two new east-west routes, new public square, reconfigured vehicular and pedestrian access and works to the public highway with associated works including landscaping and basement car park for 200 cars (including 54 disabled car parking spaces) plus servicing and plant areas. Change of use of the railway arches from a nightclub to retail, gym and community uses. Configuration of the toilet block for retail uses and toilets. This permission has been implemented through limited works on site; substantial demolition of Ludgate House is expected to begin later this year.

Application reference 13/AP/1403: KINGS REACH TOWER, STAMFORD STREET, LONDON SE1 9LS - GRANTED on 12/08/2013

38. The erection of an 11 storey roof extension to existing South Bank Tower (formerly King's Reach Tower), rising to a maximum of 42 storeys, comprising 36 residential units [maximum overall height 154.860m AOD]. This consent has been implemented and completed.

Application reference 15/AP/0237: WEDGE HOUSE, 32 - 40 BLACKFRIARS ROAD - GRANTED 26/08/2015

39. Redevelopment of land and buildings to provide a part 7, part 12, part 14 storey building plus basement, ground and mezzanine levels, comprising office (Class B1) and hotel (Class C1) with ancillary cafe/bar/restaurant. This scheme is now under construction.



Application reference 16/AP/1660: FRIARS BRIDGE COURT, 41 - 45 BLACKFRIARS ROAD, LONDON SE1 8NZ - GRANTED on 11/11/16

40. Demolition of existing office building (Class B1a) and redevelopment to provide a part 13, part 22 storey building plus basement comprising offices (Class B1a) with retail (Classes A1/A3 and A4) together with servicing, car parking and landscaping.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

41. The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use
  - b) affordable housing and the principle of partial off site provision and a payment in lieu
  - c) design issues, including site layout, scale/massing and impact of tall buildings on local and strategic views
  - d) housing mix, density and quality of accommodation
  - e) the impact on the historic setting of heritage assets
  - f) impact on the amenities of occupiers of adjoining properties
  - g) impact of adjoining and nearby uses on occupiers and users of the proposed development
  - h) flood risk
  - i) traffic issues, including level of car parking
  - j) archaeology
  - k) planning obligations;
  - l) sustainable development implications
  - m) environmental impacts
  - n) all other relevant material planning considerations.

**Planning policy**

42. The statutory development plans for the borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The site falls within the area covered by the Blackfriars Road SPD.
43. The site is located within the:
- Central activities zone (CAZ)
  - Bankside, Borough and London Bridge opportunity area
  - Air quality management area
  - Borough and Bankside District town centre
  - Bankside, Borough and London Bridge strategic cultural area.
44. The site has a public transport accessibility level (PTAL) of 6b and is located within flood zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding.

45. The following listed structures are close to the site:
- Christ Church (Grade II)
  - Christ Church Gardens drinking fountain (Grade II)
  - 1, 2 and 3 Paris Gardens (Grade II)
  - 15 and 17 Hatfields (Grade II)
  - 1 and 3 Stamford Street (Grade II).
46. The Waterloo and Roupell Street conservation areas lie within the London Borough of Lambeth, immediately to the west of the site.
47. The following Southwark conservation areas lie within the surrounding area:
- Old Barge House Alley - approximately 300 metres to the north west
  - Kings Bench - approximately 340 metres to the south east
  - Valentine Place - approximately 340 metres to the south.
48. This application should be determined in accordance with the development plan unless material considerations indicate otherwise; and the following national framework, regional and local policy and guidance are particularly relevant:
49. National Planning Policy Framework (the Framework)
- Section 1: Building a strong, competitive economy  
 Section 2: Ensuring the vitality of town centres  
 Section 4: Promoting sustainable development  
 Section 6: Delivering a wide choice of high quality homes  
 Section 7: Requiring good design  
 Section 8: Promoting healthy communities  
 Section 10: Meeting the challenge of climate change, flooding and coastal change  
 Section 11: Conserving and enhancing the natural environment  
 Section 12: Conserving and enhancing the historic environment.
50. The London Plan 2016
- Policy 2.5 Sub-regions  
 Policy 2.10 Central activities zone – strategic priorities  
 Policy 2.11 Central activities zone – strategic functions  
 Policy 2.13 Opportunity Areas and intensification areas  
 Policy 2.15 Town centres  
 Policy 3.1 Ensuring equal life chances for all  
 Policy 3.3 Increasing housing supply  
 Policy 3.4 Optimising housing potential  
 Policy 3.5 Quality and design of housing developments mayors flat sizes set out  
 Policy 3.6 Children and young people’s play and informal recreation facilities  
 Policy 3.7 Large residential developments  
 Policy 3.8 Housing choice  
 Policy 3.9 Mixed and balanced communities  
 Policy 3.11 Definition of affordable housing

Policy 3.12 Affordable housing targets  
Policy 3.13 Negotiating affordable housing on individual private residential and mixed use schemes  
Policy 3.14 Affordable housing thresholds  
Policy 3.18 Healthcare facilities  
Policy 3.19 Education facilities  
Policy 4.1 Developing London's economy  
Policy 4.3 Mixed use development and offices  
Policy 4.5 London's visitor infrastructure  
Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment  
Policy 4.7 Retail and town centre development  
Policy 4.12 Improving opportunities for all  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.5 Decentralised energy networks  
Policy 5.6 Decentralised energy in development proposals  
Policy 5.7 Renewable energy  
Policy 5.9 Overheating and cooling  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs  
Policy 5.12 Flood risk management  
Policy 5.13 Sustainable drainage  
Policy 5.15 Water use and supplies  
Policy 5.18 Construction, excavation and demolition waste  
Policy 5.21 Contaminated land  
Policy 6.1 Strategic approach (transport)  
Policy 6.2 Providing public transport capacity and safeguarding land for transport  
Policy 6.3 Assessing transport capacity  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.11 Smoothing traffic flow and tackling congestion  
Policy 6.12 Road network capacity  
Policy 6.13 Parking  
Policy 7.1 Building London's neighbourhoods and communities  
Policy 7.2 An inclusive environment  
Policy 7.3 Secured by design  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.7 Location and design of tall and large buildings  
Policy 7.8 Heritage assets and archaeology  
Policy 7.11 London View Management Framework  
Policy 7.12 Implementing the London View Management Framework  
Policy 7.14 Improving air quality  
Policy 7.15 Reducing noise and enhancing soundscapes  
Policy 7.21 Trees and woodlands  
Policy 8.2 Planning obligations  
Policy 8.3 Community infrastructure levy.

51. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth  
 Strategic Targets Policy 2 - Improving places  
 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

52. 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 1.4 Employment sites  
 Policy 1.7 Development within town and local centres  
 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 3.7 Waste reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 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 3.29 Development within the Thames policy area  
 Policy 3.31 Flood defences  
 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 4.5 Wheelchair 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.

53. Supplementary Planning Documents

Affordable Housing SPD 2008 and draft 2011  
 Blackfriars Road SPD 2014  
 Design and Access Statements SPD 2007  
 Development Viability SPD 2016  
 Residential Design Standards SPD October 2011 with 2015 technical update  
 Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum  
 Sustainability Assessment 2007  
 Sustainable Design and Construction SPD 2009  
 Sustainable Transport Planning SPD 2009.

54. Greater London Authority Supplementary Guidance

Central Activities Zone SPG 2016  
 Housing SPG 2012  
 London View Management Framework 2012  
 London's World Heritage Sites SPG 2012  
 Providing for Children and Young People's Play and Informal Recreation 2008  
 Use of planning obligations in the funding of Crossrail 2010.

**Principle of development**

55. The National Planning Policy Framework (NPPF) was published on 27 March 2012. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes.
56. The NPPF promotes the delivery of a wide choice of high quality homes, seeks to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. It encourages the effective use of land by reusing land that has been previously developed and also promotes mixed use developments.
57. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

*Opportunity area*

58. The London Plan designates Bankside, Borough and London Bridge as one of four Opportunity Areas in the London South Central area.
59. The London Plan notes that this area has considerable potential for intensification and scope to develop the strengths of the area for strategic office provision as well as

housing, especially in the hinterland between Blackfriars and London bridges. Mixed leisure and culture related development should enhance its distinct offer as part of the South Bank strategic cultural area and this should include visitor accommodation.

60. Strategic Targets policy 2 of the Core Strategy underpins the London Plan and states that Southwark's vision for Bankside, Borough and London Bridge is to continue to provide high quality office accommodation, world-class retail, tourism, cultural and entertainment facilities including the delivery of 1900 new homes, 665 affordable homes and around 25,000 new jobs by 2026.

*Central activities zone and Borough and Bankside district town centre*

61. The site is located within the CAZ which covers a number of central boroughs and covers London's geographic, economic, and administrative core. Strategic targets policy 2 – Improving places of the Core Strategy states that development in the CAZ will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. It also states that within the CAZ there will be new homes, office space, shopping and cultural facilities, as well as improved streets and community facilities.
62. In addition, the site is part of the Borough and Bankside district town centre where saved policy 1.7 of the Southwark Plan states that within the centre, developments will be permitted providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment uses. Strategic policy 3 of the Core Strategy advises that the network of town centres will be maintained and that at Borough and Bankside district town centre, the council will support the provision of new shopping space.

*Blackfriars Road SPD*

63. The adopted Blackfriars Road SPD sets out (at paragraph 2.2.3) the emerging vision for Blackfriars Road which is:
64. *“Blackfriars Road will be transformed into a vibrant place where people will want to work, live and visit. The historic, wide boulevard will provide a range of different activities, regenerating the area from the river along Blackfriars Road and stimulating change at the Elephant and Castle.”*
65. The Blackfriars Road SPD aspiration for the area is to have a mix of shops, offices and services. It expects opportunities to increase the amount and type of development to be maximised, especially opportunities for flexible innovative business space and town centre uses which include hotels and new homes.
66. The SPD also outlines the suitability of the northern end of Blackfriars Road as a location for tall buildings. The SPD specifically refers to the area around the junction of Blackfriars Road, Stamford Street and Southwark Street.

*Bankside, Borough and London Bridge strategic cultural area*

67. The strategic cultural area recognises the concentration of existing attractions within the north of the borough and links in with other attractions in Lambeth, Westminster,

the City and Tower Hamlets. The area has been designated to protect and enhance the provision of arts, culture and tourism.

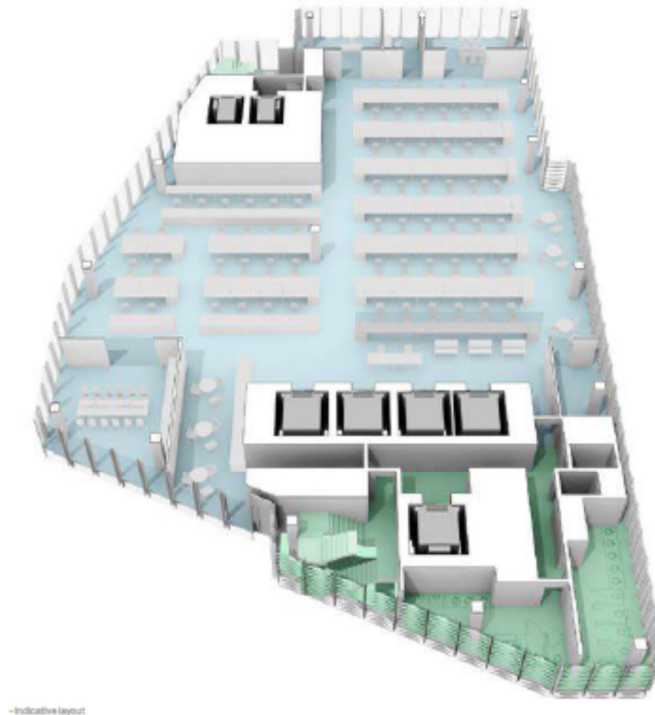
#### Conclusion on policy designations

68. The principle of a large scale development containing a mix of uses including retail, offices and cultural uses would support the role and functioning of the central activities zone and the Borough and Bankside district town centre as well as being consistent with the policies for the opportunity area. The acceptability of each of the individual uses is considered below.

#### *Offices*

69. The site falls within the CAZ, which contains London's geographical, economic and administrative core. The London Plan does not protect office floorspace in the CAZ, it simply identifies office use as an appropriate land use in the CAZ and notes that there is capacity for 25,000 jobs in the Opportunity Area. This is further supported by the Mayoral Supplementary Planning Guidance – Central Activities Zone (2016).
70. Core Strategy Strategic Policy 10 Jobs and Businesses states that the council will increase the number of jobs in Southwark and create an environment in which businesses can thrive. The policy goes on to state that existing business floorspace would be protected and the provision of around 400,000sqm-500,000sqm of additional business floorspace would be supported over the plan period in the Bankside, Borough and London Bridge Opportunity area to help meet central London's need for office space.

#### **Office layout**



71. Saved policy 1.4 - Employment sites outside the preferred office locations and preferred industrial locations is also relevant, and states that development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made where:
- a) the applicant can demonstrate that convincing efforts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
  - b) the site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed use, having regard to physical or environmental constraints;
  - c) the site is located within a town or local centre, whereby suitable Class A or other town centre uses will be permitted in the place of Class B uses.
72. The previous office buildings have now been demolished and their combined employment floorspace figures came in at 18,714sqm (NIA). The proposed development would provide 34,606sqm (GEA) of new high quality office floorspace. This is the equivalent of 25,695 sqm (NIA) and that would support approximately 2,141 new jobs. This level of job creation is welcomed and is a significant benefit of the scheme.
73. The new offices would result in a greater quantum of employment floorspace than the previous buildings and they would be modern, high quality and more efficiently laid out and thus would be much more attractive to office users. The scale and design of the offices would result in a higher quality office environment with a greater overall employment potential than the previous buildings with the ability to attract high profile office users or perhaps a company headquarters. In order to ensure the timely delivery of the offices to meet the strategic objectives of providing employment floorspace, any permission issued should include a condition that requires the office building to be constructed in advance of the residential buildings.

#### *Hotel*

74. The London Plan, as well as both the Core Strategy and the Saved Southwark Plan support the development of hotels within opportunity areas, town centres and strategic cultural areas. The London Plan specifically seeks approximately 40,000 additional hotel bedrooms by 2031 with a particular focus on the CAZ.
75. The Blackfriars Road SPD encourages a range of other town centre uses which include hotels. SPD2 of the SPD encourages this mixed use nature and states:
76. *"We will encourage the provision of town centre uses to help enhance the commercial attractiveness of Blackfriars Road, supporting proposals for new hotels and other forms of visitor accommodation (Class C1) to ensure there is a good supply of accommodation for visitors and to contribute to a mix of uses and employment opportunities. Proposals should seek to maximise the opportunity to include activity along the lower and street level frontages."*
77. Given the sites location within an opportunity area, a district town centre, strategic cultural area, the CAZ and an area with a high PTAL, the provision of a 548 bedroom hotel facility is fully supported.



*Retail*

78. The development would include new retail units (A1/A2/A3/A4) at ground floor level of all buildings with the exception of the music venue. In total, 3,212sqm (GIA) of retail floorspace is proposed and is split between various A Class uses as set out below;

Table 4

<b>Land Use</b>	<b>Area (GIA) m2</b>	<b>Area (GEA) m2</b>
Retail (A1-A4)	1,729	1,800
Retail (A1-A3)	622	641
Retail (A3)	861	879
<b>Total</b>	<b>3,212</b>	<b>3,320</b>

79. The provision of new town centre uses such as retail is supported by saved Southwark Plan policy 1.7 since the site lies in a town centre. Public access would also be provided to the restaurant/terrace at the top of the office building thereby meeting the London Plan expectation that tall buildings will be publicly accessible. The retail units would activate the ground floor of the development, particularly along Paris Gardens and within the central public space. The retail units would serve the proposed increase in population and contribute to the vitality and viability of the district town centre. The site previously had limited active frontage whereas the proposal would create a much more attractive and vibrant street environment with retail opening out onto streets and the newly formed public space with opportunities to provide tables and chairs outside, encouraging visitors to stay for longer periods. The amount and scale of provision is considered to be acceptable and would help to meet the needs of residents, workers and visitors in the area

*Music venue*

80. The proposal would include the provision of a music venue (Class D2 – capacity 525 persons) equating to 783sqm (GIA) of floorspace within the ground and lower levels of the building that would flank the Mad Hatter. The provision of a music venue is supported given the site location within the strategic cultural area and accordingly is a positive aspect of the scheme.
81. At the time of writing, no end user has been secured although it is acknowledged that there is commercial interest in taking over this space. Further details would be secured by the legal agreement in relation to the level of fit out of the space. Whilst some concerns have been raised by adjoining neighbours in terms of potential for disturbance, it is considered that appropriate mitigation could be achieved by planning condition. Conditions would also be appropriate to manage concerns raised by the council's environmental protection team on this issue.

*Housing*

82. The proposed development would provide 288 new homes which are supported by the London Plan, the saved Southwark Plan and the Core Strategy.

83. London Plan policy 3.3 - Increasing housing supply sets a minimum target of 27,362 additional homes to be provided in Southwark over a period from 2015-2025. A specific target of 1,900 homes is given for the opportunity area. Strategic policy 5 of the Core Strategy seeks high quality new homes in attractive environments. It states that development will provide as much housing as possible whilst also making sure that there is enough land for other types of development. The policy sets a target of 24,450 net new homes between 2011 and 2026. A key objective is to provide as much new housing as possible and create places where people would want to live.
84. The proposed 288 new homes would contribute towards meeting an identified housing need and accords with local, regional and national policy priorities. Issues relating to the quality of accommodation and affordable housing are discussed further below.

#### Conclusions on land use

85. The proposal involves a significant uplift of office floorspace on-site, alongside a range of acceptable town centre (retail and hotel) and cultural (music venue) uses. The provision of housing is supported at national, regional and local levels and would represent a significant and positive contribution towards housing need.
86. The proposed development includes a mix of uses that are considered to be appropriate for the site's location within the CAZ, opportunity area, strategic cultural area and district town centre. As well as the retail and cultural uses, which would support the cultural and visitor functions of the area, it would provide a significant number of new homes, which is a priority of the current government as well as local and London-wide planning policies.

#### **Environmental impact assessment**

87. Applications where an environmental impact assessment (EIA) is required will either be mandatory or discretionary depending on whether the proposal constitutes Schedule 1 (mandatory) or Schedule 2 (discretionary) development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The proposed development falls within Schedule 2, Category 10(b) 'Urban Development Project' of the EIA regulations and constitutes EIA development having regard to its potential for likely significant environmental effects.
88. In this case, the proposal exceeds the criteria for 'Urban development projects' as it would provide in excess of 150 dwellings and the overall area of development (in terms of floorspace) would exceed 5 hectares. Prior to the submission of the planning application, the applicant requested a 'scoping opinion' under Regulation 13 of the EIA Regulations to ascertain what information the local planning authority considered an environmental statement (ES) should include (ref: 16/AP/4671).
89. Regulation 3 of the EIA regulations precludes the granting of planning permission unless the council has first taken the 'environmental information' into consideration. The 'environmental information' means the ES, including any further information, any representations made by consultation bodies, and any other person, about the environmental effects of the development.

90. In accordance with the EIA regulations, an environmental statement (ES) comprising a non-technical summary, environmental statement and technical appendices accompanies the application.
91. Additional environmental information or 'further information' to support the ES was submitted in March 2017 following revisions made to the proposed development. A further round of consultation was undertaken on the ES Addendum in accordance with Regulation 22 of the EIA regulations. Information on the potential environmental impacts of the scheme and mitigation (where required) is included in the various sections of this report.

#### Alternatives

92. The EIA regulations requires the ES to provide information on the alternative options considered by the applicant. The 'do nothing' alternative would leave the application site in its current state (i.e. a vacant and cleared site). This scenario is considered in the ES to have no environmental benefits compared with the proposed redevelopment of the site.
93. The ES also describes the design evolution of the scheme which has been influenced by environmental factors, particularly the acoustic environment, daylight and sunlight and wind microclimate. Other key factors that have informed the design include the protected LVMF Views and how the development responds to heritage assets. As such, the final iteration of the scheme is the culmination of a series of design options which has taken account of the constraints and opportunities presented by the site as well as issues raised during the process.
94. Officers are satisfied that the ES has investigated alternatives for the site and that the proposed development maximises the development potential of the site whilst seeking to minimise environmental impacts. The site occupies a prominent central London location in an opportunity area and such sites are fundamental to achieving the overall regeneration of the Blackfriars Road area. To not develop the site would lead to a missed opportunity to secure a high density, mixed use scheme delivering new jobs, homes and cultural facilities in addition to significant improvements to public realm and permeability.

#### Cumulative impacts

95. The ES takes into account the cumulative effects of the scheme and considers the following types of impact:
- Cumulative impacts between developments, which are those effects of the development that may interact in an additive or subtractive manner with the impacts of other committed schemes that are not currently in existence, but may be by the time the development is implemented
  - Interactions between impacts, where impacts in different categories as set out in the individual topic chapters may act in conjunction to either beneficial or detrimental effect.
96. In most cases the cumulative impacts of the development were limited. The low traffic generation rates limit the potential impacts of the development on air quality and

noise. Likewise, the proposed development is largely obscured by other schemes in many of the assessed views, thereby helping to reduce the impact of the scheme. The cumulative effect of the proposed development on daylight and sunlight has been demonstrated as being major adverse at several tested receptors; however, this is largely a result of the scale and proximity of neighbouring cumulative schemes as opposed the proposed scheme whose independent impacts on daylight and sunlight are outlined in paragraphs 190 - 222 below.

97. As outlined in the ES, there were no likely significant effects assessed where the incremental adverse effect of the development, when considered with cumulative schemes, would be of greater significance than if the development had been considered in isolation.
98. Interactions between impacts have also been considered and it has been concluded that after mitigation measures, no significant interactive cumulative effects are anticipated.

#### Conclusion on environmental impact assessment

99. A detailed assessment of the likely potential and residual impacts of the scheme is provided in the relevant sections of this report, taking into account the ES and the material planning policy considerations. In summary, officers are satisfied that the ES is adequate to enable a fully informed assessment of the environmental effects of the proposal.

#### **Design and impact on townscape views and heritage assets**

##### Policy context

100. The NPPF at paragraph 56 stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 7 of the London Plan deals with design related matters. In particular, policy 7.1 sets out the design principles required for new development and policy 7.6 requires architecture to make a positive contribution to the public realm, streetscape and cityscape. Policy 7.8 asserts that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
101. The relevant Southwark design and conservation policies are strategic policy 12 of the Core Strategy and saved policies 3.12, 3.13, 3.15, 3.16, 3.17, 3.18 and 3.20 of the Southwark Plan. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height, scale and massing, consideration of local context including historic environment, its character, and townscape strategic and local views
102. The Blackfriars Road SPD identifies this site as being a suitable location for tall buildings, a principle that is also supported by it's designation as an opportunity area. The SPD specifically envisages the junction of Blackfriars Road, Stamford Street and Southwark Street as being a suitable location for a cluster of tall buildings.

### Site context

103. The application site is located in the CAZ and sits on the junction of Blackfriars Road and Stamford Street, one of the most prominent locations on the Blackfriars Road and within an area that is considered suitable for tall buildings. Large scale developments have taken place immediately surrounding the site including the One Blackfriars development, 240 Blackfriars Road and South Bank Tower as well as consented developments at Wedge House, Friars Bridge Court and Samson and Ludgate House.

### Site layout

104. The proposal seeks to re-develop what is essentially an entire city block. The proposal retains building lines along the principal street frontages of the site with a central public realm that remains open to the boundary with the established open space at Christ Church Gardens. Four pedestrian routes into and through the site are proposed with the principal routes through the site being established from Blackfriars Road and Stamford Street which recognises the hierarchy of streets and movement patterns/desire lines of pedestrians. Whilst all of the buildings with the exception of the music venue are tall buildings as defined under the saved Southwark Plan, it is appropriate that the tallest elements, the residential tower and the office building, are located on the main road frontages of Blackfriars Road and Stamford Street.

### Tall buildings

105. Five of the six proposed buildings are considered to be tall buildings by virtue of their height exceeding 30m however the tallest elements are the residential tower on Stamford Street at 183.5m AOD (53 storeys) and the office building fronting Blackfriars Road at 142.35m AOD (34 storeys plus plant). The two towers each have a very different appearance, reflecting their uses, and have been designed by two separate architectural practices.

### **Stamford Street visualisation**



106. The proposed towers would sit to the south of the taller elements of the cluster that have been completed (South Bank Tower); are under construction (One Blackfriars); and have been consented (Sampson House and Ludgate House). The proposed towers would consolidate the cluster of tall buildings around the junction of Blackfriars Road and Stamford Street/Southwark Street.
107. Saved policy 3.20 which requires that all tall buildings should:
- i. Makes a positive contribution to the landscape; and
  - ii. Is located at a point of landmark significance; and
  - iii. Is of the highest architectural standard; and
  - iv. Relates well to its surroundings, particularly at street level; and
  - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

#### Landscape and public realm

108. This part of Southwark is characterised by busy arterial routes overlaid with important pedestrian thoroughfares. The site is located close to the river and the important Blackfriars bridgehead, as well as important transport links like the recently completed elevated station which includes a new entrance to this mainline station from the South Bank. Quality landscaping and public realm is integral to any large scale redevelopment. It will not only create a setting for the tall buildings allowing them to 'land' appropriately but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically to free up more space at street level in a congested part of the city.
109. The consented scheme included a substantial public space albeit one that was designed as a series of linked spaces including a place of arrival and a calm space removed from the busy roadways that surround the site. It was generous in proportion, took up a large proportion of the site and was designed as a local destination. That space linked up with other pedestrian routes and new developments in the area including 1 Blackfriars and Christchurch Gardens and encouraged permeability diagonally across the site.

#### **Landscaping**



110. The current proposal preserves the significant contribution to the landscape as

consented albeit in a slightly different arrangement. It remains a point of destination in the area. This new public space at the centre of the site can be accessed from Blackfriars Road, Stamford Street and Paris Gardens allowing permeability for pedestrians and is designed to complement the mature and well-established Christ Church Gardens to the south. East-west access is available round and through the commercial building as well as via a narrow lane to the rear of the Mad Hatter whilst from Paris Gardens the access is via a gap between and below the two hotel buildings. The design of this space is intended to create a setting for each of the three main parts of the development with the commercial tower, the residential tower, and the hotel forming three sides to the space. On these three sides the space is lined by active frontages (cafes and restaurants) to complement and enliven the public space.

111. The public realm of this proposal is an important aspect of the scheme. In a location which is flanked by busy arterial routes the public space would have to include mature planting especially at the centre where it would be appreciated together with Christ Church Gardens. The public space at the heart of the scheme is a bold and ambitious feature of the scheme. Its detailed design, including management and maintenance, will be important for the delivery of this vision for the site particularly given the underlying basements and the potential difficulty in achieving suitable soil depth and volumes to allow for mature planting. Therefore the detailed design of the public space including the longer term management arrangements are matters that should be reserved by condition to ensure that the permeability across the site is retained, active uses are accommodated and the hard and soft landscape proposals are delivered.

#### Location

112. Tall buildings are required to be located at a point of landmark significance. The Blackfriars Road SPD and Core Strategy identify this site as being suitable for tall buildings. The definition of a point of landmark significance was the subject of extensive discussion at the 2008 public inquiry when it was concluded that this is an appropriate location for a tall building at the confluence of these important routes, as well as the significance of the bridgehead and the river crossing in this location.

#### Architectural design

113. The proposal naturally divides into two building types, the two individual towers, and lower 'street' buildings. The two towers have been designed as individual elements of a composition. The taller residential tower (183.5m AOD) is designed as a series of glass cubes or blocks arranged around a narrow central 'core'. In contrast the commercial tower (142.35m AOD) is designed as a cluster of three metal and glass geometric elements arranged in a rhomboid form and extruded vertically. Each has a striking visual language which has emerged from a thorough understanding of the site and its wider London context.
114. The residential tower is tall and slim and benefits from having narrow proportions in the round whereas the consented scheme was broad on its east/west flanks and narrow only when viewed from the north or south. The current design has a striking vertical emphasis and a confident architectural language that would ensure that it would be immediately recognisable in the skyline. The vertically arranged glass cubes or blocks that make up the design have been deliberately designed to protrude at slightly varied angles. This is intended to give the building a varied presence in the

round and open up to different views and orientations higher up. The blocks are larger at the bottom of the building and reduce in scale as they rise up the building terminating with a simple cube-like form. This reducing scale not only creates incidents and special terraces at different locations on the building but also visually emphasises its height making it appear taller and narrower. At the base of the tower the blocks are raised by two full floors to expose the glassy 'core' which also becomes the main entrance to the building. This ensures that the tower lands appropriately in its landscaped setting and establishes a recognisable presence at street level

### Paris Gardens Visual



115. The architectural language of the office building is principally about the three extruded forms. Each form is clad with the same principal materials but each in a slightly varied design. The glazed façade has been adapted and used either as flush-glazing, a 'pleated' or folded design, or with a deep-set rib. In this way the architectural detailing has been used to give each extrusion its own distinctive character. On the Blackfriars Road frontage the main impression of the building would be dominated by its glazed 'pleated' glass façade with louvres which would emphasise the folds and give the building a strong textured appearance. At the top of the building each extrusion is stopped at a different height to give the building a distinctive stepped silhouette and accommodates a new publicly accessible terrace and restaurant. The tri-partite arrangement of the tower helps to break up the form and give it a strong vertical emphasis. At its base the building would have a triple-height atrium which is set-in from the edge of the site and runs across the building to allow a clear visual link from the Blackfriars Road to central public space. When viewed from the central public space, the building has a number of deep-set galleries which are intended to animate the landscaped centre of the site from the upper levels.
116. The hotel use is distributed across a number of buildings which have their main



frontages on Paris Gardens. These are principally masonry buildings and start at the corner with Stamford Street as a limestone-framed and clad building. The next building along is proposed to be stone-framed with metal and glass infills while the tallest hotel building which rises to 68.9m (19 storeys) has a similar masonry frame with brick and glass infills. This use of a consistent architectural language for these buildings would relate well to the character of Paris Gardens and the listed buildings across the road and would give the hotel a recognisable architectural identity. At the ground the most important contribution that these buildings would make to the character of Paris Gardens would be the inclusion of a double-height colonnade along the full length of the hotel. This not only widens the footway significantly but also helps to relieve the impact of these substantial buildings on this narrow street.

117. At the southern end of Paris Gardens is the stepped articulated form of the affordable housing block. This building rises to 51.9m in height (15 storeys) and has been designed to take up the narrow corner of the site to the west of Christchurch Gardens. In this location it will form the main backdrop to the Grade II listed church when viewed from Blackfriars Road. It has been designed in a distinctive zig-zag plan form with a steel grid frame with glass and brick infill panels. The articulated form helps to widen the footway on Paris Gardens and to break up the façade with main entrances located at the widest points. The building is narrow in profile, generally just one flat deep, and as a consequence a majority of the units are dual aspect. It has two cores which are expressed as narrow vertical strips of glass blocks and the entire building is topped with resident's gardens which will provide high quality communal amenity for future occupiers.
118. The final building is the smaller music venue/office building which is located on Stamford Street. This building sits adjacent to the Mad Hatter and is designed to complete this piece of historic townscape which includes two listed buildings. At 23.1m in height (six storeys) it is designed to emulate the proportions and hierarchy of its historic neighbour. It is located at the main entrance to the site from Stamford Street, covers up the exposed flank of the Mad Hatter and its frontage will activate this key route into the public space at the centre of the site.

#### Relationship at street level

119. In terms of its contribution to the street scene the proposal is designed to maximise the active frontages of Stamford Street, Paris Gardens and Blackfriars Road. The only areas of inactive frontage are two small lengths of Paris Gardens which provide the main vehicular access to the development. These are limited in scale and their impact has been adequately mitigated by improvements to the public realm including the widening of the footway and the double-height colonnade.
120. The most important part of the contribution to the street scene will be the public space created at the heart of the site. This is intended to be a destination space, a space that encourages permeability, and one that can be designed as an 'urban room'. The quality of this space will rely on clear definition and activation of the edges within the space, a well conceived public realm, and a clear sense of purpose. The design for this space will include a well-defined street edge on three sides. Retail units and communal spaces have been carefully incorporated into the base of all three buildings to create active frontage on all sides of the 'square'. Landscaping has been used to define the purpose of the space and encourage its use and sculptural elements are

proposed to act as a focus and to support its flexible function. Green landscape is not only used to give the public space a softness and tranquil feel but encourage its use and reduce the predominance of hard surfaces in the area.

121. All street frontages would be activated with entrances to buildings and views through to the public space as well as the widening of Paris Gardens which would result in a much improved pedestrian environment.

#### Strategic views

122. To demonstrate the architectural qualities of the scheme and its impact on the London skyline, rendered views have been prepared and submitted as part of the application. These include the same viewing positions that were presented to the public inquiry as well as the recent updates to the LVMF. The proposal will make a significant contribution to the cluster of tall buildings around the Blackfriars bridgehead identified in the Core Strategy as a suitable location for tall buildings. The earlier public inquiry devoted much of its time to the scheme's relationship to the London skyline. At the time particular emphasis was placed on a number of key views and London prospects: the view from the Blue Bridge at St James' Park and the views from the Palace of Westminster World Heritage Site.

#### *View from St James' Park*

123. This is a protected LVMF townscape view 26 at the centre of the Blue Bridge in St James' Park looking east and focusses on the lake and Duck Island in the foreground. It was considered by the Inspector when the earlier scheme was consented and in relation to this view the Inspector concluded that the earlier proposal "...would not have a harmful effect on the view".
124. The proposed residential tower will be more prominent than the consented scheme in this view and will be visible over the Foreign and Commonwealth Office to the right of Duck Island. In this part of the view, the Shell Centre (and the recently implemented group of towers around it) as well as the London Eye are very prominent. Whilst this will become a further incursion into this view, the influence is likely to be minimal and is not considered harmful.

#### *View from Palace of Westminster World Heritage Site*

125. Views of the Palace of Westminster are also protected by the LVMF and include strategic views 27A.1 and 2 from the area between the Supreme Court and Westminster Abbey. The information submitted with the application demonstrates that this proposal will not be visible at all from these protected locations. However, the residential tower is likely to be visible in the gap between the tower of Big Ben and Portcullis House for a short length (approximately 20m) of the southern edge of Parliament Square. This visibility is incidental and very distant (more than 1 mile). Added to that any visibility of this scheme is likely to be masked by the mass of the recently consented Elizabeth House scheme in Lambeth. Accordingly, any harm is considered to be nominal and acceptable.

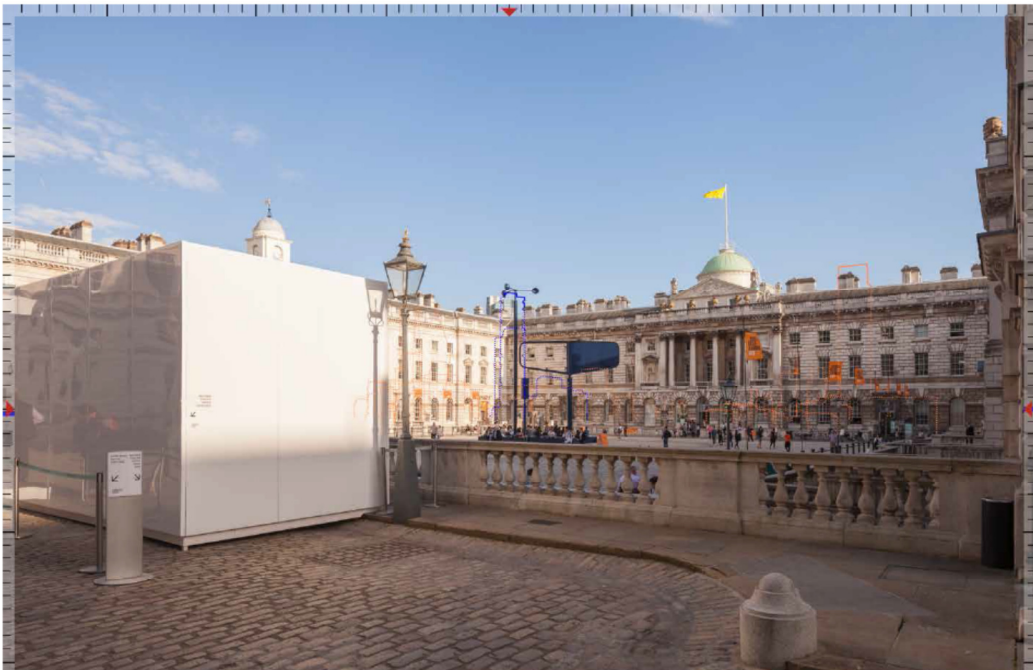
*View of Tate Modern, Millennium Bridge and St Pauls Cathedral*

126. LVMF view 12A.1 (View 17) and 12A.2 (view 16) are Strategic Views of the river from a Grade II Listed bridge and one of the key river prospects. The LVMF (2012) lists Tate Modern together with St Paul's Cathedral and the Millennium Bridge as the landmarks that are visible in this view. In its Visual Management Guidance the LVMF states that development should "...safeguard the setting of landmarks (including Strategically Important Landmarks and World Heritage Sites) and, where tall, should ideally contribute to the development or consolidation of clusters of tall buildings that contribute positively to the cityscape."
127. This is a dynamic view that changes as one moves north to south across Millennium Bridge. In this view the most apparent change is the slender profile of the tall buildings that are currently proposed as opposed to the wide blocks that were approved as part of the consented scheme. Given the slender profile of the tall buildings, it is not considered that this view would be negatively impacted by the proposed development.

*View of Somerset House courtyard*

128. The proposed development would be visible from the furthest north-west corner of the Somerset House courtyard. The courtyard of Somerset House is fine historic set piece and one of London's best preserved spaces. Somerset House is the Grade I Listed former palace which is currently home to the Treasury and a number of high profile visitor attractions including the Courthold Gallery. The courtyard is one of its most significant features and is at the centre of a number of activities in the cultural calendar of the city. Apart from its complete sense of enclosure one of the most notable aspects of the courtyard is the elegant roofline which is punctuated by symmetrically arranged chimneys.

**View from Somerset House**



129. The accurate visual representations (AVRs) submitted with the application demonstrate that the top-most portion of the scheme is visible in a small area of the furthest north-west corner of the Somerset House courtyard. The area of visibility has been plotted on a drawing and is limited to the far north-west corner of the courtyard where it is visible to a similar degree as the extended Kings Reach tower, beyond which the scheme will not be visible. The applicants have provided a wireline rendering of the view where the scheme is most visible and demonstrated that the proposal recedes out of view as the viewer crosses the space. The area where the proposal is visible is away from the most significant parts of the courtyard. The view demonstrates that it will not intrude into any views in or around the central entrance route and carriage archway and most of the courtyard itself. The area where the proposal is most visible is located to the right of the entrance and in a route past the west range and chapel which currently leads to a yard. The affected area is separated from the main courtyard by a railing and a change in level. At its greatest visibility the proposal echoes the forms of the prominent chimneys, it will appear in the distant backdrop and, due to its materiality, will be less prominent than the implemented Doon Street development which is also visible from this location. It will quickly disappear from view when the viewer moves across to the centre of the courtyard and as such is not considered harmful.
130. Strategic views are principally a matter for the GLA who have been consulted on this application. The GLA have assessed the application in terms of its impacts on LVMF views as well as views from world heritage sites and from the surrounding conservation areas. Whilst the upper levels of the towers would be visible in most of these views, the GLA do not consider the incursions to be harmful. The GLA consider that the height is appropriate and that the high quality design of the proposal would positively enhance the cluster of tall buildings on Blackfriars Road and would also strengthen the area in general townscape terms. The GLA are fully supportive of the proposal in terms of scale, massing, height and impact on views and heritage assets.

### Heritage assets

#### *Local views and conservation areas*

131. The site is close to a number of designated heritage assets and is also likely to affect the immediate and wider settings of a number of heritage assets in the area. Immediately adjacent to the application site are the Grade II listed numbers 1 and 3 Stamford Street as is the Grade II Listed Christ Church and gardens as well as Nos 1, 2 and 3 Paris Gardens. To the west are a number of conservation areas (CA) in Lambeth including the Roupell Street CA and the Waterloo CA centred on Aquinas Street.
132. Several viewing points have been presented in key streets of both conservation areas. These conservation areas have a consistent and well preserved historic townscape whose significance lies in the cohesive groups of brick-faced terraces of workers cottages and their relationship with the street. In the presented views, the impact of the proposal is taller but less bulky than the consented scheme. Its glassy design and materiality is consistent with the consented scheme which was considered to be appropriate as a contrast to the modest brick buildings in the foreground. In addition, the exceptional quality of design is considered to adequately mitigate against this

substantial incursion into the historic setting. To date the council has not received a formal objection to these proposals from the London Borough of Lambeth although it is noted that local groups and residents do have concerns about the potential impacts on the surrounding CA. Officers are satisfied that the design of this proposal is better in many respects, than the consented scheme and that the benefits of the proposal including the comprehensive redevelopment of the site, the substantial public space and the cultural offer that it will secure outweigh any perceived harm in the views from the CA. The views from these sensitive historic areas underscore the findings of the Inspector on the consented scheme that are equally applicable to the proposed scheme:

133. *“The strong character of the [Roupell Street] conservation area would not be undermined by the appearance of further modern buildings beyond; rather, the contrast would accentuate the characteristics for which the conservation area was designated.”* The Inspector went on to conclude that: *“The same applies to Aquinas Street in the Waterloo Conservation Area.”*
134. The views submitted with the application demonstrate this scheme’s positive contribution to the London skyline. Furthermore, the local views demonstrate that the proposal would contribute positively to the Blackfriars Road cluster which includes One Blackfriars, Kings Reach Tower and the recently consented Sampson and Ludgate scheme to create a gateway to Southwark at this important crossing. Whilst the residential tower is taller than One Blackfriars it does appear as a similar in height in many of the assessed views and is not considered to be harmful.

#### *Listed buildings*

135. The Grade II Listed Christchurch and Churchyard sit immediately to the south of the site and the gardens are bordered by mature London Plane trees which in many respects will help maintain the character and feel of the gardens, particularly in the summer months. The proposed development is not considered to be unduly harmful to these heritage assets
136. Numbers 1, 2 and 3 Paris Gardens are also Grade II Listed and it is not considered that the proposed development would have any significant adverse impact on these buildings, due to the narrowness of the existing Paris Gardens which means that no long distance views of the buildings are possible. The impact on these buildings as part of the proposed scheme is less intense than that approved previously as part of the consented scheme.
137. The Mad Hatter hotel and public house is Grade II listed and sits immediately adjacent to the application site. Some external works are required to the Mad Hatter to allow the proposed development to proceed. These works are subject to a separate planning application (17/AP/1009) and listed building consent application (17/AP/1088) which have been recommended for approval under officers’ delegated powers subject to the decision taken on the current application. The proposed works involve some external re-configuration to remove brickwork and create a bridging terrace at first floor as well as works to doors, window openings, cleaning of brickwork and removal of redundant services. All the works are considered to enhance the listed buildings and as such it is not considered that the proposed development would have a harmful impact on the Mad Hatter.

### Design Review Panel

138. The scheme was reviewed by the Southwark DRP on two occasions, most recently in November 2016. The panel were generally satisfied with the direction of travel in the design, subject to a thorough analysis of its environmental impact. They felt the scheme had addressed a number of issues raised by the earlier panel especially in respect of the detailed design of the commercial and residential towers. However, they felt that the music venue building should be a special building, perhaps worthy of the attention of a young architectural practice; that further refinement was required in the detailed design of the Paris Gardens buildings; and that the environmental impact of the proposal needed to be assessed and presented to the council in full.
139. Officers are of the view that the music venue is high quality in design and plays an important role at the gateway to the site whilst respecting the architectural heritage of the Mad hatter which adjoins it to the east.

### **Affordable housing**

#### Policy context

##### *National*

140. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

##### *Regional*

141. The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The key relevant policies within the London Plan in relation to affordable housing are:
142. Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes:
143. Part A of the policy requires that the maximum reasonable amount of affordable housing should be sought with regard to a number of factors including:
- current and future requirements for affordable housing
  - the need to encourage rather than restrain development
  - the need to promote mixed and balanced communities
  - the specific circumstances of individual sites
  - resources available to fund affordable housing, to maximise affordable housing output and the investment criteria set by the Mayor
  - the priority to be accorded to provision of affordable family housing.

144. Part B of the policy sets out that negotiation on sites should take account of their individual circumstances including development viability.
145. Part C of the policy sets out that affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing and other policies in this Plan and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.
146. The supporting text in paragraph 3.74 repeats part C of the policy setting out that in exceptional circumstances an off-site or payment in lieu contribution may be accepted. Where a payment in lieu contribution is acceptable the text sets out that it should be ring fenced, and if appropriate 'pooled', to secure efficient delivery of additional affordable housing on identified sites elsewhere. These exceptional circumstances include those where, it would be possible to:
- secure a higher level of provision
  - better address priority needs, especially for affordable family housing
  - secure a more balanced community
  - better sustain strategically important clusters of economic activities, especially in parts of CAZ.

#### *Local*

147. The local policies are saved Southwark Plan policy 4.4 - Affordable housing, and Core Strategy strategic policy 6 – Homes for people on different incomes. Further guidance on how to implement the policies is contained within the council's adopted Affordable Housing SPD 2008 and draft Affordable Housing SPD 2011.
148. Core Strategy strategic policy 6 - Homes for people on different incomes requires as much "...affordable housing on developments of 10 or more units as is financially viable". It also sets a minimum target of 8,558 net affordable homes between 2011 and 2026. It requires a minimum of 35% of affordable housing on developments with 10 or more units.
149. Saved Southwark Plan policy 4.4 - Affordable housing is used alongside the overarching Core Strategy policy 6. Parts iv) and vi) of the policy require that:
- iv). the affordable housing provided must be an appropriate mix of dwelling type and size to meet the identified needs of the borough
  - vi). A tenure mix of 70:30 social rented: intermediate housing ratio for the central activities zone.
150. The council's adopted Affordable Housing SPD 2008 (section 3.6) together with the draft Affordable Housing SPD 2011 (section 6.3) clarifies the Southwark Plan and Core Strategy policy framework and sets out the approach in relation to securing the maximum level of affordable housing from developments. Specifically, it sets out the

sequential tests relating to the delivery of affordable housing as:

- **On site provision:** All housing, including affordable housing should be located on the development site.
  - **Off site provision:** In exceptional circumstances, where affordable housing cannot be provided on site or where it can be demonstrated that significant benefits will be gained by providing units in a different location in the local area, the affordable housing can be provided on another site.
  - **In lieu payment:** In very exceptional circumstances where it is accepted that affordable housing cannot be provided on-site or off-site, a payment towards the delivery of affordable housing will be required.
151. It is therefore expected that the applicant show that the steps as set out above are followed in order to demonstrate that exceptional circumstances exist sufficient to justify the provision of off-site affordable housing to supplement the on-site offer. The SPDs make it clear that a financial appraisal must be submitted to justify any off-site provision or in lieu contribution. As set out in paragraph 6.3.9 of the 2011 SPD, the appraisal must justify that at least as much affordable housing is being provided as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. The requirement for a financial appraisal for any application which would have a requirement for affordable housing is further established under the 2016 Development Viability SPD.
152. In line with the SPDs, a financial appraisal was submitted to allow an assessment of the maximum level of affordable housing that could be supported by the development. The appraisal was reviewed by GVA on behalf of the council. Following the review of the appraisal and the assessment of a number of options testing affordable housing delivery, it has been concluded that based on the development plan as a whole, the best approach is for affordable housing to be provided on-site, with the balance made up from off-site affordable housing. This is discussed in detail below.

*Affordable offer*

153. The applicant seeks to meet the requirement to provide 35% affordable housing by providing a combination of on-site and off-site affordable housing. The proposed development would provide a total of 917 habitable rooms. As such, the 35% affordable housing requirement for this site is 321 habitable rooms. The development would provide 61 affordable homes on-site which equates to 224 affordable habitable rooms or a 24% provision. The on site affordable homes would be social rented.
154. The applicant is also proposing to deliver 35 affordable homes off-site. These would be split between affordable rent (13 units) and intermediate (22 units). This would equate to a further 113 habitable rooms. An off-site development has been identified at Amelia Street that is currently under construction and the applicant proposes to fund conversion of 35 of the private units at this site to affordable housing. The scheme is due for completion in June 2018. The applicant is also proposing to make an in lieu payment of £1.6 million which would go towards the delivery of affordable housing. The total affordable housing provision is detailed in the table below;



Table 5

	Social Rent	Affordable Rent	Intermediate	Total	
	On site	Off site	Off site	On site	Off site
1 Bed	20	4	2	20	6
2 Bed	35	2	20	35	22
3 Bed	6	7	0	6	7
Total Units	61	13	22	61	35
Total Habitable Rooms	224	64	49	224	113

155. On a habitable room basis, the total affordable housing provision would work out at 37% with an 85:15 split between social/affordable rent and intermediate. It is noted that this is not strictly policy compliant, but this mix does have several advantages. Providing affordable intermediate accommodation within the Bankside area raises issues of affordability due to the high market values of the units. Delivering the intermediate housing in Amelia Street would result in units which are more affordable to those in housing need. The delivery of a higher proportion of social rented housing in Bankside is of particular benefit in terms of maintaining a mixed community in an area where market housing is out of reach of most Southwark residents. On this basis the affordable housing provision would be in excess of the Councils minimum 35% requirement.

#### Typical on-site affordable housing layout



156. However, in determining whether the affordable housing provision is acceptable, two

key issues need to be addressed. Firstly, whether the provision of affordable housing off-site is justified in this case and secondly, whether the amount of affordable housing being provided is the maximum that the scheme can support whilst remaining viable and deliverable.

*The justification for providing affordable housing off-site*

157. The NPPF, London Plan and local policies all set out that in exceptional circumstances (the local policy refers to “very exceptional” circumstances) the provision of off-site affordable housing may be acceptable in lieu of on-site affordable housing.
158. The application site at 18 Blackfriars has some of the highest land and development values in the borough. Housing is being provided in two separate buildings with one providing market housing and the other providing affordable housing. The market housing tower would be located on the Stamford Street frontage and would be the tallest element of the development. The affordable housing block would be located further to the south on the Paris Gardens frontage. Both residential buildings are considered to be at the maximum scale and massing that could be considered appropriate on this site. As such there is no reasonable expectation that the affordable housing block could be increased in height to provide more units.
159. For additional affordable housing to be provided on site, affordable homes would need to be incorporated into the market housing tower fronting Stamford Street. This option would require an additional core to be provided to serve the affordable units. This is a space intensive solution that would result in a substantial area of each floor being taken up by service and circulation space and would reduce the overall number of flats on site. The provision of additional on-site affordable housing would thereby reduce the efficiency of the site and the number of homes capable of being provided. A reduced number of market homes on the site would impact on the ability to fund the affordable housing.

**Affordable housing block**



160. Allowing the balance of affordable housing to be provided off-site would enable the residential buildings to proceed with single tenure cores and efficient floor layouts that could maximise the residential quantum on site. This creates a more viable development which ultimately increases the amount of affordable housing that the scheme can support. More affordable housing can be delivered by incorporating an element of off-site housing than would be possible if all of the affordable housing requirement were incorporated on-site. This satisfies the test in London Plan policy 3.12 that an element of off-site provision secures a higher level of overall provision of affordable housing.
161. Another benefit of the off-site affordable housing is that the Amelia Street site that has already been identified is at an advanced stage in the construction programme and so has the potential for the early delivery of affordable housing, around June 2018. The applicant is in advanced negotiations with Family Mosaic housing association that are delivering that scheme and have agreed terms for securing the affordable housing. However, if the proposal to provide affordable housing at the Amelia Street site fall through then the applicant would need to undertake a site search in line with the council's cascade system set out in the Affordable Housing SPD and under terms that would be agreed with the applicant as part of the section 106 agreement.

#### Conclusions on affordable housing

162. It is recommended that, the provision of 61 on site social rented homes (24% provision) alongside 35 off-site homes (13%) and an in lieu payment of £1.6 million is appropriate, and will maximise the amount of affordable housing the development can provide resulting in an overall provision of 37%. Following negotiations relating to the viability appraisal, the application was amended to convert all the on-site affordable units to social rent which have a lower capital value to the developer; this, and the additional in lieu payment of £1.6 million recognises the conclusions of the council's assessment that the development could support additional affordable housing. The off-site affordable proposal at Amelia Street is well underway and would ensure the early delivery of affordable housing in connection with the proposed development. Furthermore, the provision of 61 social rented homes on site within the Bankside area is a positive aspect of the proposal.
163. The affordable housing offer of 37% plus an in lieu payment of £1.6 million reflects the viability of the scheme and GVA, working on behalf of the council, have confirmed that this is a reasonable offer. In the event that the off-site delivery at Amelia Street did not proceed then the applicant would be required to undertake a comprehensive site search to identify alternative sites to provide the quantum of off site affordable housing that has been agreed above. In the event that the site search failed to identify suitable sites then a further in lieu payment would only be appropriate once all alternative options had been exhausted and this would be subject to a further financial viability review.

#### **Housing mix**

164. Strategic policy 7 of the Core Strategy expects developments to provide at least 60% two or more bedrooms and in this area at the northern end of Blackfriars Road at least 10% of units to have 3 or more bedrooms. A maximum of 5% of units may be studios

and only for private housing. At least 10% of the units should be suitable for wheelchair users. The proposed housing mix is fully compliant with the development plan and is detailed below;

Table 6

<b>No. of Bedrooms</b>	<b>Total Units (number)</b>	<b>Total Units (%)</b>
Studio	10	3
1 Bed	97	34
2 Bed	147	51
3 Bed	29	10
4 Bed	5	2
Total	288	-

### **Density**

165. Policy 3.4 - Optimising housing potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use development would be expected to meet. As the site is located within the central activities zone, a density range of 650 to 1100 habitable rooms per hectare would be sought. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.
166. The development as a whole would have a density of 4,842 habitable rooms per hectare. Since the maximum upper limit of 1100hrh would be significantly exceeded, the development would need to demonstrate that it would provide exemplary accommodation to the highest design standards. If it can be demonstrated that an excellent standard of accommodation would be provided, and the response to context and impact on local services and amenity to existing occupiers is acceptable, then it is considered that the high density in this opportunity area location would not raise any issues to warrant withholding permission.
167. As previously mentioned, the site has been identified as being suitable for tall buildings and this principle was established as part of the previous consent. High densities can be a consequence of redeveloping sites with tall buildings as the increase in floorspace vertically significantly exceeds what would be possible by redeveloping a site with low rise buildings. In gauging whether or not it is acceptable for a development to significantly exceed the recommended density levels officers must give weight to the location, public transport availability, quality of design, quality of public spaces, standard of accommodation and other benefits that may follow from the development such as employment.
168. There are a number of high quality and high density schemes approved in the area, most notably the redevelopment of 185 Park Street; Sampson House and Ludgate House; and the One Blackfriars development. The principle of a high density on the

site is considered appropriate given the local context and location of the site within the CAZ and an opportunity area that has the highest level of public transport availability. Furthermore, the proposal is high quality in design, would provide a significant uplift in employment floorspace and would provide a high quality public realm. Furthermore, the impacts on the local area, including amenity impacts to neighbouring buildings/occupiers are not so adverse to conclude that the scheme would be considered an overdevelopment of the site. Amenity impacts are discussed in more detail later in this report. The accommodation quality will be discussed further below.

#### Wheelchair housing

169. A total of 30 units would be provided that would be suitable for wheelchair user; 23 of these units would be market units and seven would be affordable units. This meets the policy requirement of 10%. The exact units and level of fit out would be secured in the section 106 agreement.

#### **Quality of accommodation**

##### Unit size

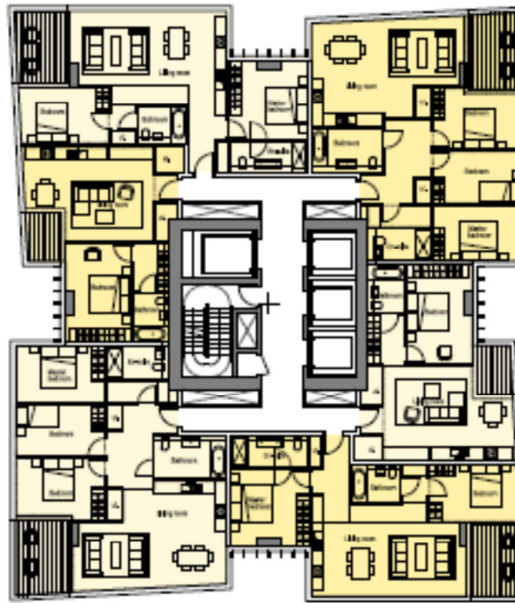
170. Saved policy 4.2 of the Southwark Plan advises that planning permission will be granted provided the proposal achieves good quality living conditions. The adopted standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 (including 2015 Technical Update).
171. The following table sets out the minimum flat size requirements as set out in the Residential Design Standards 2011, and also the flat sizes that would be achieved:

Table 7

<b>Unit Type</b>	<b>SPD (sqm)</b>	<b>Size Range (sqm)</b>
Studio	36	36 - 38
1 Bed (flat)	50	50 - 59
2 Bed (flat)	61-66	62 - 85
3 Bed (flat)	74-85	74 - 120
4 Bed (flat)	90-95	120-397

172. The flat sizes meet and in most cases significantly exceed the standards as set out in the SPD. In terms of aspect, 68% of the units would be dual aspect and of the 93 units (32%) which are single aspect, none are north facing and all single aspect units enjoy east, south or west aspects which is positive. Space has been allocated for storage and all kitchens enjoy natural light and ventilation. Overall, it is therefore considered that the flat sizes and layouts are acceptable, and would provide for a good standard of internal amenity.

### Typical market residential layout



Level 09 to 12

#### Internal daylight

173. A daylight and sunlight report based on the Building Research Establishment (BRE) guidance has been submitted which considers light to the proposed dwellings using the average daylight factor (ADF). ADF determines the natural internal light or daylight appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living room/kitchens/dining.
174. All of the habitable rooms within the residential tower meet or exceed the recommended average daylight factor (ADF) and daylight distribution for the room type. In the affordable housing block, 84% of all tested rooms achieve the recommended ADF and 91% meet the daylight distribution requirements.
175. The rooms that do not meet the recommended ADF would achieve levels ranging from 1.6% for the sole affected living/kitchen/diner, 1% to 1.4% for living rooms, 0.6% to 1.7% for kitchens and 0.6% to 0.9% for bedrooms. The most affected units are on the lower levels of the affordable block.
176. The failure to meet the BRE recommended daylight level in some of the affordable units is noted, and this is a less positive aspect of the proposal. However, the shortfalls are limited and in the context of the development as a whole and the quality of accommodation with good quality daylight to almost all the units within the scheme this shortfall is, on balance, considered acceptable.

### Overlooking

177. The western face of the residential tower and the hotel building has a separation distance of just 7m however this is only the case on a single floor (level 9 on the applicant's drawings) with all floors above this having open aspects in all directions with the closest buildings being the office building which is 26 metres away from the eastern facade of the residential tower and the hotel suites building which is approximately 22 metres away. As such the dwellings in the residential tower would not be overlooked by any parts of the proposed development. The affordable housing block would not be overlooked by any of the buildings within the site. It is noted that the hotel suites building is close at 4 metres however there would be no direct overlooking. The closest windows of the hotel suites building to the affordable housing block could be made obscure glazed to avoid direct overlooking.

### Amenity space

178. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy 3.6 of the London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10 sqm per child bed space (covering a range of age groups).
179. In terms of the overall amount of amenity space required, the following would need to be provided:
- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD
  - For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal gardens
  - 50sqm communal amenity space per block as required by the SPD; and
  - 10sqm of children's play space for every child space in the development as required by the London Plan.
180. All units, with the exception of the studios, would have access to private amenity space as detailed in the table below:

Table 8

<b>No of Beds</b>	<b>No of Units</b>	<b>Amenity Space (sqm)</b>	<b>Amenity Shortfall (sqm)</b>
Studio	10	0	100
1 Bed	97	3 - 10	456
2 Bed	147	6 - 10	113
3 Bed	29	8 - 10	6
4 Bed	5	10	0
<b>Total</b>	<b>288</b>		<b>675</b>

181. The biggest shortfalls are on units with less than three bedrooms. All but three of the three bedroom units and all of the four bedroom units would have policy compliant private amenity space of 10sqm. In all cases the private amenity space shortfalls have been accumulated and will be provided as part of the communal amenity space.

*Communal amenity space*

182. In terms of communal amenity for the residential tower, this would be limited to the roof terraces accessed from the residents lounge. The lounge itself, whilst a positive benefit for residents of the tower, would not contribute towards the communal amenity space which should be outdoor space. Under the SPD guidelines the 50sqm communal amenity space requirement for the residential tower along with the 561sqm shortfall in private amenity space can be dealt with by way of a financial contribution of £205 per sqm of amenity space or £115,005.
183. On the affordable block there would be a roof garden providing approximately 225sqm of communal amenity space (not including play space) and this would comfortably provide the 50sqm requirement as well as the 114sqm shortfall in the private amenity space.

*Children's play space*

184. In line with the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG the development would be required to provide 610sqm of children's play space broken down between the various age groups as detailed below;

Table 9

<b>Age Group</b>	<b>Play Space Requirement</b>
Under 5	360
5 to 11	160
12+	90
<b>Total</b>	<b>610</b>

185. The affordable housing block provides 115sqm of play space that would be suitable for under 5's and there would be a defined, equipped play space within the central public realm of 579sqm which would be suitable for under 5's (supervised) and the 5 - 11 year age group. No provision is made for the 12+ age group and as such a financial contribution of £13,590 would be required in line with the council's SPD.

*Conclusion on quality of accommodation*

186. The proposed development would provide well lit and well ventilated homes that meet the space requirements of the residential design standards. Excellent communal amenity space is provided for the affordable housing block, including play space for the under 5's age group and this is welcomed. Whilst it is noted that some units in the market residential tower do not meet the minimum requirement, this is largely because of the design concept for the building and likewise it would be unable to provide the communal amenity space requirement due to the slender design of the tower and the reduced ability to provide roof terraces.



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

187. Strategic policy 13 of the Core Strategy sets high environmental standards and requires developments to avoid amenity and environmental problems that affect how we enjoy the environment. Saved policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in Saved policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life.
188. A development of the size and scale proposed will clearly have potential significant impacts on the amenities and quality of life of occupiers of properties both adjoining and in the vicinity of the site. The proposal has required an EIA in order to ascertain the likely associated environmental impacts and how these impacts can be mitigated. The accompanying environmental statement (ES) and addendum deals with the substantive environmental issues. An assessment then needs to be made as to whether the residual impacts, following mitigation, would amount to such significant harm as to justify the refusal of planning permission.

#### *Overlooking*

189. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. These distances are all met in terms of the impact of the proposal on adjacent buildings

#### Daylight

190. A daylight and sunlight report has been submitted as part of the environmental statement. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
191. The BRE guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within an area of modern high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings. This area of Blackfriars Road has been identified as an area where tall buildings are appropriate and there are existing buildings with heights of 50 storeys (One Blackfriars), 36 storeys (South Bank Tower) and 20 storeys (240 Blackfriars Road), within close proximity to the site.
192. The BRE sets out three detailed daylight tests. The first is the vertical sky component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations.

The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable. In terms of the ES, the level of impact on loss of VSC is quantified as follows;

Table 10

<b>Reduction in VSC</b>	<b>Level of impact</b>
0 – 20%	Negligible
20 – 29.99%	Minor
30 – 39.99%	Moderate
40% +	Major

193. The second method is the no sky line (NSL) or daylight distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the no sky line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected
194. The ES considers the impact on the following neighbouring buildings:
- 49 Columbo Street
  - Rennie Court
  - Dorset House
  - 47 Columbo Street
  - 231 - 232 Blackfriars Road
  - 6 Paris Gardens
  - 1 - 20 Hopton Gardens
  - 1 - 87 River Court
  - Quadrant House
  - Kings Reach Tower (South Bank Tower)
  - 3-7 Stamford Street.
195. The daylight report has considered a large number of rooms around the site. It assessed 1,560 residential windows serving 811 rooms across 14 buildings for daylight amenity. Of the 1,560 windows assessed 1,347 (86%) would satisfy the BRE recommended levels for VSC. Of the 811 rooms assessed, 773 (95%) would meet the BRE standards for NSL. The buildings at 1-20 Hopton Gardens, Quadrant House and Kings Reach/South Bank Tower would be unaffected by the proposal in terms of daylight. The tables below outline the general results in terms of the loss of VSC and NSL that would be experienced by the remaining buildings and a more localised assessment of the affected properties is detailed below:

Table 11

<b>Property</b>	<b>No. of windows tested</b>	<b>No. retaining at least 80% of their baseline value</b>	<b>No. with minor adverse impact of up to 30% reduction in VSC</b>	<b>No. with moderate adverse impact of between 30%-40% reduction in VSC</b>	<b>No. with major adverse impact of over 40% reduction in VSC</b>
49 Columbo Street	30	11	0	11	8
Rennie Court	268	182	25	19	42
Dorset House	10	8	0	0	2
47 Columbo Street	16	10	5	0	1
231 - 232 Blackfriars Road	26	11	7	2	6
6 Paris Gardens	159	135	23	1	0
1 - 87 River Court	284	223	30	6	25

Table 12

<b>Property</b>	<b>No. of rooms tested</b>	<b>No. retaining at least 80% of their baseline NSL value</b>	<b>No. with minor adverse impact of up to 30% reduction in NSL</b>	<b>No. with moderate adverse impact of between 30%-40% reduction in NSL</b>	<b>No. with major adverse impact of over 40% reduction in NSL</b>
49 Columbo Street	11	9	0	1	1
Rennie Court	200	187	5	4	4
Dorset House	4	3	0	1	0
47 Columbo Street	7	7	0	0	0
231 - 232 Blackfriars Road	10	10	0	0	0
6 Paris Gardens	120	114	2	1	3
1 - 87 River Court	204	188	8	4	4

*49 Colombo Street*

196. There are a total of 26 rooms and 30 windows in this building that have been assessed. In terms of the 30 windows assessed, 11 would satisfy BRE criteria in relation to VSC. The remaining 19 windows would lose more than 20% VSC with 11 windows experiencing a 30 - 40% reduction. Eight windows would experience a loss of VSC in excess of 40% with losses ranging from 57% - 63% and residual VSC values of 7.4 - 9.5. It should be noted that the most affected rooms are bedrooms.
197. In terms of NSL, nine of the 11 rooms would satisfy the BRE criteria. Two rooms would experience a reduction in excess of 20% with these rooms serving a kitchen (49% reduction) and bedroom (37% reduction). Whilst there are a number of windows that will lose more than 20% VSC it is noted that all but two rooms would pass the NSL test and as such the impact of the development on these properties is considered to be moderate adverse and acceptable given the highly urbanised location.

*Rennie Court*

198. There are a total of 200 rooms and 268 windows in this building that have been assessed. In terms of the 268 windows assessed, 182 would satisfy BRE criteria in relation to VSC. The remaining 86 windows would lose more than 20% VSC with 25 experiencing a 20% - 30% reduction and 19 windows experiencing a 30 - 40% reduction. A total of 42 windows would experience a loss of VSC in excess of 40% and this is broken down as follows;

Table 13

<b>Reduction</b>	<b>No. of windows affected</b>
40% - 50%	21
50% - 60%	8
60% - 70%	4
70% - 80%	3
80% - 90%	4
>90%	2

199. In terms of NSL, 187 of the 200 rooms would satisfy the BRE criteria. Five rooms would experience a 20% - 30% reduction; four would experience a 30% - 40% reduction and the remaining four rooms would experience reductions in excess of 40%. Whilst there are a number of windows that will lose more than 20% VSC, the general VSC compliance is at 68% and it is noted that 94% of rooms would meet the BRE guidelines in terms of NSL. It is acknowledged that whilst there are some significant impacts on VSC, the overall impact in terms of daylight taking into account daylight distribution (NSL) is acceptable on balance within this central London location. Additionally, many of the windows that have a greater percentage loss in VSC have existing low VSC levels and as such any change can result in a disproportionate percentage change.

*Dorset House*

200. Two of the ten windows assessed at this property would fail to meet the BRE

guidelines and would experience a loss of VSC in excess of 40%. Both of these windows serve the same ground floor room and it should be noted that this room is served by another three windows that will be unaffected in terms of VSC. Additionally, three of the four rooms tested for NSL meet the BRE guidelines with one room experiencing a 38% loss of NSL which is considered to be a minor impact overall.

*47 Colombo Street*

201. Six of the 10 windows assessed at this property would fall below the BRE guidelines in terms of VSC with five of the windows experiencing a 20% - 30% reduction in VSC albeit with residual VSC in excess of 18%. One window experiences a loss of VSC in excess of 40% however all rooms are fully compliant in terms of NSL.

*231 - 232 Blackfriars Road*

202. 15 of the 26 windows assessed at this property would experience a loss of more than 20% VSC with seven windows experiencing a loss of between 20% - 30%; two experiencing a loss of between 30% - 40% and six with losses in excess of 40%. In this instance however, all 10 rooms assessed for NSL comply with the BRE guidelines by retaining at least 80% of their previous value.

*6 Paris Gardens*

203. There are a total of 120 rooms and 159 windows in this building that have been assessed. In terms of the 159 windows assessed, 135 would satisfy BRE criteria in relation to VSC. The remaining 24 windows would lose more than 20% VSC with 23 experiencing a 20% - 30% reduction in VSC and one experiencing a 30 - 40% reduction. It should be noted that the most affected window would experience a loss of 30.1% VSC which is just marginally above the 20% - 30% loss and as such the impact on VSC is considered acceptable on balance.
204. In terms of NSL, 114 of the 120 rooms that have been assessed would meet the BRE guidelines. Two rooms would experience reductions of between 20% - 30%, one between 30% - 40% and three would have NSL reductions in excess of 40% with losses only marginally above 40% (40.2% - 42.5%). The overall impact on 6 Paris Gardens is considered to be acceptable given the high proportion of windows passing the VSC test and the central London location.

*1 - 87 River Court*

205. There are a total of 204 rooms and 284 windows in this building that have been assessed. In terms of the 284 windows assessed, 223 would satisfy BRE criteria in relation to VSC. The remaining 61 windows would lose more than 20% VSC with 30 experiencing a 20% - 30% reduction and 6 windows experiencing a 30-40% reduction. A total of 25 windows would experience a loss of VSC in excess of 40% and this is broken down as follows:

Table 14

<b>Reduction</b>	<b>No. of windows affected</b>
40% - 50%	7
50% - 60%	2
60% - 70%	5
70% - 80%	6
80% - 90%	3
>90%	2

206. It is noted that there are two windows that would experience a 100% loss in VSC however these windows have very low VSC to begin with at 0.2% and 0.3%. The remaining losses are also from low existing VSC levels. As such the small real terms reduction in VSC generates a disproportionate percentage figure.
207. In terms of NSL, 188 of the 204 rooms would satisfy the BRE criteria. Eight rooms would experience a 20% - 30% reduction; four would experience a 30% - 40% reduction and the remaining four rooms would experience reductions in excess of 40%. Whilst there are a number of windows that will lose more than 20% VSC, the general VSC compliance is at 79% and it is noted that 94% of rooms would meet the BRE guidelines in terms of NSL. It is acknowledged that whilst there are some significant impacts on VSC, the overall impact in terms of daylight taking into account NSL is acceptable on balance within this central London location.

#### *One Blackfriars*

208. The One Blackfriars development sits to the north of the application site and is currently under construction. As such, the daylight impacts of the proposed development on the dwellings at One Blackfriars have been assessed using average daylight factor (ADF). This is a more detailed assessment and considers the amount of sky visibility on the vertical face of a window, but also the window size, room size and room use. The recommendations for ADF in dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. The BRE recommends that whilst ADF is an appropriate measure for new buildings and master planned areas, VSC/NSL should be principally used to assess impact on existing buildings. On this basis, using ADF to assess the impact on One Blackfriars is acceptable.
209. A total of 863 rooms have been assessed with 793 (92%) meeting the BRE guidelines with regards to ADF and 835 of 863 rooms (97%) meet the BRE guidelines with regards to NSL. The level of impact on the One Blackfriars development is therefore considered to be minor in nature.

#### *Christ Church and the Mad Hatter Hotel*

210. Christ Church and the Mad Hatter Hotel are non residential buildings to which the BRE guidelines do not apply. Nonetheless, the applicant has undertaken an assessment of these two buildings, using the same VSC criteria applied to residential properties. The results indicate that Christ Church would experience notable impacts to many windows however the ES notes that the main hall of the church would continue to have BRE compliant daylight distribution and in this respect the impact is considered acceptable

on balance.

211. The Mad Hatter would experience a more notable impact, with all 28 windows experiencing major changes in terms of daylight. However, as a hotel these changes are considered acceptable and would broadly mirror the impact from the consented scheme.

#### Conclusions on daylight

212. The results of the daylight assessment do reveal that there would be a number of rooms and windows that would not meet the relevant daylighting standards of the BRE, with those flats at Rennie Court and River Court particularly affected. The ES has categorised losses of 20 - 29.9% VSC as minor adverse, 30 - 39.9% VSC as moderate adverse and any losses exceeding 40% VSC as major adverse. In this respect there are 56 residential windows that would experience a loss of more than 40% VSC and officers agree that this would be a major adverse impact.
213. However, these results are not significantly dissimilar to the consented scheme and there should also be some acknowledgement that the site is in an opportunity area within a central London location and accordingly the standards should be applied with some degree of flexibility.
214. In conclusion, it is considered that whilst the impacts to some rooms would fail to meet the relevant standards of the BRE, other factors such as the slender design of the tall buildings, gaps between the buildings and the improvement to the urban environment and public realm should be given weight, and accordingly would be sufficient to consider the level of impact, on balance, acceptable.

#### Sunlight

215. In considering the impact upon sunlight to residential properties, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. BRE guidelines require that a window should receive a minimum of 25% of the annual probable sunlight hours, of which, 5% should be received in winter months. Where window sunlight levels fall below this recommendation, the window should not lose more than a 20% loss of its former value.

Table 15

Property	No. of rooms	BRE compliant	Non-Compliant					
			Winter APSH			Total APSH		
			20-30% Loss	30-40% Loss	>40% Loss	20-30% Loss	30-40% Loss	>40% Loss
Rennie Court	72	48	0	0	19	5	4	10
231 - 232 Blackfriars Road	26	24	0	0	0	0	1	1

1 - 87 River Court	176	142	0	1	26	9	6	2
King's Reach Tower	175	172	0	0	1	3	0	0
<b>Total</b>	<b>449</b>	<b>386</b>	<b>0</b>	<b>1</b>	<b>46</b>	<b>17</b>	<b>11</b>	<b>13</b>

216. The above table demonstrates that there will be a total 63 windows that would experience a reduction of over 20% above baseline in terms of annual probable sunlight hours and 386 of the rooms would remain compliant with the BRE Guidelines (86%). The impacts to 231 - 232 Blackfriars Road and Kings Reach/South Bank Tower are minor.
217. The windows principally affected on Rennie Court are south facing and 10 of the rooms are of unknown use. In terms of total APSH, five of the windows would experience reductions of between 20% - 30% which is considered minor given the densely urbanised environment. Four of the rooms would experience reductions in excess of 40% which is more significant; however, it is the view of officers that the overall results for Rennie Court indicate a moderate adverse impact.
218. At 1 - 87 River Court 81% of the assessed windows would continue to meet the BRE in terms of APSH with only six windows experiencing reductions in excess of 40% which is considered to be a moderate adverse impact in the context of the overall results for River Court.
219. As with daylight, there are a number of windows which would not meet the BRE guidelines for summer and winter sunlight. In many cases this appears to be the result of existing lower levels of sunlight. However, the extent of non compliance is considered minor overall given the densely developed, highly urbanised central London location.

#### Light pollution and solar glare

220. In terms of light pollution, the majority of assessed properties would experience a negligible impact with only the Mad Hatter and Christ Church having more intense impacts and as these are not in residential use it is not considered that amenity would be detrimentally harmed. Solar glare impacts have been measured from several viewpoints and all but one of these viewpoints would experience either minor or negligible impacts. The one viewpoint that may have a moderate adverse impact is the approach to Blackfriars Road from the south and this impact is not so significant to warrant refusal of the application or any specific mitigation.

#### Overshadowing of amenity spaces

221. The BRE guidance states that for an amenity area to be adequately lit, it should receive at least 2 hours sunlight over half of its area on the 21 March. If the area receiving 2 hours sunlight is reduced by more than 20% it is considered that the change may be noticeable.
222. Three areas have been assessed: the amenity space at Rennie Court, the emerging



public realm at One Blackfriars and Christ Church Gardens. The amenity space at Rennie Court and Christ Church Gardens will only experience minor reductions in sunlight and will continue to meet the BRE guidelines. The public realm at One Blackfriars has been assessed in two parts (north and south) and these spaces would experience a more significant reduction (63% and 98.7% respectively), however this is not significantly dissimilar to the impact from the consented scheme and as such is considered acceptable on balance.

Noise and disturbance (proposed music venue)

223. The proposed music venue has the potential to lead to disturbance to the existing nearby residents to the north of the site. The council's environmental protection team have responded to the application and have also raised this as a concern particularly with regards to the proposed closing time of 03.00am and the lack of clarity around queuing areas and dispersal. The music venue itself is located in the basement and has a capacity of approximately 525 people and as such is unlikely to cause significant disturbance from within the venue, the main issue being patrons arriving and leaving. Taking into account the operating hours of other establishments in the area, officers consider that midnight closing time during the week and a 01:30am closing time on Fridays and weekends to be more appropriate with a further requirement for the applicant to submit a Noise Management Plan that will include details of how all elements of the music venue would be operated (including patron and queue management, dispersal policy, neighbour communications and internal noise insulation etc.). With this mitigation in place, it is not considered that the proposed music venue would have an adverse impact on neighbouring amenity.

Noise and vibration (construction /operational impacts)

224. The noise and vibration impacts from the site would be highest during the demolition of the existing buildings and substructure works (which would include excavation and piling works) and lowest during the internal fit out and landscaping. The construction of the basement, formation of foundations and piling are likely to be the most significant noise and vibration sources although these impacts would be temporary. There would also be a degree of disturbance from increased vehicle movements during the construction phase. And this is likely to increase noise levels, particularly along Stamford Street, Paris Gardens and Blackfriars Road. A construction environmental management plan (CEMP) would be prepared to reduce excessive noise as far as is possible. The noise impacts from demolition and construction would be temporary in nature and it is not envisaged that any long term disturbance would be caused.
225. In terms of the completed development, noise from plant can be controlled by condition. The development itself is not anticipated to result in a detrimental increase in traffic once the development is complete and operational. An increase in noise on Paris Gardens is anticipated as this is the vehicular access for the proposed development however this increase is restricted to a short section of Paris Gardens and is considered to be a minor residual impact.
226. The development would result in a significant increase in the number of residents, visitors and workers as a result of the new homes, retail and cultural attractions and new offices. However, it is not anticipated that there would be any demonstrable harm caused to residential amenities from their comings and goings. The site is located

within a busy major town centre environment and adjacent to a busy transport route/junction where some noise should be expected.

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

227. The application site is located in an area characterised by a range of uses that will largely be mirrored by the proposed development and there is not anticipated to be any conflict of use detrimental to amenity.

### **Transport issues**

228. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (paragraph 34).
229. Core Strategy strategic policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved policy 5.2 advises that planning permission will be granted for development unless there is an adverse impact on transport networks, and/or adequate provision has not been made for servicing, circulation and access, and /or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.
230. An assessment of the likely significant environmental impacts of the development on transport is included within the ES. A framework travel plan has also been submitted.

### *Site context*

231. The site is bounded to the north by A3200 Stamford Street, to the east by A201 Blackfriars Road, to the south by Christ Church Gardens and Colombo Street and to the west by Paris Garden. The scheme excludes the Mad Hatter and 1 Stamford Street, although incorporates servicing for these properties.
232. The site benefits from a High PTAL (6b) as measured by the applicant. There are six London underground lines in 12 minute walk of the site (via Blackfriars, Southwark and Waterloo stations) all these stations are fully accessible. The area is supported by rail services at Blackfriars, Waterloo and Waterloo East all within 960m of the site. The bus network surrounding the site is fully accessible albeit with some alternations due to nearby construction activities.
233. The site fronts Blackfriars Road, which supports the north-south cycle super highway, the cycle superhighway sees 4,695 people cycling in the peak hours. The application proposes a new cycle hire docking station on this frontage to support an increase in cyclists using cycle hire bikes thereby increasing local usage. Paris Gardens to the west of the site is a key north/south link from The Cut to towards the river for people walking. The site lies within the C1 Bankside parking zone which operates Monday to Friday between 08:00 and 18:00 and on Saturday between 9:30 and 12:30.

### *Site layout*

234. The proposed development would provide a new public square which would provide a pedestrian connection between Blackfriars Road and Stamford Street and the Thames Pathway. The introduction of this new pedestrian route would improve permeability through the area while the proposed active uses at the ground floor level would provide increased informal surveillance for pedestrians using the area.
235. The proposed site layout would improve pedestrian routes in the area, in particular providing two new east-west routes and a north-south route through the development. The landscaping plans show a route through the site, however as this route includes a number of landscaping, features further assessment of pedestrian demand and comfort levels of this internal space should be undertaken prior to finalisation of the internal landscaping arrangements.
236. Upon completion of the development, there would be two vehicle access points into the development:
- A 12m wide crossover on Paris Gardens to provide access to the van/ car lifts and basement parking provided at basement 2 and 3
  - A 20m wide crossover on Paris Gardens approximately 80m south of the junction with Stamford Street to provide access to the truck lifts and surface level servicing.
237. As part of the proposals, it is also proposed to relocate the pedestrian crossing on Stamford Street to the centre of the frontage and provide a coach bay to the west of this location. Paris Gardens would provide two vehicle crossovers, a pedestrian access alongside changes to the parking configuration to provide three taxi bays adjacent the hotel lobby and a further taxi bay adjacent the hotel suites lobby. Rennie Street, a 'no through road' that dissects the site from Stamford Street, would require to be stopped up in order to facilitate development. The principle of 'stopping up' Rennie Street was accepted as part of the consented scheme.

### Cycle, pedestrian and vehicle movements

238. The development site is located within immediate proximity to Blackfriars network rail system and close proximity to Blackfriars and Southwark underground. The proposed development would result in an increase in the resident, working and visiting population in the local area leading to an increase in the number of journeys undertaken on the public transport network.
239. The proposed development would result in an increase in cycle movements to and from the site particularly within peak hours. It is anticipated that the development will generate an additional 94 cycle trips during the AM and PM peak with the majority of this being via the cycle super highway located on Blackfriars Road.
240. Whilst the majority of trips are likely to be on foot, cycle and via public transport there would be a significant impact on the local highway network. The additional vehicle trips generated by the development area include 97 additional trips during the AM peak hour (9:00 - 10:00) and 102 additional trips during the PM peak hour (17:00 - 18:00).

241. The hotel element of the development generates the highest proportion of vehicular movements namely taxi trips, 82 vehicular trips during the AM peak and 82 trips during the PM peak and these will all occur on street on Paris Gardens. The applicant has stated that it is anticipated that the occupancy of a taxi would be 1.5 passengers per taxi. Therefore, there would be 55 two way trips during the AM and PM peak respectively.

#### Paris Gardens

242. It should be noted that Paris Gardens will see a significant increase in usage as a result of the development. With an addition 105 and 75 additional movements in the AM and PM peaks respectively. The southbound movement will egress the area through Paris Gardens then Columbo Street, both of which are of narrow width. More locally to the site, the application requires the reconfiguration of the parking arrangements on Paris Gardens to accommodate the development; these include the loss of four pay and display bays and 12m of motorcycle parking, the relocation of a car club bay and permit bays and the provision of two vehicular crossovers and four taxi bays.
243. The applicant proposes to remove the car club bay and four permit bays to the north of Paris Gardens for these to be replaced with taxi bays and for the pay and display bays located further south on Paris Gardens to be converted to permit bays. The council would expect the applicant to demonstrate negligible impact of this loss through parking stress surveys and this would be considered as part of a transport strategy within the legal agreement.
244. The applicant has proposed three taxi bays on the northern section of Paris Gardens, adjacent the hotel suite. The applicant would need to provide robust justification for the proposed taxi drop off bays given the impact on the local highway network. Should the taxi drop off bays be installed it is suggested that adequate marking and signing showing restriction times be installed at the cost of the developer. These issues would be covered in the legal agreement. It is requested that a condition be made that the drop bays are for drop off and pick up only and are not short stay parking/loading and have time restrictions to be agreed with the council as part of the service management plan.
245. The applicant has provided swept paths for all accesses, in/out and in both directions. The swept paths for the Truck Lift (drawing 238649-01-AT-035) shows for a truck to manoeuvre into the lift, it has to traverse through the southern most taxi bay. The removal of the taxi bay is required to facilitate access to the truck lift access. With this amendment, the site proposed accesses can accommodate the associated vehicles entering and exiting the site in a forward gear, albeit with significant reconfiguration of parking arrangements on Paris Gardens.
246. The applicant has proposed to reconfigure the parking bays along Paris Gardens. The applicant has shown on plans should this parking space not be occupied a servicing vehicle encroaching the parking bay and entering the site. Should the parking be occupied the applicant has stated that vehicles would enter the site from the opposite side of the road against on coming traffic, this is not considered appropriate and the proposed parking bay closest to the servicing access should be removed. This amendment would be secured as part of the legal agreement and the S.278

## Agreement

### Stamford Street

247. Road safety concern is raised about the provision of the coach bay on Stamford Street. The distance from the end of the coach bay to the junction with Paris Gardens is 10m as measured on drawing 01231-WEA-MP—00-DRP-A-1100; this is the minimum allowable under the council's transport SPD. In addition the coach bay is located 5m from the proposed pedestrian crossing. Whilst the coach bay meets the minimum dimensions concern is raised with the visibility of vehicles entering and exiting Paris Gardens which is further increased through Paris Gardens being the vehicular and service access point for the full site.
248. The applicant has provided a road safety audit, stage one. Having assessed this, officers are still of the view that movement restrictions may need to be considered at the junction of Paris Gardens and Stamford Street, for instance making Paris Gardens left in/left out, additional speed reduction measures, raised table or additional road markings. Provisions for these options and assessment would be included within the legal agreement. A further impact of the coach bay is its impact on the pedestrian experience as it would reduce the available footway width, however Transport for London (the highway authority for Stamford Street) are satisfied with the current arrangement.

### Car parking

249. Saved policy 5.6 (car parking) of the Southwark Plan and Core Strategy Policy 2 (sustainable transport) state that residential developments should be car free. For office use, a maximum of one space per 1500sqm is permitted which would equate to a maximum of 22 spaces. No parking (except disabled provision) is permitted for retail or culture uses. Parking for the residential element is proposed as 44 spaces provided at basement level 3 accessed via a car/van lift from Paris Gardens and includes:
- 30 accessible parking spaces (23 for the private residential and seven for the affordable residential)
  - 14 standard parking spaces.
250. The provision of car parking above council policy maximums and the resulting impact on Paris Gardens would not normally be acceptable; however, the level of parking needs to be considered in the context of the overall benefits of the development and the justification for refusal of an otherwise acceptable scheme. The mitigation in the form of a financial bond would be secured, with penalties deducted should the number of trips exceed those as set out in the transport assessment. The development would need to incorporate sufficient infrastructure to allow the monitoring of vehicle movements.

### *Parking bond*

251. The site is located within a high PTAL within a CAZ and within a CPZ. Therefore a car free development would be expected. However, the applicant has stated that they require a level of off street parking to enable them to sell residential units. Funding will be sought for off-site sustainable travel initiatives to reduce background traffic in order

to mitigate the additional car trips that the development will impose upon the network. An equitable way of securing this would be for a sum of money to be held as a bond, and for penalties/fines to be deducted from the amount should the number of predicted vehicle trips exceed those as set out in the transport assessment. This also provides a small disincentive to car use to meet the aims of the council's car-free policy. It should be noted that as previously stated the site is located within a CPZ and therefore all occupiers of the development will be made ineligible from obtaining an on street parking permit.

#### Cycle parking

252. For the residential component cycle parking is to be provided in excess of London Plan standards and provides a mix of styles. The cycle parking for the office provision is also to London Plan standards and includes changing and maintenance spaces. The proposed maintenance and changing facilities are welcomed.
253. For the other non residential uses a total of 110 cycle parking spaces would be provided, this is lower than the 139 required and the application states that this is due to balancing the requirement to create a functional public space without it being cluttered with cycle parking and other street furniture. Some cycle parking is located within the public square and to the southwest of the site adjacent the service quarter/affordable housing. This cycle parking (totalling 22 spaces) is poorly located, and should be considered further in the landscaping and cycle parking plans conditions.
254. The applicant has advised that cycle access will be provided through dual usage lifts, and that these will be compliant with London cycle design standards with a stair gully provided as an alternative access in case of maintenance or repair of this lift to ensure continuous access. The applicant would be required to provide detailed drawings with regards to each cycle storage location with regards to the dimension proposed for the cycle storage.

#### Servicing

255. Servicing is proposed at a surface level access from Paris Gardens, with goods then being moved through the site via the basement. The proposed trip generation by delivery vehicles estimates a total of 159 daily trips or (318 movements) with 17 trips (or 34 movements) in peak hours. Within basement level 2, a total of five loading bays are proposed comprising space for two 10m vehicles, two 8m vehicles and one 6m vehicle. Goods would be transported from the basement service area to the various land uses with back of house lifts provided to ground floor and other upper levels.
256. The applicants are encouraged to look at consolidation of servicing where possible to mitigate the number of servicing trips associated with the site on a daily basis (159). The applicant could look at a central holding area, then moving the delivery to the intended recipient when they have returned home. With regards to the hotel and retail/commercial the same supplier could be used for stationary, food, toiletries etc. by doing this the applicant would significantly reduce the number of servicing trips, minimising noise and air pollution, and minimising the potential conflict with pedestrians and cyclists.

257. Whilst the broad strategy for servicing is acceptable, a delivery and servicing management plan would be secured as part of the legal agreement, and this would allow officers to improve and refine the servicing arrangements in order to minimise any potential impacts.

### Construction

258. The total construction period has been given as approximately four years from start to finish. During peak periods it is anticipated that there would be approximately 60 vehicles trips per direction (120 in total) per day and 35 vehicle trips per direction (total 70) during peak periods. In total it is anticipated that there would be 38 vehicle trips per hour during the construction period of this development. Given the narrow width and local nature of Paris Gardens it is considered inappropriate for construction vehicles. As such, all construction vehicles would be expected to access and egress the site from Stamford Street. The routing for construction vehicles would be required as part of a construction logistics plan secured in the legal agreement. All vehicles should use strategic roads and keep the usage of residential roads to a minimum. The cycle superhighway on Black friars Road should help to minimise potential conflicts between cyclists and vehicles.
259. Construction hours have been given as between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. This accords with the council's agreed normal working hours. However, it is recommended that construction vehicles avoid peak hours. Details would be required with regards to how the book-in system will be managed. Details would be required with regards to how the applicant would manage a late delivery.

### **Archaeology**

260. The site does not lie within a borough designated archaeological priority zone (APZ), but is adjacent and south of the Borough, Bermondsey and Rivers archaeological priority zone. The applicant has reviewed archaeology as part of the ES and has submitted a desk based assessment (DBA) which adequately summarises the potential of the site. The DBA shows that the site has undergone several phases of historic development but does have the potential to contain multi-phase archaeological deposits that will require protection through the planning process. A small scale programme of archaeological monitoring in 2015 confirmed that, as expected, deposits of archaeological interest survived below existing single storey basements (as well as the less truncated areas elsewhere across the site).
261. It is possible that the site may contain important archaeological deposits in the form of post-medieval burials (high significance) from the Christchurch burial ground, to the south and east. The extent of the burial ground is shown on historic maps, but the present church was built in 1958 - 59 by R. Paxton Watson, and is known to have replaced a Georgian Church of the same name dating from 1738 - 41. It is also known that the Georgian church replaced an earlier church built in 1671. Therefore, it is possible that these earlier burial grounds could extend into the application site area.
262. The council's archaeologist has been consulted and fully agrees with the findings of the DBA that further archaeological evaluation is required and this will be adequately dealt with by way of planning conditions.

### **Ecology**

263. Ecology has been assessed as part of the ES which notes that the site was largely occupied by office buildings and hard standing and as such has limited ecological value in its current state with the only notable ecological features being the street trees and Christ Church Gardens to the south. An inspection of the buildings for bat roosting was carried out before demolition of the existing buildings and the potential for bat habitat was considered low.
264. There would be no effects on any nationally or internationally designated habitats and only negligible effects on local habitats and sites of interest for nature conservation (SINCs). During construction, adherence to the requirements of a CEMP (which would be required by condition) would result in the development having residual effects of negligible significance. The council's ecologist has reviewed the proposal and considers it to be acceptable, subject to conditions regarding ecological monitoring, green walls, biodiverse/brown roofs and nesting boxes.

### **Wind**

265. Wind and microclimate effects have been modelled and reported within the ES. The assessment has considered the impact of wind on both pedestrian comfort and the potential for strong winds to cause distress. During the design process a small number of locations were identified where the wind conditions would not be expected to comply with the established comfort and safety criteria. Mitigation measures have since been applied to those areas and the scheme was re-tested with all wind conditions being successfully mitigated.
266. With the mitigation in place, the pedestrian level wind environment in and around the site is rated as suitable for all users throughout the year in terms of safety. In terms of comfort, all locations on the ground and at elevated levels are predicted to have wind conditions that would be suitable for the intended uses. As such the effect of the development on the wind microclimate is considered to be negligible.

### **Water resources and flood risk**

267. Water resources and flood risk have been fully addressed in the ES. The Environment Agency and the council's flood and drainage team have been consulted on the application. The Environment Agency raised no objections. However, the council's flood and drainage team requested that the applicant submit a basement impact assessment to quantify the potential impact of the proposal on groundwater. The basement impact assessment was subsequently submitted and reviewed by officers and is considered acceptable subject to conditions. The ES quantifies the effect of the development on water resources and flood risk as being negligible and officers would agree with this subject to the conditions recommended by both the Environment Agency and the council's flood and drainage team.

### **Waste**

268. The construction process would generate construction and excavation waste and this process is currently underway as part of the consented scheme. The waste impact



from this phase of the development is of minor significance and is temporary in nature. In the operational phase the development is considered to provide sufficient space to allow for segregated waste storage. The volume of waste and its potential for recycling has been evaluated in the ES and is judged to be of negligible significance.

### **Socio economics**

269. The development would result in jobs during construction and then an increase in employment floorspace once completed. The new jobs taken together with the increased spending locally from workers and new residents would result in a minor beneficial impact. The impact on local schools and healthcare facilities due to the uplift in child and general populations is of minor adverse significance however it is considered that this can be adequately mitigated through the community infrastructure levy.

### **Air quality**

270. The majority of the borough, including the application site, is within an air quality management zone due the significant presence of traffic generated pollutants. As a result, developments are required to take account of any impacts upon air pollution as a result of, and during construction of, a proposed development. An air quality assessment has been prepared and submitted as part of the ES and has been reviewed by the council's environmental protection team.
271. The ES has identified potential adverse effects upon local air quality during the construction phase, particularly from dust generation and additional construction traffic vehicle movements. However, these would be temporary in nature and can be mitigated as far as possible through measures secured as part of the construction environmental management plan. The mitigation measures proposed to offset the generation of dust include procedures such as vehicle wheel washing, screens, water spraying and regular monitoring. These measures would be implemented as part of the construction environmental management plan (CEMP).
272. Local air quality could be affected by the traffic generated by the development and the assessment has also considered the effect of the proposed combined heat and power (CHP) and centralised boiler plant on air quality. Small changes to air quality are predicted along streets around the development due to the developments traffic and the emissions from CHP and boiler plant associated with the development. But these emissions are considered to have a negligible or minor adverse on local air quality. The AQMA has also demonstrated that the air quality for prospective residents is considered to be acceptable. The council's environmental protection team have recommended conditions with regards to air quality and these will be attached to any consent issued.

### **TV and radio reception and interference**

273. There is the potential for the completed development to interfere with TV and radio reception due to the height of the buildings and transmission to the north/north west of the site, and the assessment included within the ES has considered this impact to be of negligible significance. It should be noted that this is a reduced impact in comparison to the consented scheme and the ES recommends appropriate surveys to

be undertaken before and after the development to assess the likely impacts. If any interference is shown to be caused by the development, then appropriate measures can be put in place on completion. With mitigation in place, the long-term residual impacts to radio and TV reception are predicted to be negligible. Such mitigation can be appropriately secured through conditions.

### **Aviation**

274. Heathrow Airport and NATS safeguarding office have been consulted on the application and NATS safeguarding have raised concerns about the potential impact of the proposal on the radar located at Heathrow Airport. This radar (known as Heathrow H10 PSR/SSR) provides data to the NATS London Terminal Control Centre as well as to a number of other users, including Heathrow and City Airport. They are concerned that false radar targets could be generated due to the tall buildings interfering with the radar signal. This can however be mitigated through modifications to the radar system and NATS have therefore advised that two aviation conditions should be imposed on any grant of planning permission to secure details of a Radar Mitigation Scheme (RMS). The relevant conditions will be attached to any consent issued.

### **Contamination**

275. An assessment of soil environment and ground conditions has been undertaken in order to establish the potential for past contamination to exist at the site and the likely risk to a range of sensitive receptors including human health, underlying aquifers and flora and fauna. The ES advises that there is little evidence of potentially contaminative uses on the site in the past. Moreover, the redevelopment of the site for the current buildings involved extensive basement excavation which is likely to remove potential contamination.
276. The Environment Agency and the council's environmental protection team have recommended a range of conditions regarding land contamination and appropriate remediation works. Further protection from impacts during construction can be achieved through the requirement for the applicant to submit a construction and environmental management plan. With appropriate mitigation in place, the impacts are considered to be negligible.

### **Energy and sustainability**

277. The London Plan policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: be lean: use less energy, be clean: supply energy efficiently, be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG
278. Policy 5.3 states that developments should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process. Within the framework of the energy hierarchy, major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable

energy generation, where feasible.

279. Strategic policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.
280. The applicants have submitted an energy strategy and a sustainability assessment for the proposed development which seek to demonstrate compliance with the above policy.

### Energy

281. An energy statement has been submitted which provides an initial assessment of the energy demand and carbon dioxide (CO<sub>2</sub>) emissions from a baseline building and estimates the expected energy and CO<sub>2</sub> emissions savings associated with the proposed development. The applicant proposes to use a range of 'be lean, be clean and be green' measures in order to achieve the required carbon reduction.

#### *Be lean*

282. The measures proposed include:
- Suitable glazing ratio and glass g-value to balance heat loss/gains and daylight ingress
  - Fabric insulation and air permeability above Part L of the 2013 Building regulations
  - High efficiency mechanical ventilation as well as mechanical ventilation with heat recovery for residential areas
  - Centralised gas boilers and high efficiency plant
  - Insulated pipe and ductwork
  - Variable speed pumps and fans to minimise energy consumption of services.
283. These measures will achieve approximately 4% carbon reduction over the 2013 Building Regulations.

#### *Be clean*

284. In order to supply energy efficiently, the applicant is proposing to install a site wide heating network by way of a combined heat and power (CHP) engine and this will achieve a 26% reduction over the 2013 Building Regulations.

#### *Be green*

285. The application site has limited ability to provide renewable energy. However, following consultation with the Greater London Authority, the applicant has agreed to install approximately 60sqm of photovoltaic panels in the most viable areas of roof space. This would generate approximately 1% CO<sub>2</sub> savings above the 2013 Building Regulations.
286. The proposed development will have total CO<sub>2</sub> emissions of 3623 tonnes per annum. The be lean/be clean/be green measures set out above would generate a 31%

improvement beyond Buildings Regulations Part L 2013. This is below the policy requirement of 35% however, as agreed with the GLA, it is not considered that there are further options available to making additional CO<sub>2</sub> savings and as such it considered appropriate to off-set this shortfall with a financial contribution to the carbon off-set fund. This would include a payment of £571,300 in order to make the residential element of the development 'carbon zero' and a top up payment of £285,340 in order to make up the shortfall in the 35% reduction on the 2013 Building Regulations. The total carbon off-set fund contribution would therefore be £856,640.

### Sustainability

287. As well as the measures outlined above, the applicant has undertaken an early, indicative BREEAM assessment which concludes that the offices and hotels would achieve BREEAM Excellent. This will be secured by condition alongside measures to ensure the retail and music venues both achieve the relevant BREEAM level as well.

### **Trees and landscaping**

288. Saved policy 3.13 of the Southwark Plan requires a high quality streetscape and landscaping to be delivered. An arboricultural impact assessment (AIA) has been submitted and this has been reviewed by the council's urban forester. No existing trees or landscaping present constraints to development within the site. However, the adjacent Christchurch Gardens are characterised by a number of large and mature trees protected by TPO ref 229 which will be affected. The AIA includes detailed trial trench investigations showing that no roots have been found from trees which may be affected by the basement, and that only minor canopy pruning is required. Elsewhere along Stamford Street, the street trees are retained and suitable protection measures can be implemented so that they can continue to provide a significant contribution to amenity as part of the new public realm.
289. The central public realm area is characterised by the use of climbing plant clad umbrella type structures which will be the central feature alongside a stage/water feature. This would provide a central point of interest within the new public plaza together with a significantly sized green wall facing the square, new tree planting and roof top terraces. The proposed approach to landscaping and public realm is of design merit.
290. The green buffer of mature trees to the south will shade the plaza to a certain degree making the smaller canopy sculptures appropriate than more substantial planting. New access routes significantly improve permeability which is enhanced by a group of trees and planting beds situated at focal points which can be seen from entrances into the development. However, further details are required of proposed planting within tower recesses where small trees and other planting is shown. Together with the significantly sized planters at roof level these will need to be sustained by adequate soil volumes within automatically irrigated planters. This would also need to be reflected in the planting within the public space where soil volumes would be limited by the underlying basement. In terms of landscaping and trees, the proposed development is acceptable subject to conditions.

## **Equalities**

291. The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely; age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, and sex and sexual orientation. It places the local planning authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and members must be mindful of this duty, inter alia, when determining all planning applications. In particular, members must pay due regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
292. Equalities has been considered as part of the ES within the chapter on socio-economics where the development is considered to have a neutral effect with respect to equalities.

## **Planning obligations (section 106 undertaking or agreement)**

293. Saved policy 2.5 of the Southwark Plan and policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the recently adopted section 106 planning obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- necessary to make the development acceptable in planning terms
  - directly related to the development
  - fairly and reasonably related in scale and kind to the development.
294. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as education and strategic transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in regulation 122 can be given weight.

*Section 106 obligations*Table 16

<b>Planning Obligation</b>	<b>Mitigation</b>	<b>Applicant Position</b>
Amenity Space Shortfall	£115,005	Agreed
Archaeology	£11,171	Agreed
Car Club	Provision of a car club bay on Paris Gardens and three years membership for all eligible residents.	Agreed
Carbon Offset – Green Fund	£856,640	Agreed
Child Play Space	£13,801	Agreed
Christ Church Gardens	Improvement works to the value of £360,000.	Agreed
Cross Rail	£7,859,318.05	Agreed
Cycle Hire	Three years membership for all eligible residents.	Agreed
Employment During Construction	237 sustained jobs to unemployed Southwark residents  237 residents trained in pre/post employment short courses.  59 new apprenticeships.  Or a payment of £1,143,150	Agreed
Employment in the Development	251 sustained jobs for unemployed Southwark residents at the end phase.  Or a payment of £1,079,300	Agreed
Parking Bond	£397,000	Agreed

Transport for London	Cycle hire docking station - £135,000	Agreed
Trees	Not specifically required unless unforeseen issues prevent trees from being planted or they die within five years of completion of the development in which case a contribution will be sought - £5,000 per tree.	Agreed
Admin Charge (2%)	£82,221.34	

#### *Section 106 provisions*

295. The section 106 agreement will also secure the on-site and off-site affordable housing as well as a review mechanism and relevant cascade should unforeseen circumstances lead to the off-site proposal at Amelia Street not being delivered. The legal agreement will also secure the standard of fit out and marketing period for the wheelchair accessible homes, an estate management plan, demolition and construction environmental management plan, service management plan, music venue noise and management plan, landscaping plan, transport strategy and parking management plan, including details of the proposed bond.
296. The contributions and in lieu works detailed in the table above will also be secured under the section 106 agreement alongside any section 278 highways works and amendments to the traffic management order. The transport strategy and parking management plan will be included as an obligation within the section 106 and will need to be formally approved by the council. The legal agreement will also secure the delivery of the office accommodation as well as the sequence of the phases of the development and the relevant restrictions. The contributions of the section 106 agreement will be paid on implementation.
297. In the event that an agreement has not been completed by 31 January 2018, the committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:
298. *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 the adverse impacts of the development through 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 (2015) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).*

#### **Community Infrastructure Levy (CIL)**

299. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is

therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance an estimated Mayoral CIL payment of £4,982,504 and a Southwark CIL payment of £26,570,760 are due.

### **Conclusion on planning issues**

300. The proposed redevelopment of the site would provide a high density, mixed use development with commercial, residential, cultural and retail uses, and would support the aspirations of the Blackfriars Road SPD. In particular, the proposed significant increase in the quantum of employment space on site would make a significant contribution to meeting the vision of providing 25000 - 30000sqm of business floor space within the opportunity area. In addition the proposed development, with a new public space, would result in improved connectivity and a significant enhancement to public realm within the opportunity area.
301. The on site provision of 61 social rented homes, equating to 24% on site provision in a central London location is a significant benefit of the development and is welcomed by officers. The principle of providing the balance of affordable housing off site is also accepted and has the benefit of enabling early delivery of affordable homes. Officers consider that the total level of affordable housing proposed, at 37%, alongside an in lieu payment of £1.6 million, is supported by the submitted viability assessment and is considered acceptable.
302. The development is in a highly appropriate location for a tall building being at the heart of cluster emerging around the junction of Blackfriars Road, Stamford Street and Southwark Street as identified in the Blackfriars Road SPD. Officers are satisfied that the proposal is of the highest architectural standard and would provide high quality homes. The proposal provides an appropriate response to context and would not harm the character or setting of the nearby heritage assets including conservation areas within the London Borough of Lambeth or listed buildings. Furthermore, careful consideration has been given to the impact of the proposal on townscape views including LVMF views. Officers consider that the development would not cause harm to these views, despite being visible from a number of vantage points. The GLA are also supportive of the development and do not consider that the proposal would harm strategic views.
303. Developments of this size and nature have the potential for significant environmental impacts and therefore an environmental statement has been submitted. Officer have fully assessed the environmental statement and have taken the view that whilst there would be significant impacts on daylight and sunlight and more moderate impacts on transport, the level of impact was not so significant to warrant refusal of the application and in many instances, appropriate mitigation would reduce impacts to a negligible level. Following mitigation measures, there are likely to be some adverse impacts association with the demolition and construction phases but these impacts would be short term
304. Officers consider the development to offer a range of significant benefits including housing, employment and cultural use as well as a significant public realm offering.



Having regards to the development plan and national, regional and local guidance, officers recommend that planning permission be granted, subject to conditions, completion of a legal agreement and referral to the Mayor of London.

### **Community impact statement**

305. 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.
306. A statement of community involvement has been submitted which details the public consultation and engagement process undertaken by the applicant prior to submission of the planning application. Public engagement included a series of meetings with key stakeholders in 2014 and 2015 culminating in two exhibition events on Thursday the 17 November 2016 and Saturday 19 November 2016. The applicant also set up a dedicated project website: [www.18blackfriarsroad.co.uk](http://www.18blackfriarsroad.co.uk). A briefing with the chair of the planning committee and ward members was held in March 2017.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

309. Following neighbour consultation a total of 44 objections have been received, the main points of these concerns have been summarised and addressed below.

#### Daylight and sunlight

310. The objections listed below relate mainly to daylight and sunlight which has been addressed in full in paragraphs 190 - 222 of this report.
311. **Objection** - There will be a significant loss of daylight and sunlight to dwellings in Rennie Court and other surrounding buildings and this will affect amenity and wellbeing. There would also be an increase in overshadowing to nearby dwellings and amenity spaces/parks. This is further exacerbated by other large schemes in the area such as Kings Reach Tower.

**Response** – The results of the daylight assessment do reveal that there would be a number of rooms and windows that would not meet the relevant daylighting standards of the BRE, with those flats at Rennie Court and 1 - 87 River Court particularly affected. The ES has categorised losses of 20 - 29.9% VSC as minor adverse, 30-39.9% VSC as moderate adverse and any losses exceeding 40% VSC as major adverse. In this respect there are 56 residential windows that would experience a loss

of more than 40% VSC and officers agree that this would be a major adverse impact. However, these results are not significantly dissimilar to the consented scheme and there should also be some acknowledgement that the site is in an opportunity area within a central London location, and accordingly the standards should be applied with some degree of flexibility.

312. **Objection** - The daylight and sunlight information is difficult to understand and there will be a significant impact on the amenity space at Rennie Court which does not appear to have been quantified.

**Response** – A full daylight and sunlight assessment has been submitted by the applicant and assessed by officers. Of the amenity spaces assessed in the report, only that at the emerging One Blackfriars development would see a reduction in daylight/sunlight beyond the BRE guidelines.

313. **Objection** - Rennie Court will be significantly affected by the proposal in terms of daylight and sunlight and many rooms have been classes as 'unknown use' with the assumption that they are hallways or bathrooms. This is incorrect and the report glosses over the scale of the impact. It is also not clear why the ADF test was used on One Blackfriars and not on Rennie Court.

**Response** – Officers considered the daylight and sunlight assessment on the basis that all rooms are habitable and whilst there would be significant impacts on some rooms, the impact was considered acceptable on balance, given the central London location. The BRE recommends that whilst ADF is an appropriate measure for new buildings and master planned areas, VSC/NSL should be principally used to assess impact on existing buildings. On this basis, using ADF to assess the impact on One Blackfriars is acceptable.

314. **Objection** - There are surely 'rights to light' issues at Rennie Court and it is unacceptable to justify the loss of daylight and sunlight purely on the basis that it is an urban environment.

**Response** – Rights to light are a civil matter that are separate to daylight and sunlight amenity issues and these would need to be addressed directly with the developer.

#### Affordable housing

315. The following objection relates to affordable housing which is considered in paragraphs 140 - 163 of the report

316. **Objection** - The development does not provide the full requirement of affordable housing on site.

**Response** – The proposed development would provide 24% affordable housing on site and a further 13% off-site, resulting in a total affordable housing provision (by habitable room) of 37% which is considered to be policy compliant.

#### Transport

317. The following objections generally raise transport matters which have been assessed

in paragraphs 228 - 259 of the report.

318. **Objection** - Paris Gardens will not provide suitable vehicular access for a development of this scale.

**Response** – Paris Gardens is considered to be the most appropriate location for vehicular access and egress as Stamford Street is a much busier TLRN route and Blackfriars Road includes a cycle super highway. With appropriate conditions and mitigation, it is not considered that there will be detrimental transport or highway amenity impacts as a result of Paris Gardens being the vehicular access point.

319. **Objection** - The local transport and cycle network would not cope with the increased use as a result of this development. The increase in traffic may affect health as there will be an increase in air pollution.

**Response** – The development is not anticipated to increase traffic levels to a level that would have any detrimental adverse impact on the local road network and access is gained from Paris Gardens specifically to avoid conflict with the cycle highway network. A construction environmental management plan would be secured in the legal agreement and alongside other mitigation; this would reduce any potential impact on public health.

320. **Objection** - The development will result in increased traffic which local roads would not be capable of accommodating.

**Response** – The proposal would result in some increased traffic as a result of servicing the new development however this is not anticipated to be at a level which would be detrimental to the surrounding transport network or neighbouring occupiers.

321. **Objection** - The layout of the site is inadequate with no space for taxis or private vehicles to pick up or set down other than on the street and this will affect other road and highway users.

**Response** – A coach lay by has been designed into the scheme and this would allow set down and collection without impacting on the flow of traffic.

#### Amenity

322. The following objections generally raise amenity issues that have been assessed in paragraphs 187 - 226 of the report.

323. **Objection** - There would be a loss of outlook and loss of privacy to nearby dwellings.

**Response** – The proposed buildings are set back a sufficient distance from neighbouring buildings to ensure there would be no loss of privacy or outlook.

324. **Objection** - The tall buildings will result in excessive wind speeds.

**Response** – This has been assessed in the ES and is addressed in paragraph 265 - 266 of the report.

325. **Objection** - The proposal includes a hotel and there are already several hotels in the area and this will lead to an increase in noise, traffic and deliveries to the detriment of local resident's amenity.

**Response** – The proposal includes a hotel and this is an acceptable land use as part of a mixed use scheme in line with the aspirations of the development plan. Subject to appropriate mitigation, the hotel; music venue; and retail/restaurants would not result in any detrimental increase in noise or disturbance. The appropriate mitigation will be secured by condition.

326. **Objection** - The area does not need any more hotels/offices.

**Response** – Hotels and offices are acceptable land uses within this location and meet policy requirements as well as improving the local economy by increasing employment floorspace.

327. **Objection** - The construction will lead to further on-going disturbance to residents following on from other large scale construction projects in the area. Deliveries will also have a significant impact on noise and disturbance.

**Response** – Officers accept that construction work can lead to disturbance and for that reason a construction environmental management plan and logistics plan would be secured in the legal agreement in order to minimise any potential disturbance.

328. **Objection** - Nearby residents would be affected by significant light pollution.

**Response** – Potential impacts from light disturbance can be dealt with by condition. The relevant conditions would be attached to any consent issued.

329. **Objection** - The developer has been incompetent in demolishing the existing buildings and has failed to minimise impacts to local residents.

**Response** - As set out above, officers do appreciate that demolition and construction can lead to disturbance. In order to help mitigate this, a construction environmental management plan and logistics plan would be secured in the legal agreement in order to minimise any potential disturbance.

330. **Objection** - Christ Church gardens and its ecology will be badly affected.

**Response** – Adverse ecological impacts to Christ Church Gardens are not anticipated. Natural England and the council's ecologist have been consulted on the application and raised no objections.

331. **Objection** - The buildings will trap noise from nearby sports areas as well as pollution.

**Response** – The buildings are not considered to be a risk for trapping noise or air pollution.

332. **Objection** - Glare and light reflection from the glass facades of the new buildings will impact on amenity.

**Response** – Solar glare impacts have been measured from several viewpoints and all but one of these viewpoints would experience either minor or negligible impacts. The one viewpoint that may have a moderate adverse impact is the approach to Blackfriars Road from the south and this impact is not so significant to warrant refusal of the application or any specific mitigation.

Design, views and heritage impacts

333. The following objections generally raise design issues that have been assessed in paragraphs 100 - 139 of the report.

334. **Objection** - The proposed buildings are far too high and will result in the loss of views from nearby dwellings.

**Response** – The area has been identified as being suitable for tall buildings, and the slender design of the tall buildings will ensure that the impact on third party views is minimised.

335. **Objection** - The buildings are too tall and exceed the height specified for the Thames policy area and the council's BBLB opportunity area study paper (2010) and as such would be overbearing.

**Response** – The Blackfriars Road SPD identifies this site as being suitable for tall buildings. The slender design of the buildings and their location within a cluster (as recommended in the planning guidance) will ensure that they are not overbearing.

336. **Objection** - There development would have an adverse impact on views from St James' Park and the Palace of Westminster as well as local views and conservation areas.

**Response** – Whilst a small portion of the building would be visible in the views from St James' Park, the intrusions are considered to be minimal in light of other approved schemes and would not be injurious to the protected view.

337. **Objection** - The proposed buildings are of a poor design.

**Response** – The buildings are considered to be original, innovative and interesting in their design which is of the highest quality. The buildings would use a range of high quality materials that would ensure a high standard of finish and this would be secured by condition.

338. **Objection** - The buildings would cause substantial harm to conservation areas and important views.

**Response** – Whilst the buildings would be visible in a number of views and from the nearby Roupell Street conservation area, the impact is not considered to be detrimentally harmful.

339. **Objection** - The council should ensure that the pictorial wall tiles retained from the Paper Moon are incorporated into the new development.

**Response** – Noted and agreed, this was a condition on the previous consent and the obligation to incorporate them into the new development would be carried through to any consent issued.

340. **Objection** - The proposal contravenes Southwark Council's own Blackfriars Road SPD which envisaged heights decreasing southwards along Blackfriars Road.

**Response** – The SPD envisaged heights reducing southwards when moving away from the cluster at the northern end. The application site sits within this cluster and as such it is not considered to be significantly contrary to the SPD.

341. **Objection** - The developer is not providing any meaningful garden space.

**Response** – The development would include a central public realm with space for planting, seating and play.

#### Other issues

342. **Objection** - Utilities and local services such as GP's and dentists may not be equipped to deal with the increased demands resulting from a development of this size.

**Response** – The Southwark Community Infrastructure Levy (SCIL) allows the council to raise funds from developers undertaking new building projects in the borough. The money can be used to fund a wide range of local and strategic infrastructure that is needed to support growth and development in the borough. This includes transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. In this instance, a significant SCIL payment of approximately £26,570,760 would be payable and this would contribute to funding services.

343. **Objection** - No additional infrastructure (transport/services/GP's) is being provided and there would be impacts on emergency vehicles.

**Response** – The London Fire Brigade have been consulted on the application and raise no objections. Additional infrastructure would be funded, when needed, through the Southwark community infrastructure levy.

344. **Objection** - The proposal is an overdevelopment of the site and is significantly over-density.

**Response** – There are a number of high quality and high density schemes approved in the area, including the redevelopment of 185 Park Street, Sampson House, Ludgate House and the One Blackfriars development. The principle of the high density of the proposal is considered appropriate given the local context and location of the site within the CAZ and an opportunity area that has the highest level of public transport availability. Furthermore, the proposal is high quality in design, would provide a significant uplift in employment floorspace and would provide a high quality public realm.

345. **Objection** - The Oxo Tower and Mondrian are incorrectly classified in the design and

access statement.

**Response** – The design and access statement includes the correct uses for these to properties albeit not including the full range of uses offered at these mixed use sites. This is a minor error and has not affected the assessment of the proposed development.

346. **Objection** - There has been a lack of dialogue between Southwark and Lambeth Councils.

**Response** – Lambeth Council have been consulted on the proposed development throughout the planning application process as have nearby Lambeth residents.

347. **Objection** – The proposal is of no benefit to local people or Londoners.

**Response** – The development brings significant benefits such as affordable housing, increased employment opportunities, improved cityscape and an attractive public space.

348. **Objection** - The consultation undertaken by the developer and Southwark Council has been inadequate, particularly with regards to Lambeth residents.

**Response** – The council have fulfilled the statutory obligations with regards to consultation with both Southwark and Lambeth residents. The developer has also undertaken consultation as outlined in paragraph 306.

*Summary of responses from local groups*

349. **20<sup>th</sup> Century Society** – No response to date.

350. **Better Bankside** – The development is large in scale, would be visible from many parts of central London and would impact on many conservation areas and heritage assets. There has also been a significant reduction in affordable housing from the consented scheme. The consultation exercise undertaken for this development has been very poor and inadequate for a development of this size. There has not been an effective pre-application consultation and what was undertaken fails the tests set out in local and national policy. Better Bankside would urge the developer to revise their timetable and enter into an effective and meaningful consultation with the local community prior to submitting an application.

351. **CAAG** – CAAG do not support the proposal. The development is considered to be excessive in scale, poor quality in terms of architecture, excessively tall and at odds with the local townscape. The landscaping proposals were considered crude and there would be harm to local heritage assets.

352. **Lambeth Estate Residents Association** – The proposed development is excessive in scale, height and massing and would have harmful impacts on local conservation areas and both local and strategic views. The cumulative impact of the proposal alongside other large scale schemes in the area would have a significant impact on the local townscape. The development is not of a human scale, the buildings do not contribute positively to the London skyline or local townscape and the consultation

exercise was very poor. The affordable housing offer is not appropriate.

*Summary of responses from external and statutory consultees*

353. **Argiva** – No response to date.

**Response** – Noted.

354. **BAA Safeguarding** – No objection subject to a condition to ensure that the development will not impact upon the Heathrow H10 radar.

**Response** – Noted and agreed.

355. **City of London** – No response to date.

**Response** – Noted.

356. **City of Westminster** – Objection on the basis that the height and bulk will cause serious harm to a number of important views from the City of Westminster. These include the London view management framework views from St James's Park (view 26A.1) and Waterloo Bridge (View 15B) and together with a number of metropolitan and local views identified in our conservation area audits and draft supplementary planning document metropolitan views. The impact on the view from the Blue Bridge in St James's Park is particularly serious and unacceptable. Additionally the proposed development by reason of its height and bulk will harm the settings of the Grade I listed buildings of the Foreign and Commonwealth Office, and also at Horse Guards. The impact on the setting of the Foreign and Commonwealth Office is particularly serious and unacceptable. The proposed development by reason of its height and bulk will harm the settings of a number of Westminster conservation areas, including the Royal Parks, Whitehall, Savoy and Strand.

**Response** - Whilst it is noted that the proposed tall buildings would be visible within these views, the incursions are not considered to be significant and the impact on the views is not harmful. It should also be noted that the GLA do not consider the impact on the views to be harmful.

357. **Civil Aviation Authority** – No response to date.

**Response** – Noted.

358. **EDF Energy** – No response to date.

**Response** – Noted.

359. **Environment Agency** – No objection subject to conditions relating to contamination, remediation and piling.

**Response** – Noted and agreed, the relevant conditions will be attached to any consent issued.

360. **Greater London Authority** – Supportive of the proposal with the caveat that the



shortfall in carbon savings be offset and that the transport issues raised by Transport for London be fully resolved prior to permission being granted.

**Response** – Noted and agreed.

361. **Historic England** – No objection however Historic England believes that the proposed very tall building on this site causes serious harm to the historic built environment, in particular the protected views from St James's Park and the Roupell Street and Aquinas Street conservation areas in the London Borough of Lambeth.

**Response** – Noted. Several viewing points have been presented in key streets of both conservation areas. These conservation areas have a consistent and well preserved historic townscape whose significance lies in the cohesive groups of brick-faced terraces of workers cottages and their relationship with the street. The exceptional quality of design is considered to adequately mitigate against this substantial incursion into the historic setting.

362. **London Borough of Camden** – No objection.

**Response** – Noted.

363. **London Borough of Islington** – No comments.

**Response** – Noted.

364. **London Borough of Lewisham** – No response to date.

**Response** – Noted.

365. **London Borough of Tower Hamlets** – No response to date.

**Response** – Noted.

366. **London City Airport** – No response to date.

**Response** – Noted.

367. **London Fire Brigade** – No objection subject to an undertaking being provided that access for fire appliances as required by Part B5 of the current building regulations approved document and adequate water supplies for fire fighting purposes, will be provided.

**Response** – Noted, the applicant has been asked to provide the relevant undertaking.

368. **London Underground** – No comments.

**Response** – Noted.

369. **Metropolitan Police** – No objection subject to Secured by Design condition being imposed.

**Response** – Noted and agreed.

370. **NATS Safeguarding** - Objection on the basis that the proximity, physical size and relative orientation of the development, is sufficient to generate false tracks on the Heathrow Radar.

**Response** – Noted and agreed, this has subsequently been discussed and it is agreed that this can be mitigated by way of two planning conditions.

371. **Natural England** – No objection.

**Response** – Noted.

372. **Network Rail** – No objections subject to conditions.

**Response** – Noted.

373. **Port of London Authority** – No objection in principle however the Port of London Authority would like to see further consideration and promotion given to the use of the river bus as an alternative form of sustainable transport, forming part of the key aims and objectives of the travel plans submitted, including the provision of targets for river bus use (which reflect the targets set out within the River Action Plan), measures to encourage river bus use and a timetable for river bus stop. The Port of London Authority would also like to see the River Thames being used for the bulk removal of materials, delivery of goods and supplies.

**Response** – Noted and agreed, the proposed measures will be secured as part of the travel plan in the section 106 agreement. Whilst the council would support the use of the River Thames for the delivery of goods and supplies there are no suitable local docking/loading points.

374. **Royal Borough of Greenwich** – No observations.

**Response** – Noted.

375. **Royal Parks** – No response to date.

**Response** – Noted.

376. **Thames Water** – No objection subject to conditions regarding the submission and approval of a drainage strategy, piling method statement and a water supply infrastructure impact study. Informatives are also recommended regarding water pressure, flow rates and cost responsibility of diverting Thames Water Infrastructure.

**Response** – Noted and agreed, the relevant conditions and informatives will be attached to any consent issued.

377. **Transport for London** – Overall the cycle parking provision is London Plan compliant as the shortfall in short stay parking is balanced against an over-provision of long stay parking in the basement. The split between long and short stay needs to be revisited in order to ensure that the type of cycle parking as well as the amount of cycle parking

is fully compliant. A contribution of £135,000 is sought to extend cycle hire docking facilities on Blackfriars Road and two years membership to the cycle hire scheme should be provided for each residential unit. The coach bay, whilst supported in principle, would require the relocation of the pedestrian crossing closer to the junction of Stamford Street and Blackfriars Road and this could have an impact on capacity. TfL request that the taxi spaces on Paris Gardens be reallocated as a taxi rank and there is a concern that these spaces do not align directly with the hotel lobby. TfL would encourage the removal of the non accessible car parking. The servicing strategy is broadly supported and should be secured in detail, alongside a construction logistics plan as part of the section 106 agreement.

**Response** – The requested contribution has been agreed with the applicant and would be secured in the legal agreement alongside the relevant plans and strategies. The remaining issues regarding on-street cycle parking and the taxi rank/coach bay are still under discussion and would be dealt with in full as part of the section 278 agreement.

### Human rights implications

378. 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.
379. This application has the legitimate aim of providing a comprehensive redevelopment of the site to provide homes, offices, hotel, music venue and retail/restaurant space. 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/1390-18 Application file: 16/AP/5239 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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5365 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Terence McLellan, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	6 July 2017	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		7 July 2017

**APPENDIX 1****Consultation undertaken****Site notice date:** 18/05/2017**Press notice date:** 11/05/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 19/01/2017**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation (Noise/Air Quality/Land Contamination/Ventilation)  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Ruth Wallis - Director of Public Health  
 Waste Management

**Statutory and non-statutory organisations consulted:**

Arqiva - digital communications  
 BAA - Safeguarding  
 City Of London  
 City of Westminster  
 Civil Aviation Authority  
 Dept. for Communities & Local Government [for all types of casework in Annex A of Chief Planner's letter 10 March 2011 - see details on Xdrive]  
 EDF Energy  
 Environment Agency  
 Greater London Authority  
 Historic England  
 London Borough of Camden  
 London Borough of Islington  
 London Borough of Lambeth  
 London Borough of Lewisham  
 London Borough of Tower Hamlets  
 London City Airport  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Metropolitan Police Service (Designing out Crime)

Nats Limited, Safeguarding Office  
 Natural England - London Region & South East Region  
 Network Rail (Planning)  
 Port of London Authority  
 Royal Borough of Greenwich  
 Thames Water - Development Planning  
 The Royal Parks  
 Transport for London (referable & non-referable app notifications and pre-apps)  
 Twentieth Century Society

### Neighbour and local groups consulted:

Flat 21 Quadrant House SE1 0UW	Railway Arch 84 Scoresby Street SE1 0XN
Flat 22 Quadrant House SE1 0UW	Part Basement And Ground Floor 58-60 Stamford Street SE1 9LX
Flat 2 Quadrant House SE1 0UW	Basement Ground First To Third Floors Sungard Court Sungard Court SE1 8ND
Flat 20 Quadrant House SE1 0UW	Fourth Floor Sungard Court SE1 8ND
Flat 23 Quadrant House SE1 0UW	Basement To Ground Floor 209-215 Blackfriars Road SE1 8NL
Flat 26 Quadrant House SE1 0UW	Unit 505 Enterprise House SE1 9PG
Flat 27 Quadrant House SE1 0UW	Unit 506 Enterprise House SE1 9PG
Flat 24 Quadrant House SE1 0UW	Unit 411 Enterprise House SE1 9PG
Flat 25 Quadrant House SE1 0UW	Unit 504 Enterprise House SE1 9PG
Flat 19 Quadrant House SE1 0UW	Unit 508 Enterprise House SE1 9PG
Flat 12 Quadrant House SE1 0UW	Unit 509 Enterprise House SE1 9PG
Flat 13 Quadrant House SE1 0UW	Unit B04 Enterprise House SE1 9PG
Flat 10 Quadrant House SE1 0UW	Unit 201 Enterprise House SE1 9PG
Flat 11 Quadrant House SE1 0UW	Unit 202 Enterprise House SE1 9PG
Flat 14 Quadrant House SE1 0UW	Unit 410 Enterprise House SE1 9PG
Flat 17 Quadrant House SE1 0UW	Unit 402 Enterprise House SE1 9PG
Flat 18 Quadrant House SE1 0UW	Unit 403 Enterprise House SE1 9PG
Flat 15 Quadrant House SE1 0UW	Flat 12a 25 Broadwall SE1 9PS
Flat 16 Quadrant House SE1 0UW	Unit 401 Enterprise House SE1 9PG
Flat 6 Quadrant House SE1 0UW	Unit 404 Enterprise House SE1 9PG
Flat 7 Quadrant House SE1 0UW	Unit 408 Enterprise House SE1 9PG
Flat 4 Quadrant House SE1 0UW	Unit 409 Enterprise House SE1 9PG
Flat 5 Quadrant House SE1 0UW	Unit 405 Enterprise House SE1 9PG
Flat 8 Quadrant House SE1 0UW	Unit 406 To Unit 407 Enterprise House SE1 9PG
10 Rotherham Walk London SE1 0XE	Part First Floor West Friars Bridge Court SE1 8NZ
11 Rotherham Walk London SE1 0XE	First Floor Thameslink Friars Bridge Court SE1 8NZ
Flat 9 Quadrant House SE1 0UW	Eighth Floor Friars Bridge Court SE1 8NZ
1 Rotherham Walk London SE1 0XE	Part Ground Floor Connex Southern Eastern Friars Bridge Court SE1 8NZ
Flat 36 Quadrant House SE1 0UW	Part Fifth Floor Kitchen Friars Bridge Court SE1 8NZ
Flat 3 Quadrant House SE1 0UW	Unit 307 Enterprise House SE1 9PG
Flat 30 Quadrant House SE1 0UW	Part Basement And Part Ground Floor 58-60 Stamford Street SE1 9LX
Flat 28 Quadrant House SE1 0UW	Part Fifth Floor Friars Bridge Court SE1 8NZ
Flat 29 Quadrant House SE1 0UW	Fifth Floor Friars Bridge Court SE1 8NZ
Flat 31 Quadrant House SE1 0UW	Part Basement Restaurant Friars Bridge Court SE1 8NZ
Flat 34 Quadrant House SE1 0UW	Unit 101 Enterprise House SE1 9PG
Flat 35 Quadrant House SE1 0UW	Unit 102 Enterprise House SE1 9PG
Flat 32 Quadrant House SE1 0UW	First Floor 42-44 Dolben Street SE1 0UQ
Flat 33 Quadrant House SE1 0UW	Ground Floor 42-44 Dolben Street SE1 0UQ
10 Friars Close Bear Lane SE1 0UJ	Unit 301 Enterprise House SE1 9PG
11 Friars Close Bear Lane SE1 0UJ	Unit 304 Enterprise House SE1 9PG
8 Nicholson Street London SE1 0XP	Unit 306 Enterprise House SE1 9PG
1 Friars Close Bear Lane SE1 0UJ	Unit 302 Enterprise House SE1 9PG
12 Friars Close Bear Lane SE1 0UJ	Unit 303 Enterprise House SE1 9PG
15 Friars Close Bear Lane SE1 0UJ	First Floor 209-215 Blackfriars Road SE1 8NL
16 Friars Close Bear Lane SE1 0UJ	Third Floor 52-54 Stamford Street SE1 9LY
13 Friars Close Bear Lane SE1 0UJ	242b Blackfriars Road London SE1 9UF
14 Friars Close Bear Lane SE1 0UJ	Arches 3a And 3d Burrell Street SE1 0UL
6 Nicholson Street London SE1 0XP	And 14 11-11a Enterprise House SE1 9PQ

10 Nicholson Street London SE1 0XP  
 12 Nicholson Street London SE1 0XP  
 8 Brinton Walk London SE1 0XD  
 9 Brinton Walk London SE1 0XD  
 14 Nicholson Street London SE1 0XP  
 2 Nicholson Street London SE1 0XP  
 4 Nicholson Street London SE1 0XP  
 16 Nicholson Street London SE1 0XP  
 18 Nicholson Street London SE1 0XP  
 4 Friars Close Bear Lane SE1 0UJ  
 5 Friars Close Bear Lane SE1 0UJ  
 26 Friars Close Bear Lane SE1 0UJ  
 3 Friars Close Bear Lane SE1 0UJ  
 6 Friars Close Bear Lane SE1 0UJ

9 Friars Close Bear Lane SE1 0UJ

Flat 1 Quadrant House SE1 0UW  
 7 Friars Close Bear Lane SE1 0UJ  
 8 Friars Close Bear Lane SE1 0UJ  
 25 Friars Close Bear Lane SE1 0UJ  
 19 Friars Close Bear Lane SE1 0UJ  
 2 Friars Close Bear Lane SE1 0UJ  
 17 Friars Close Bear Lane SE1 0UJ  
 18 Friars Close Bear Lane SE1 0UJ  
 20 Friars Close Bear Lane SE1 0UJ  
 23 Friars Close Bear Lane SE1 0UJ  
 24 Friars Close Bear Lane SE1 0UJ  
 21 Friars Close Bear Lane SE1 0UJ  
 22 Friars Close Bear Lane SE1 0UJ  
 12 Rotherham Walk London SE1 0XE  
 Flat E Christchurch House SE1 0UX  
 111 Southwark Street London SE1 0JF  
 Flat C Christchurch House SE1 0UX  
 Flat D Christchurch House SE1 0UX  
 1 Burrell Street London SE1 0UL  
 113 Southwark Street London SE1 0JF  
 7 Burrell Street London SE1 0UN  
 Flat B Christchurch House SE1 0UX  
 Flat 4 Edward Edwards House SE1 0XL  
 Flat 5 Edward Edwards House SE1 0XL  
 Flat 38 Edward Edwards House SE1 0XL  
 Flat 39 Edward Edwards House SE1 0XL  
 Flat 6 Edward Edwards House SE1 0XL  
 Flat 9 Edward Edwards House SE1 0XL  
 Flat A Christchurch House SE1 0UX  
 Flat 7 Edward Edwards House SE1 0XL  
 Flat 8 Edward Edwards House SE1 0XL  
 Franciscan Court 16 Hatfields SE1 8DJ  
 Dominican Court 17 Hatfields SE1 8DJ  
 34 Blackfriars Road London SE1 8NZ  
 27 Blackfriars Road SE1 8NY  
 19 Hatfields London SE1 8DJ  
 19-23 Blackfriars Road London SE1 8ER  
 25 Blackfriars Road London SE1 8NY  
 49 Colombo Street London SE1 8DP  
 Railway Arch 9 Chancel Street SE1 0UR  
 Railway Arches Southwark Street SE1 0SW  
 Railway Arch 10 Chancel Street SE1 0UR  
 6 Burrell Street London SE1 0UN  
 1 Paris Garden London SE1 8NU  
 Wedge House 36 Blackfriars Road SE1 8PB  
 Post Office 52 Blackfriars Road SE1 8NN  
 9 Rotherham Walk London SE1 0XE  
 Flat 1 Edward Edwards House SE1 0XL  
 7 Rotherham Walk London SE1 0XE  
 8 Rotherham Walk London SE1 0XE  
 Flat 10 Edward Edwards House SE1 0XL  
 Flat 15 Edward Edwards House SE1 0XL  
 Flat 16 Edward Edwards House SE1 0XL

Part Basement Friars Bridge Court SE1 8NZ  
 Unit 305 To 305a Enterprise House SE1 9PG  
 Excluding Part First Floor Chadwick Court SE1 8DJ  
 Office 242 Blackfriars Road SE1 9UF  
 Second Floor Bastille Court SE1 8ND  
 Third Floor Bastille Court SE1 8ND  
 Third To Fourth Floor Friars Bridge Court SE1 8NZ  
 Rear Of Ludgate House SE1 8NW  
 Versailles Court 3 Paris Garden SE1 8ND  
 First Floor 52-54 Stamford Street SE1 9LX  
 Basement 52-54 Stamford Street SE1 9LX  
 Seventh Floor Sea Containers House SE1 9PD  
 Eight Floor Sea Containers House SE1 9PD  
 Second Floor Left South Wing Sea Containers House SE1 9PN  
 Second Floor Right South Wing Sea Containers House SE1 9PN  
 Multisports Courts Hatfields SE1 8ND  
 Unit 503 Enterprise House SE1 9PG  
 Unit 507 Enterprise House SE1 9PG  
 Unit 501 Enterprise House SE1 9PG  
 Unit 502 Enterprise House SE1 9PG  
 Excluding Part Third Floor Rennie House SE1 8DL  
 Lower Ground Floor 18 Hatfields SE1 8GN  
 Ground Floor 18 Hatfields SE1 8GN  
 Second Floor And Third Floor 18 Hatfields SE1 8GN  
 Unit 8 Basement Enterprise House SE1 9PQ  
 First Floor 18 Hatfields SE1 8GN  
 Ground And First Floor Rennie House SE1 8DL  
 Part Third Floor Rennie House SE1 8DL  
 Ground Floor 52-54 Stamford Street SE1 9LY  
 Second To Fourth Floor Rennie House SE1 8DL  
 Apartment 2801 55 Upper Ground SE1 9EY  
 Apartment 2802 55 Upper Ground SE1 9EY  
 Apartment 2705 55 Upper Ground SE1 9EY  
 Apartment 2706 55 Upper Ground SE1 9EY  
 Apartment 2803 55 Upper Ground SE1 9EY  
 Apartment 2806 55 Upper Ground SE1 9EY  
 Apartment 2901 55 Upper Ground SE1 9EY  
 Apartment 2804 55 Upper Ground SE1 9EY  
 Apartment 2805 55 Upper Ground SE1 9EY  
 Apartment 2704 55 Upper Ground SE1 9EY  
 Apartment 2603 55 Upper Ground SE1 9EY  
 Apartment 2604 55 Upper Ground SE1 9EY  
 Apartment 2601 55 Upper Ground SE1 9EY  
 Apartment 2602 55 Upper Ground SE1 9EY  
 Apartment 2605 55 Upper Ground SE1 9EY  
 Apartment 2702 55 Upper Ground SE1 9EY  
 Apartment 2703 55 Upper Ground SE1 9EY  
 Apartment 2606 55 Upper Ground SE1 9EY  
 Apartment 2701 55 Upper Ground SE1 9EY  
 Apartment 3102 55 Upper Ground SE1 9EY  
 Apartment 3103 55 Upper Ground SE1 9EY  
 Apartment 3006 55 Upper Ground SE1 9EY  
 Apartment 3101 55 Upper Ground SE1 9EY  
 Apartment 3104 55 Upper Ground SE1 9EY  
 Apartment 3201 55 Upper Ground SE1 9EY  
 Apartment 3202 55 Upper Ground SE1 9EY  
 Apartment 3105 55 Upper Ground SE1 9EY  
 Apartment 3106 55 Upper Ground SE1 9EY  
 Apartment 3005 55 Upper Ground SE1 9EY  
 Apartment 2904 55 Upper Ground SE1 9EY  
 Apartment 2905 55 Upper Ground SE1 9EY  
 Apartment 2902 55 Upper Ground SE1 9EY  
 Apartment 2903 55 Upper Ground SE1 9EY  
 Apartment 2906 55 Upper Ground SE1 9EY  
 Apartment 3003 55 Upper Ground SE1 9EY  
 Apartment 3004 55 Upper Ground SE1 9EY  
 Apartment 3001 55 Upper Ground SE1 9EY  
 Apartment 3002 55 Upper Ground SE1 9EY





H 69 6 Paris Garden SE1 8DJ  
 H 66 6 Paris Garden SE1 8DJ  
 H 67 6 Paris Garden SE1 8DJ  
 H 70 6 Paris Garden SE1 8DJ  
 H 73 6 Paris Garden SE1 8DJ  
 H 74 6 Paris Garden SE1 8DJ  
 H 71 6 Paris Garden SE1 8DJ  
 H 72 6 Paris Garden SE1 8DJ  
 H 65 6 Paris Garden SE1 8DJ  
 H 58 6 Paris Garden SE1 8DJ  
 H 59 6 Paris Garden SE1 8DJ  
 H 56 6 Paris Garden SE1 8DJ  
 H 57 6 Paris Garden SE1 8DJ  
 H 60 6 Paris Garden SE1 8DJ  
 H 63 6 Paris Garden SE1 8DJ  
 H 64 6 Paris Garden SE1 8DJ  
 H 61 6 Paris Garden SE1 8DJ  
 H 62 6 Paris Garden SE1 8DJ  
 Pg 3 6 Paris Garden SE1 8DJ  
 Pg 4 6 Paris Garden SE1 8DJ  
 Pg 1 6 Paris Garden SE1 8DJ  
 Pg 2 6 Paris Garden SE1 8DJ  
 Pg 5 6 Paris Garden SE1 8DJ  
 Pg 8 6 Paris Garden SE1 8DJ  
 Pg 9 6 Paris Garden SE1 8DJ  
 Pg 6 6 Paris Garden SE1 8DJ  
 Pg 7 6 Paris Garden SE1 8DJ  
 H 84 6 Paris Garden SE1 8DJ  
 H 77 6 Paris Garden SE1 8DJ  
 H 78 6 Paris Garden SE1 8DJ  
 H 75 6 Paris Garden SE1 8DJ  
 H 76 6 Paris Garden SE1 8DJ  
 H 79 6 Paris Garden SE1 8DJ  
 H 82 6 Paris Garden SE1 8DJ  
 H 83 6 Paris Garden SE1 8DJ  
 H 80 6 Paris Garden SE1 8DJ  
 H 81 6 Paris Garden SE1 8DJ  
 Pg 48 6 Paris Garden SE1 8DJ  
 Eleventh Floor South 240 Blackfriars Road SE1 8NW  
 Part Second Floor West Friars Bridge Court SE1 8NZ  
 Ninth And Tenth Floors 240 Blackfriars Road SE1 8NW  
 Eleventh Floor North 240 Blackfriars Road SE1 8NW  
 Part Second Floor East Friars Bridge Court SE1 8NZ  
 Units 205 And 206 Enterprise House SE1 9PG  
 Unit 207 Enterprise House SE1 9PG  
 Fifth Floor New Kings Beam House SE1 9PD  
 Eighth Floor New Kings Beam House SE1 9PD  
 Sixth Floor 240 Blackfriars Road SE1 8NW  
 Riskiq New Kings Beam House SE1 9PD  
 Basement Ground And First Floors Dominican Court SE1 8DJ  
 Second Floor Dominican Court SE1 8DJ  
 First To Third Floors 240 Blackfriars Road SE1 8NW  
 Fourth To Fifth Floors 240 Blackfriars Road SE1 8NW  
 Third Floor Dominican Court SE1 8DJ  
 Pro Insight Colombo Centre SE1 8DP  
 14 Brinton Walk London SE1 0XD  
 2 Brinton Walk London SE1 0XD  
 12 Brinton Walk London SE1 0XD  
 13 Brinton Walk London SE1 0XD  
 3 Brinton Walk London SE1 0XD  
 6 Brinton Walk London SE1 0XD  
 7 Brinton Walk London SE1 0XD  
 4 Brinton Walk London SE1 0XD  
 5 Brinton Walk London SE1 0XD  
 11 Brinton Walk London SE1 0XD  
 36 Ludgate House 245 Blackfriars Road SE1 9UF  
 Ross House 144 Southwark Street SE1 0UP  
 Unit 503 Enterprise House SE1 9PG  
 Unit B11a Enterprise House SE1 9PG  
 1 Brinton Walk London SE1 0XD  
 H 36 6 Paris Garden SE1 8DJ  
 H 37 6 Paris Garden SE1 8DJ  
 H 40 6 Paris Garden SE1 8DJ  
 H 43 6 Paris Garden SE1 8DJ  
 H 44 6 Paris Garden SE1 8DJ  
 H 41 6 Paris Garden SE1 8DJ  
 H 42 6 Paris Garden SE1 8DJ  
 Apartment 3604 55 Upper Ground SE1 9EY  
 Apartment 3701 55 Upper Ground SE1 9EY  
 Apartment 3602 55 Upper Ground SE1 9EY  
 Apartment 3603 55 Upper Ground SE1 9EY  
 Apartment 3702 55 Upper Ground SE1 9EY  
 Apartment 3803 55 Upper Ground SE1 9EY  
 Apartment 3901 55 Upper Ground SE1 9EY  
 Apartment 3801 55 Upper Ground SE1 9EY  
 Apartment 3802 55 Upper Ground SE1 9EY  
 Apartment 3601 55 Upper Ground SE1 9EY  
 Apartment 3206 55 Upper Ground SE1 9EY  
 Apartment 3401 55 Upper Ground SE1 9EY  
 Apartment 3204 55 Upper Ground SE1 9EY  
 Apartment 3205 55 Upper Ground SE1 9EY  
 Apartment 3402 55 Upper Ground SE1 9EY  
 Apartment 3405 55 Upper Ground SE1 9EY  
 Apartment 3406 55 Upper Ground SE1 9EY  
 Apartment 3403 55 Upper Ground SE1 9EY  
 Apartment 3404 55 Upper Ground SE1 9EY  
 H 10 6 Paris Garden SE1 8DJ  
 H 11 6 Paris Garden SE1 8DJ  
 H 8 6 Paris Garden SE1 8DJ  
 H 9 6 Paris Garden SE1 8DJ  
 H 12 6 Paris Garden SE1 8DJ  
 H 15 6 Paris Garden SE1 8DJ  
 H 16 6 Paris Garden SE1 8DJ  
 H 13 6 Paris Garden SE1 8DJ  
 H 14 6 Paris Garden SE1 8DJ  
 H 7 6 Paris Garden SE1 8DJ  
 6 Paris Garden London SE1 8ND  
 H 1 6 Paris Garden SE1 8DJ  
 Apartment 3902 55 Upper Ground SE1 9EY  
 Apartment 4001 55 Upper Ground SE1 9EY  
 H 2 6 Paris Garden SE1 8DJ  
 H 5 6 Paris Garden SE1 8DJ  
 H 6 6 Paris Garden SE1 8DJ  
 H 3 6 Paris Garden SE1 8DJ  
 H 4 6 Paris Garden SE1 8DJ  
 Flat 5 1 Treveris Street SE1 0FW  
 Flat 6 1 Treveris Street SE1 0FW  
 Flat 3 1 Treveris Street SE1 0FW  
 Flat 4 1 Treveris Street SE1 0FW  
 Flat 7 1 Treveris Street SE1 0FW  
 Flat 10 1 Treveris Street SE1 0FW  
 Flat 11 1 Treveris Street SE1 0FW  
 Flat 8 1 Treveris Street SE1 0FW  
 Flat 9 1 Treveris Street SE1 0FW  
 Units 1 And 2 1 Treveris Street SE1 0FW  
 Apartment 9 235 Blackfriars Road SE1 8NW  
 Apartment 10 235 Blackfriars Road SE1 8NW  
 Apartment 7 235 Blackfriars Road SE1 8NW  
 Apartment 8 235 Blackfriars Road SE1 8NW  
 Mondrian Sea Containers House SE1 9PD  
 Fifth Floor Ludgate House SE1 9UX  
 Apartment 1110 55 Upper Ground SE1 9EY  
 Apartment 1111 55 Upper Ground SE1 9EY  
 Apartment 1108 55 Upper Ground SE1 9EY  
 Apartment 1109 55 Upper Ground SE1 9EY  
 Apartment 1201 55 Upper Ground SE1 9EY  
 Apartment 1204 55 Upper Ground SE1 9EY  
 Apartment 1205 55 Upper Ground SE1 9EY  
 Apartment 1202 55 Upper Ground SE1 9EY  
 Apartment 1203 55 Upper Ground SE1 9EY

10 Brinton Walk London SE1 0XD  
 115 Southwark Street London SE1 0JF  
 Pg 61 6 Paris Garden SE1 8DJ  
 Pg 62 6 Paris Garden SE1 8DJ  
 Pg 59 6 Paris Garden SE1 8DJ  
 Pg 60 6 Paris Garden SE1 8DJ  
 Pg 63 6 Paris Garden SE1 8DJ  
 Pg 66 6 Paris Garden SE1 8DJ  
 Pg 67 6 Paris Garden SE1 8DJ  
 Pg 64 6 Paris Garden SE1 8DJ  
 Pg 65 6 Paris Garden SE1 8DJ  
 Pg 58 6 Paris Garden SE1 8DJ  
 Pg 51 6 Paris Garden SE1 8DJ  
 Pg 52 6 Paris Garden SE1 8DJ  
 Pg 49 6 Paris Garden SE1 8DJ  
 Pg 50 6 Paris Garden SE1 8DJ  
 Pg 53 6 Paris Garden SE1 8DJ  
 Pg 56 6 Paris Garden SE1 8DJ  
 Pg 57 6 Paris Garden SE1 8DJ  
 Pg 54 6 Paris Garden SE1 8DJ  
 Pg 55 6 Paris Garden SE1 8DJ  
 Blackfriars Station Hopton Street SE1 9JH  
  
 Bon Voyage Blackfriars Station SE1 9JH  
 Pg 78 6 Paris Garden SE1 8DJ  
  
 Pg 0 6 Paris Garden SE1 8DJ  
 15-25 Paris Garden London SE1 8DL  
 20 Upper Ground London SE1 9PD  
 4-5 Burrell Street London SE1 0UN  
 33 Hatfields London SE1 8DJ  
 Unit 1 240 Blackfriars Road SE1 8NW  
 Pg 77 6 Paris Garden SE1 8DJ  
 Pg 70 6 Paris Garden SE1 8DJ  
 Pg 71 6 Paris Garden SE1 8DJ  
 Pg 68 6 Paris Garden SE1 8DJ  
 Pg 69 6 Paris Garden SE1 8DJ  
 Pg 72 6 Paris Garden SE1 8DJ  
 Pg 75 6 Paris Garden SE1 8DJ  
 Pg 76 6 Paris Garden SE1 8DJ  
 Pg 73 6 Paris Garden SE1 8DJ  
 Pg 74 6 Paris Garden SE1 8DJ  
 Colombo Centre 34-68 Colombo Street SE1 8DP  
 Flat 51 River Court SE1 9PE  
 Flat 52 River Court SE1 9PE  
 Flat 5 River Court SE1 9PE  
 Flat 50 River Court SE1 9PE  
 Flat 53 River Court SE1 9PE  
 Flat 56 River Court SE1 9PE  
 Flat 6 River Court SE1 9PE  
 Flat 54 River Court SE1 9PE  
 Flat 55 River Court SE1 9PE  
 Flat 49 River Court SE1 9PE  
 Flat 42 River Court SE1 9PE  
 Flat 43 River Court SE1 9PE  
 Flat 40 River Court SE1 9PE  
 Flat 41 River Court SE1 9PE  
 Flat 44 River Court SE1 9PE  
 Flat 47 River Court SE1 9PE  
 Flat 48 River Court SE1 9PE  
 Flat 45 River Court SE1 9PE  
 Flat 46 River Court SE1 9PE  
 1 Milroy Walk London SE1 9LW  
 4 Milroy Walk London SE1 9LW  
 5 Milroy Walk London SE1 9LW  
 14 Milroy Walk London SE1 9LW  
 12-13 Milroy Walk London SE1 9LW  
 Flat 1 25 Broadwall SE1 9PS  
 The Mad Hatter 3-7 Stamford Street SE1 9NY  
 56 Stamford Street London SE1 9LX  
  
 Apartment 1107 55 Upper Ground SE1 9EY  
 Apartment 1101 55 Upper Ground SE1 9EY  
 20 Stamford Street London SE1 9LQ  
 9 Upper Ground London SE1 9LP  
 Apartment 1102 55 Upper Ground SE1 9EY  
 Apartment 1105 55 Upper Ground SE1 9EY  
 Apartment 1106 55 Upper Ground SE1 9EY  
 Apartment 1103 55 Upper Ground SE1 9EY  
 Apartment 1104 55 Upper Ground SE1 9EY  
 240 Blackfriars Road London SE1 8NW  
 Apartment 1 235 Blackfriars Road SE1 8NW  
 235 Blackfriars Road London SE1 8NW  
 Apartment 2 235 Blackfriars Road SE1 8NW  
 Apartment 5 235 Blackfriars Road SE1 8NW  
 Apartment 6 235 Blackfriars Road SE1 8NW  
 Apartment 3 235 Blackfriars Road SE1 8NW  
 Apartment 4 235 Blackfriars Road SE1 8NW  
 Annexe Part First Floor Friars Bridge Court SE1 8NZ  
 Unit B03 Enterprise House SE1 9PG  
 Units G06 07 08 Enterprise House SE1 9PG  
 Large Store Part Basement Friars Bridge Court SE1 8NZ  
 Managment Office Part Ground Floor Friars Bridge Court SE1 8NZ  
 Part First Floor East Friars Bridge Court SE1 8NZ  
 Former Bin Store Part Ground Floor Friars Bridge Court SE1 8NZ  
 Apartment 1206 55 Upper Ground SE1 9EY  
 Apartment 1703 55 Upper Ground SE1 9EY  
 Apartment 1704 55 Upper Ground SE1 9EY  
 Apartment 1701 55 Upper Ground SE1 9EY  
 Apartment 1702 55 Upper Ground SE1 9EY  
 Apartment 1705 55 Upper Ground SE1 9EY  
 Apartment 1708 55 Upper Ground SE1 9EY  
 Apartment 1709 55 Upper Ground SE1 9EY  
 Apartment 1706 55 Upper Ground SE1 9EY  
 Apartment 1707 55 Upper Ground SE1 9EY  
 Apartment 1610 55 Upper Ground SE1 9EY  
 Apartment 1603 55 Upper Ground SE1 9EY  
 Apartment 1604 55 Upper Ground SE1 9EY  
 Apartment 1601 55 Upper Ground SE1 9EY  
 Apartment 1602 55 Upper Ground SE1 9EY  
 Apartment 1605 55 Upper Ground SE1 9EY  
 Apartment 1608 55 Upper Ground SE1 9EY  
 Apartment 1609 55 Upper Ground SE1 9EY  
 Apartment 1606 55 Upper Ground SE1 9EY  
 Apartment 1607 55 Upper Ground SE1 9EY  
 Apartment 1902 55 Upper Ground SE1 9EY  
 Apartment 1903 55 Upper Ground SE1 9EY  
 Apartment 1810 55 Upper Ground SE1 9EY  
 Apartment 1901 55 Upper Ground SE1 9EY  
 Apartment 1904 55 Upper Ground SE1 9EY  
 Apartment 1907 55 Upper Ground SE1 9EY  
 Apartment 1908 55 Upper Ground SE1 9EY  
 Apartment 1905 55 Upper Ground SE1 9EY  
 Apartment 1906 55 Upper Ground SE1 9EY  
 Apartment 1809 55 Upper Ground SE1 9EY  
 Apartment 1802 55 Upper Ground SE1 9EY  
 Apartment 1803 55 Upper Ground SE1 9EY  
 Apartment 1710 55 Upper Ground SE1 9EY  
 Apartment 1801 55 Upper Ground SE1 9EY  
 Apartment 1804 55 Upper Ground SE1 9EY  
 Apartment 1807 55 Upper Ground SE1 9EY  
 Apartment 1808 55 Upper Ground SE1 9EY  
 Apartment 1805 55 Upper Ground SE1 9EY  
 Apartment 1806 55 Upper Ground SE1 9EY  
 Apartment 1308 55 Upper Ground SE1 9EY  
 Apartment 1309 55 Upper Ground SE1 9EY  
 Apartment 1306 55 Upper Ground SE1 9EY  
 Apartment 1307 55 Upper Ground SE1 9EY  
 Apartment 1310 55 Upper Ground SE1 9EY

Flat 9 River Court SE1 9PE  
 Flat 7 River Court SE1 9PE  
 Flat 8 River Court SE1 9PE  
 Unit 1 23 Broadwall SE1 9PL  
 The Stamford Arms 62 Stamford Street SE1 9LX  
 1 Stamford Street London SE1 9NT  
 69-71 Upper Ground London SE1 9PQ  
 Flat 16 River Court SE1 9PE  
 Flat 17 River Court SE1 9PE  
 Flat 14 River Court SE1 9PE  
 Flat 15 River Court SE1 9PE  
 Flat 18 River Court SE1 9PE  
 Flat 20 River Court SE1 9PE  
 Flat 21 River Court SE1 9PE  
 Flat 19 River Court SE1 9PE  
 Flat 2 River Court SE1 9PE  
 Flat 13 River Court SE1 9PE  
 Flat 85 River Court SE1 9PB  
 Flat 86 River Court SE1 9PB  
 Flat 83 River Court SE1 9PB  
 Flat 84 River Court SE1 9PB  
 Flat 87 River Court SE1 9PB  
 Flat 11 River Court SE1 9PE  
 Flat 12 River Court SE1 9PE  
 Flat 1 River Court SE1 9PE  
 Flat 10 River Court SE1 9PE  
 Flat 34 River Court SE1 9PE  
 Flat 35 River Court SE1 9PE  
 Flat 31 River Court SE1 9PE  
 Flat 32 River Court SE1 9PE  
 Flat 36 River Court SE1 9PE  
 Flat 39 River Court SE1 9PE  
 Flat 4 River Court SE1 9PE  
 Flat 37 River Court SE1 9PE  
 Flat 38 River Court SE1 9PE  
 Flat 30 River Court SE1 9PE  
 Flat 24 River Court SE1 9PE  
 Flat 25 River Court SE1 9PE  
 Flat 22 River Court SE1 9PE  
 Flat 23 River Court SE1 9PE  
 Flat 26 River Court SE1 9PE  
 Flat 29 River Court SE1 9PE  
 Flat 3 River Court SE1 9PE  
 Flat 27 River Court SE1 9PE  
 Flat 28 River Court SE1 9PE  
 Flat 2 25 Broadwall SE1 9PS  
 Unit 4 Basement Enterprise House SE1 9PQ  
 Unit 7 Basement Enterprise House SE1 9PQ  
 Railway Arch 10 Treveris Street SE1 0UH  
 Unit 2 Enterprise House SE1 9PQ  
 Ground Floor East Wing Sea Containers House SE1 9PD  
 Units 6 And 6a Enterprise House SE1 9PQ  
 3 Enterprise House 59-65 Upper Ground SE1 9PQ  
 Fifth Floor South Wing Sea Containers House SE1 9PN  
 Third Floor South Wing Sea Containers House SE1 9PN  
 Railway Arch 80 Scoresby Street SE1 0XN  
 Sampson House 64 Hopton Street SE1 9JH  
 Railway Arch 81 Scoresby Street SE1 0XN  
 Wakefield House 9-11 Stamford Street SE1 9NT  
 23 Stamford Street London SE1 9NT  
 Railway Arch 82 Scoresby Street SE1 0XN  
 Railway Arch 85 Scoresby Street SE1 0XN  
 Unit B1 Enterprise House SE1 9PQ  
 Unit B2 Enterprise House SE1 9PQ  
 Shop Enterprise House SE1 9PQ  
 5b Enterprise House 59-65 Upper Ground SE1 9PQ  
 Unit 6 Basement Enterprise House SE1 9PQ  
 5 Enterprise House 59-65 Upper Ground SE1 9PQ  
 5a Enterprise House 59-65 Upper Ground SE1 9PQ  
 9 Enterprise House 59-65 Upper Ground SE1 9PQ  
 Apartment 1402 55 Upper Ground SE1 9EY  
 Apartment 1403 55 Upper Ground SE1 9EY  
 Apartment 1311 55 Upper Ground SE1 9EY  
 Apartment 1401 55 Upper Ground SE1 9EY  
 Apartment 1305 55 Upper Ground SE1 9EY  
 Apartment 1209 55 Upper Ground SE1 9EY  
 Apartment 1210 55 Upper Ground SE1 9EY  
 Apartment 1207 55 Upper Ground SE1 9EY  
 Apartment 1208 55 Upper Ground SE1 9EY  
 Apartment 1211 55 Upper Ground SE1 9EY  
 Apartment 1303 55 Upper Ground SE1 9EY  
 Apartment 1304 55 Upper Ground SE1 9EY  
 Apartment 1301 55 Upper Ground SE1 9EY  
 Apartment 1302 55 Upper Ground SE1 9EY  
 Apartment 1505 55 Upper Ground SE1 9EY  
 Apartment 1506 55 Upper Ground SE1 9EY  
 Apartment 1503 55 Upper Ground SE1 9EY  
 Apartment 1504 55 Upper Ground SE1 9EY  
 Apartment 1507 55 Upper Ground SE1 9EY  
 Apartment 1510 55 Upper Ground SE1 9EY  
 Apartment 1511 55 Upper Ground SE1 9EY  
 Apartment 1508 55 Upper Ground SE1 9EY  
 Apartment 1509 55 Upper Ground SE1 9EY  
 Apartment 1502 55 Upper Ground SE1 9EY  
 Apartment 1406 55 Upper Ground SE1 9EY  
 Apartment 1407 55 Upper Ground SE1 9EY  
 Apartment 1404 55 Upper Ground SE1 9EY  
 Apartment 1405 55 Upper Ground SE1 9EY  
 Apartment 1408 55 Upper Ground SE1 9EY  
 Apartment 1411 55 Upper Ground SE1 9EY  
 Apartment 1501 55 Upper Ground SE1 9EY  
 Apartment 1409 55 Upper Ground SE1 9EY  
 Apartment 1410 55 Upper Ground SE1 9EY  
 4 Climsland House Duchy Street SE1 8AF  
 7 Climsland House Duchy Street SE1 8AF  
 9 Climsland House Duchy Street SE1 8AF  
 11 Climsland House Duchy Street SE1 8AF  
 14 Climsland House Duchy Street SE1 8AF  
 16 Climsland House Duchy Street SE1 8AF  
 Flat 8, Block B Peabody Estate SE1 8AQ  
 Flat 11, Block E Peabody Estate SE1 8AL  
 83 Roupell Street London SE1 8SU  
 Flat 1 Block L Peabody Estate SE1 8AR  
 Flat 8 Block H Peabody Estate SE1 8AP  
 Flat 14 Block N Peabody Estate SE1 8DS  
 Estate Office Block A Peabody Estate SE1 8AG  
 Flat 11 Block A Peabody Estate SE1 8AG  
 Flat 10 Block G Peabody Estate SE1 8AW  
 Flat 6 Block L Peabody Estate SE1 8AR  
 Flat 5 Block F Peabody Estate SE1 8AN  
 Flat 9 Block F Peabody Estate SE1 8AN  
 Flat 13 Block O Peabody Estate SE1 8DT  
 Flat 10 Block A Peabody Estate SE1 8AG  
 Flat 8 Block O Peabody Estate SE1 8DT  
 Flat B 77 Roupell Street SE1 8SS  
 Flat 7 Block B Peabody Estate SE1 8AQ  
 Flat 6 Block G Peabody Estate SE1 8AW  
 Flat 7 Block N Peabody Estate SE1 8DS  
 Flat 18 57 Stamford Street SE1 9DJ  
 Flat 1 57 Stamford Street SE1 9DJ  
 Flat 10 57 Stamford Street SE1 9DJ  
 Flat 14 57 Stamford Street SE1 9DJ  
 Flat 27 57 Stamford Street SE1 9DJ  
 Flat 34 47 Stamford Street SE1 9DJ  
 Flat 52 57 Stamford Street SE1 9DJ  
 3 Climsland House Duchy Street SE1 8AF  
 5 Climsland House Duchy Street SE1 8AF  
 12 Climsland House Duchy Street SE1 8AF  
 18 Climsland House Duchy Street SE1 8AF  
 Flat 14 Block G Peabody Estate SE1 8AW

Unit 204 Enterprise House SE1 9PG  
 15 Enterprise House 59-65 Upper Ground SE1 9PQ  
 Unit 10 Enterprise House SE1 9PQ  
 Unit 203 Enterprise House SE1 9PG  
 Flat 16 25 Broadwall SE1 9PS  
 3 Burrell Street London SE1 0UL  
 Flat 14 25 Broadwall SE1 9PS  
 Flat 15 25 Broadwall SE1 9PS  
 Flat 2 45 Dolben Street SE1 0UQ  
 Second Floor And Third Floor Flat 26 Blackfriars Road SE1 8NY  
 Flat 1 45 Dolben Street SE1 0UQ  
 Doggetts Coat And Badge Blackfriars Bridge SE1 9UD  
 Flat Above Prince William Henry SE1 8NL  
 Flat 12 25 Broadwall SE1 9PS  
 Flat 5 25 Broadwall SE1 9PS  
 Flat 6 25 Broadwall SE1 9PS  
 Flat 3 25 Broadwall SE1 9PS  
 Flat 4 25 Broadwall SE1 9PS  
 Flat 7 25 Broadwall SE1 9PS  
 Flat 10 25 Broadwall SE1 9PS  
 Flat 11 25 Broadwall SE1 9PS  
 Flat 8 25 Broadwall SE1 9PS  
 Flat 9 25 Broadwall SE1 9PS  
 Fourth Floor Broadwall House SE1 9PL  
 Railway Arches 3 And 3a And 3c And 3d And 3e And 3f Burrell Street SE1 0UL  
 Railway Arch 1 Invicta Plaza SE1 9UF  
 First Floor Broadwall House SE1 9PL  
 Railway Arches 6 Burrell Street SE1 0UL  
 Railway Arch 8 To 8a Chancel Street SE1 0UX  
 Part First Floor Chadwick Court SE1 8DJ  
 Part Basement And Part Ground Floor Christchurch House SE1 0UX  
 Part Basement Ground Floor First Floor And Second Floor 6 Chancel Street SE1 0UX  
 Flat 3 Suthring House SE1 8NL  
 Flat 4 Suthring House SE1 8NL  
 Flat 1 Suthring House SE1 8NL  
 Flat 2 Suthring House SE1 8NL  
 Flat 5 Suthring House SE1 8NL  
 Basement To Second Floors Great Surrey House SE1 8NH  
 Third Floor Great Surrey House SE1 8NH  
 7 Bear Lane London SE1 0UJ  
 Basement Ground Floor And First Floor 26 Blackfriars Road SE1 8NY  
 Flat 3 Rennie Court SE1 9LP  
 Flat 30 Rennie Court SE1 9LP  
 Flat 28 Rennie Court SE1 9LP  
 Flat 29 Rennie Court SE1 9LP  
 Flat 31 Rennie Court SE1 9LP  
 Flat 34 Rennie Court SE1 9LP  
 Flat 35 Rennie Court SE1 9LP  
 Flat 32 Rennie Court SE1 9LP  
 Flat 33 Rennie Court SE1 9LP  
 Flat 27 Rennie Court SE1 9LP  
 Flat 20 Rennie Court SE1 9LP  
 Flat 21 Rennie Court SE1 9LP  
 Flat 19 Rennie Court SE1 9LP  
 Flat 2 Rennie Court SE1 9LP  
 Flat 22 Rennie Court SE1 9LP  
 Flat 25 Rennie Court SE1 9LP  
 Flat 26 Rennie Court SE1 9LP  
 Flat 23 Rennie Court SE1 9LP  
 Flat 24 Rennie Court SE1 9LP  
 Flat 47 Rennie Court SE1 9LP  
 Flat 48 Rennie Court SE1 9LP  
 Flat 45 Rennie Court SE1 9LP  
 Flat 46 Rennie Court SE1 9LP  
 Flat 49 Rennie Court SE1 9LP  
 Flat 51 Rennie Court SE1 9LP  
 Flat 8 Block F Peabody Estate SE1 8AN  
 Flat 10 Block N Peabody Estate SE1 8DS  
 Flat 8 Block K Peabody Estate SE1 8AS  
 Flat 4 Block H Peabody Estate SE1 8AP  
 Flat 6 Block O Peabody Estate SE1 8DT  
 Flat 3 Block B Peabody Estate SE1 8AQ  
 Flat 14 Block H Peabody Estate SE1 8AP  
 86 Hatfields London SE1 8DH  
 Flat 1 Block E Peabody Estate SE1 8AL  
 Flat 14 Block O Peabody Estate SE1 8DT  
 Flat 5 Block A Peabody Estate SE1 8AG  
 Flat 9 Block B Peabody Estate SE1 8AQ  
 Flat 13 Block E Peabody Estate SE1 8AL  
 78 Hatfields London SE1 8DH  
 Flat 4 Block N Peabody Estate SE1 8DS  
 Flat 12 Block N Peabody Estate SE1 8DS  
 1 Roupell Street London SE1 8SP  
 Flat 2 Block H Peabody Estate SE1 8AP  
 72 Hatfields London SE1 8DH  
 Flat 16 57 Stamford Street SE1 9DJ  
 Flat 4 57 Stamford Street SE1 9DJ  
 Flat 6 57 Stamford Street SE1 9DJ  
 Flat 26 57 Stamford Street SE1 9DJ  
 Flat 30 57 Stamford Street SE1 9DJ  
 Flat 35 57 Stamford Street SE1 9DJ  
 Flat 46 57 Stamford Street SE1 9DJ  
 Flat 48 57 Stamford Street SE1 9DJ  
 Flat 51 57 Stamford Street SE1 9DJ  
 Flat 54 57 Stamford Street SE1 9DJ  
 76 Hatfields London SE1 8DH  
 1 Climsland House Duchy Street SE1 8AF  
 15 Climsland House Duchy Street SE1 8AF  
 Flat 14 Block B Peabody Estate SE1 8AQ  
 Flat 2 Block K Peabody Estate SE1 8AS  
 Flat 3 Block K Peabody Estate SE1 8AS  
 Flat 7 Block M Peabody Estate SE1 8DR  
 Flat 14 Block M Peabody Estate SE1 8DR  
 Flat 12 Block B Peabody Estate SE1 8AQ  
 Flat 4 Block G Peabody Estate SE1 8AW  
 Flat 5 Block E Peabody Estate SE1 8AL  
 8 Climsland House Duchy Street SE1 8AF  
 Flat 12 Block A Peabody Estate SE1 8AG  
 Flat 7 Block E Peabody Estate SE1 8AL  
 Flat 9 Block E Peabody Estate SE1 8AL  
 Flat 11 Block F Peabody Estate SE1 8AN  
 Flat 3 Block G Peabody Estate SE1 8AW  
 Flat 9 Block G Peabody Estate SE1 8AW  
 Flat 1 Block K Peabody Estate SE1 8AS  
 Flat 13 Block N Peabody Estate SE1 8DS  
 84 Roupell Street London SE1 8SU  
 Flat 1 Block H Peabody Estate SE1 8AP  
 Flat 9 57 Stamford Street SE1 9DJ  
 Flat 11 57 Stamford Street SE1 9DJ  
 Flat 15 57 Stamford Street SE1 9DJ  
 Flat 11 Block M Peabody Estate SE1 8DR  
 Flat 28 57 Stamford Street SE1 9DJ  
 Flat 31 57 Stamford Street SE1 9DJ  
 Flat 32 47 Stamford Street SE1 9DJ  
 Flat 36 57 Stamford Street SE1 9DJ  
 Flat 39 57 Stamford Street SE1 9DJ  
 Flat 47 57 Stamford Street SE1 9DJ  
 Flat 53 57 Stamford Street SE1 9DJ  
 Flat 66 Hatfields SE1 8DH  
 Store Rear Of Block H Peabody Estate SE1 8AP  
 Flat A 57 Stamford Street SE1 9DJ  
 82 Hatfields London SE1 8DH

Flat 52 Rennie Court SE1 9LP  
 Flat 5 Rennie Court SE1 9LP  
 Flat 50 Rennie Court SE1 9LP  
 Flat 44 Rennie Court SE1 9LP  
 Flat 38 Rennie Court SE1 9LP  
 Flat 39 Rennie Court SE1 9LP  
 Flat 36 Rennie Court SE1 9LP  
 Flat 37 Rennie Court SE1 9LP  
 Flat 4 Rennie Court SE1 9LP  
 Flat 42 Rennie Court SE1 9LP  
 Flat 43 Rennie Court SE1 9LP  
 Flat 40 Rennie Court SE1 9LP  
 Flat 41 Rennie Court SE1 9LP  
 Sixth Floor Sea Containers House SE1 9LH  
 22 Stamford Street London SE1 9LJ  
 Kings Reach Tower Stamford Street SE1 9LS  
 216-219 Blackfriars Road London SE1 8NL  
 Prince Albert 76 Colombo Street SE1 8DP  
 Rose And Crown 47 Colombo Street SE1 8DP  
 24 Blackfriars Road London SE1 8NY  
 45 Colombo Street London SE1 8EE  
 202 Blackfriars Road London SE1 8NJ  
 Flat 11 Rennie Court SE1 9LP  
 Flat 12 Rennie Court SE1 9LP  
 Flat 1 Rennie Court SE1 9LP  
 Flat 10 Rennie Court SE1 9LP  
 Flat 13 Rennie Court SE1 9LP  
 Flat 16 Rennie Court SE1 9LP  
 Flat 18 Rennie Court SE1 9LP  
 Flat 14 Rennie Court SE1 9LP  
 Flat 15 Rennie Court SE1 9LP  
 242 Blackfriars Road London SE1 9UF  
 15 Milroy Walk London SE1 9LW  
 2 Milroy Walk London SE1 9LW  
 10-11 Milroy Walk London SE1 9LW  
 3 Milroy Walk London SE1 9LW  
 9 Milroy Walk London SE1 9LW  
 25 Stamford Street London SE1 9NT  
 6 Milroy Walk London SE1 9LW  
 7 Milroy Walk London SE1 9LW  
 Flat 53 Rennie Court SE1 9LP  
 Flat 57 River Court SE1 9PB  
 Flat 58 River Court SE1 9PB  
 Flat 98 Rennie Court SE1 9NZ  
 Flat 99 Rennie Court SE1 9NZ  
 Flat 59 River Court SE1 9PB  
 Flat 62 River Court SE1 9PB  
 Flat 63 River Court SE1 9PB  
 Flat 60 River Court SE1 9PB  
 Flat 61 River Court SE1 9PB  
 Flat 97 Rennie Court SE1 9NZ  
 Flat 90 Rennie Court SE1 9NZ  
 Flat 91 Rennie Court SE1 9NZ  
 Flat 88 Rennie Court SE1 9NZ  
 Flat 89 Rennie Court SE1 9NZ  
 Flat 92 Rennie Court SE1 9NZ  
 Flat 95 Rennie Court SE1 9NZ  
 Flat 96 Rennie Court SE1 9NZ  
 Flat 93 Rennie Court SE1 9NZ  
 Flat 94 Rennie Court SE1 9NZ  
 Flat 76 River Court SE1 9PB  
 Flat 77 River Court SE1 9PB  
 Flat 74 River Court SE1 9PB  
 Flat 75 River Court SE1 9PB  
 Flat 78 River Court SE1 9PB  
 Flat 81 River Court SE1 9PB  
 Flat 82 River Court SE1 9PB  
 Flat 79 River Court SE1 9PB  
 Flat 80 River Court SE1 9PB  
 Flat 73 River Court SE1 9PB  
 Flat 13 Block F Peabody Estate SE1 8AN  
 Flat 13 Block G Peabody Estate SE1 8AW  
 Flat 8 Block E Peabody Estate SE1 8AL  
 Flat 3 Block H Peabody Estate SE1 8AP  
 Flat 12 Block H Peabody Estate SE1 8AP  
 Flat 11 Block O Peabody Estate SE1 8DT  
 Flat 3 Block O Peabody Estate SE1 8DT  
 Flat C 77 Roupell Street SE1 8SS  
 Flat 9 Block H Peabody Estate SE1 8AP  
 Flat 9 Block K Peabody Estate SE1 8AS  
 Flat 5 Block M Peabody Estate SE1 8DR  
 2 Roupell Street London SE1 8SP  
 Flat 13 Block A Peabody Estate SE1 8AG  
 Flat 6 Block H Peabody Estate SE1 8AP  
 Flat 11 Block K Peabody Estate SE1 8AS  
 Flat 9 Block A Peabody Estate SE1 8AG  
 Flat 2 Block B Peabody Estate SE1 8AQ  
 Flat 7 Block A Peabody Estate SE1 8AG  
 Flat 5 Block K Peabody Estate SE1 8AS  
 Flat 2 Block M Peabody Estate SE1 8DR  
 Flat 13 Block M Peabody Estate SE1 8DR  
 Flat 2 Block L Peabody Estate SE1 8AR  
 Flat 23 57 Stamford Street SE1 9DJ  
 Flat 24 57 Stamford Street SE1 9DJ  
 Flat 37 57 Stamford Street SE1 9DJ  
 Flat 41 57 Stamford Street SE1 9DJ  
 Flat 50 57 Stamford Street SE1 9DJ  
 Flat 55 57 Stamford Street SE1 9DJ  
 Flat 56 57 Stamford Street SE1 9DJ  
 Flat 57 57 Stamford Street SE1 9DJ  
 Flat 4 Block L Peabody Estate SE1 8AR  
 70 Hatfields London SE1 8DH  
 2 Climsland House Duchy Street SE1 8AF  
 20 Climsland House Duhy Street SE1 8AF  
 Flat 5 Block G Peabody Estate SE1 8AW  
 Flat 7 Block G Peabody Estate SE1 8AW  
 Flat 4 Block F Peabody Estate SE1 8AN  
 76 Roupell Street London SE1 8SS  
 Flat 9 Block L Peabody Estate SE1 8AR  
 Flat 14 Block L Peabody Estate SE1 8AR  
 Flat 6 Block N Peabody Estate SE1 8DS  
 74 Hatfields London SE1 8DH  
 Flat 7 Block F Peabody Estate SE1 8AN  
 Flat 14 Block A Peabody Estate SE1 8AG  
 Flat 12 Block M Peabody Estate SE1 8DR  
 Flat 7 Block H Peabody Estate SE1 8AP  
 Flat 4 Block M Peabody Estate SE1 8DR  
 Flat 12 Block K Peabody Estate SE1 8AS  
 Flat 10 Block O Peabody Estate SE1 8DT  
 Flat 4 Block E Peabody Estate SE1 8AL  
 Flat 12 Block E Peabody Estate SE1 8AL  
 Flat 1 Block F Peabody Estate SE1 8AN  
 Flat 3 Block F Peabody Estate SE1 8AN  
 Flat 9 Block N Peabody Estate SE1 8DS  
 Flat 14 Block K Peabody Estate SE1 8AS  
 Flat 10 Block M Peabody Estate SE1 8DR  
 Flat 11 Block L Peabody Estate SE1 8AR  
 Flat 5 Block N Peabody Estate SE1 8DS  
 Flat 6 Block E Peabody Estate SE1 8AL  
 Flat 5 Block B Peabody Estate SE1 8AQ  
 Flat 17 57 Stamford Street SE1 9DJ  
 Flat 25 57 Stamford Street SE1 9DJ  
 Flat 8 57 Stamford Street SE1 9DJ  
 Flat 49 57 Stamford Street SE1 9DJ  
 Flat 58 57 Stamford Street SE1 9DJ  
 84 Hatfields London SE1 8DH  
 Flat 8 Block A Peabody Estate SE1 8AG  
 Flat 14 Block F Peabody Estate SE1 8AN  
 Flat 2 Block G Peabody Estate SE1 8AW  
 Shop 66 Hatfields SE1 8DH

Flat 66 River Court SE1 9PB  
 Flat 67 River Court SE1 9PB  
 Flat 64 River Court SE1 9PB  
 Flat 65 River Court SE1 9PB  
 Flat 68 River Court SE1 9PB  
 Flat 71 River Court SE1 9PB  
 Flat 72 River Court SE1 9PB  
 Flat 69 River Court SE1 9PB  
 Flat 70 River Court SE1 9PB  
 Flat 62 Rennie Court SE1 9NZ  
 Flat 63 Rennie Court SE1 9NZ  
 Flat 60 Rennie Court SE1 9NZ  
 Flat 61 Rennie Court SE1 9NZ  
 Flat 64 Rennie Court SE1 9NZ  
 Flat 67 Rennie Court SE1 9NZ  
 Flat 68 Rennie Court SE1 9NZ  
 Flat 65 Rennie Court SE1 9NZ  
 Flat 66 Rennie Court SE1 9NZ  
 Flat 9 Rennie Court SE1 9LP  
 Flat 56 Rennie Court SE1 9LP  
 Flat 57 Rennie Court SE1 9LP  
 Flat 54 Rennie Court SE1 9LP  
 Flat 55 Rennie Court SE1 9LP  
 Flat 58 Rennie Court SE1 9LP  
 Flat 7 Rennie Court SE1 9LP  
 Flat 8 Rennie Court SE1 9LP  
 Flat 59 Rennie Court SE1 9LP  
 Flat 6 Rennie Court SE1 9LP  
 Flat 81 Rennie Court SE1 9NZ  
 Flat 82 Rennie Court SE1 9NZ  
 Flat 79 Rennie Court SE1 9NZ  
 Flat 80 Rennie Court SE1 9NZ  
 Flat 83 Rennie Court SE1 9NZ  
 Flat 86 Rennie Court SE1 9NZ  
 Flat 87 Rennie Court SE1 9NZ  
 Flat 84 Rennie Court SE1 9NZ  
 Flat 85 Rennie Court SE1 9NZ  
 Flat 78 Rennie Court SE1 9NZ  
 Flat 71 Rennie Court SE1 9NZ  
 Flat 72 Rennie Court SE1 9NZ  
 Flat 69 Rennie Court SE1 9NZ  
 Flat 70 Rennie Court SE1 9NZ  
 Flat 73 Rennie Court SE1 9NZ  
 Flat 76 Rennie Court SE1 9NZ  
 Flat 77 Rennie Court SE1 9NZ  
 Flat 74 Rennie Court SE1 9NZ  
 Flat 75 Rennie Court SE1 9NZ  
 H 55 6 Paris Garden SE1 8DJ  
 46 Blackfriars Road London SE1 8NZ  
 Unit 1 04 B Enterprise House SE1 9PQ  
 Unit 1 04 C Enterprise House SE1 9PQ  
 49 Blackfriars Road London SE1 8NZ  
 Fourth Floor Dorset House SE1 9NT  
 Part Basement Store Friars Bridge Court SE1 8NZ  
 Basement And Ground Floor Dorset House SE1 9NT  
 Fifth Floor To Eighth Floor Dorset House SE1 9NT  
 Unit 1 04 A Enterprise House SE1 9PQ  
 Railway Arch 7 Chancel Street SE1 0UR  
 Second Floor And Third Floor 27 Broadwall SE1 9PL  
 Unit 8 Enterprise House SE1 9PQ  
 Part Ground Floor Sampson House SE1 9JH  
 Unit 7 Enterprise House SE1 9PQ  
 Second Floor South Wing Sea Containers House SE1 9PD  
 Twelfth To Fourteenth Floors West Wing Sea Containers House SE1 9PD  
 Ground Floor New Kings Beam House SE1 9PD  
 Unit 5 New Kings Beam House SE1 9PD  
 Basement Third To Seventh And Eleventh Floors Floors New Kings Beam House SE1 9PD  
 First Floor New Kings Beam House SE1 9PD  
 Flat 4 Block B Peabody Estate SE1 8AQ  
 Flat 3 Block E Peabody Estate SE1 8AL  
 Flat 6 Block F Peabody Estate SE1 8AN  
 Flat 12 Block L Peabody Estate SE1 8AR  
 Flat 3 Block N Peabody Estate SE1 8DS  
 Flat 4 Block O Peabody Estate SE1 8DT  
 Flat 7 Block O Peabody Estate SE1 8DT  
 61 Stamford Street London SE1 9NA  
 Flat 11 Block B Peabody Estate SE1 8AQ  
 80 Hatfields London SE1 8DH  
 Flat 8 Block G Peabody Estate SE1 8AW  
 Flat 9 Block M Peabody Estate SE1 8DR  
 Flat 8 Block N Peabody Estate SE1 8DS  
 Flat 7 Block M Peabody Estate SE1 8DR  
 17 Climsland House Duchy Street SE1 8AF  
 Flat 12 Block F Peabody Estate SE1 8AN  
 Flat 10 Block L Peabody Estate SE1 8AR  
 Flat 5 Block O Peabody Estate SE1 8DT  
 Flat A 77 Roupell Street SE1 8SS  
 Flat 1 Block O Peabody Estate SE1 8DT  
 Flat 9 Block O Peabody Estate SE1 8DT  
 Flat 10 Block B Peabody Estate SE1 8AQ  
 Flat 2 57 Stamford Street SE1 9DJ  
 Flat 3 57 Stamford Street SE1 9DJ  
 Flat 7 57 Stamford Street SE1 9DJ  
 Flat 13 57 Stamford Street SE1 9DJ  
 Flat 5 Block H Peabody Estate SE1 8AP  
 Flat 40 57 Stamford Street SE1 9DJ  
 Flat 42 57 Stamford Street SE1 9DJ  
 Flat 4 Block A Peabody Estate SE1 8AG  
 80 Roupell Street London SE1 8SU  
 Flat 7 Block L Peabody Estate SE1 8AR  
 Flat 7 Block K Peabody Estate SE1 8AS  
 88 Rupell Street London SE1 8SU  
 Flat 6 Block A Peabody Estate SE1 8AG  
 Flat 1 Block G Peabody Estate SE1 8AW  
 Flat 12 Block G Peabody Estate SE1 8AW  
 Flat 3 Block M Peabody Estate SE1 8DR  
 Flat 2 Block O Peabody Estate SE1 8DT  
 86 Roupell Street London SE1 8SU  
 Flat 13 Block H Peabody Estate SE1 8AP  
 Flat 13 Block L Peabody Estate SE1 8AR  
 Flat 6 Block B Peabody Estate SE1 8AQ  
 Flat 2 Block E Peabody Estate SE1 8AL  
 62-64 Hatfields London SE1 8DH  
 Flat 6 Block K Peabody Estate SE1 8AS  
 Flat 1 Block N Peabody Estate SE1 8DS  
 81 Roupell Street London SE1 8SU  
 Flat 10 Block E Peabody Estate SE1 8AL  
 Flat 10 Block K Peabody Estate SE1 8AS  
 Flat 11 Block H Peabody Estate SE1 8AP  
 Flat 19 57 Stamford Street SE1 9DJ  
 Flat 5 57 Stamford Street SE1 9DJ  
 Flat 29 58 Stamford Street SE1 9DJ  
 Flat 33 57 Stamford Street SE1 9DJ  
 68 Hatfields London SE1 8DH  
 Flat 2 Block A Peabody Estate SE1 8AG  
 Flat 13 Block B Peabody Estate SE1 8AQ  
 Flat 2 Block F Peabody Estate SE1 8AN  
 85 Roupell Street London SE1 8SU  
 Flat 3 Block L Peabody Estate SE1 8AR  
 Flat 11 Block N Peabody Estate SE1 8DS  
 Flat 1 Block M Peabody Estate SE1 8DR  
 Flat 5 Block L Peabody Estate SE1 R  
 6 Climsland House Duchy Street SE1 8AF  
 Flat 12 Block O Peabody Estate SE1 8DT  
 Flat 2 Block N Peabody Estate SE1 8DS  
 Flat 11 Block G Peabody Estate SE1 8AW

Flat 6 56 Stamford Street SE1 9LX  
 Flat 3 56 Stamford Street SE1 9LX  
 Flat 5 56 Stamford Street SE1 9LX  
 West Wing Twelfth And Thirteenth Floor Sea Containers House SE1 9PD  
 Ground Floor 56 Stamford Street SE1 9LX  
 United Media Group Services Ludgate House SE1 9UY  
 Second Floor 52-54 Stamford Street SE1 9LX  
 Flat 2 56 Stamford Street SE1 9LX  
 Part Second Floor South Ludgate House SE1 8NW  
 Part Second Floor North Ludgate House SE1 8NW  
 First Floor To Fourth Floor 58-60 Stamford Street SE1 9LX  
 Part Arch 5 And Arches 6 To 6b Burrell Street SE1 0UL  
 Unit 107 Enterprise House SE1 9PG  
 Living Accommodation 25 Stamford Street SE1 9NT  
 Flat 1 56 Stamford Street SE1 9LX  
 Twelfth And Thirteenth Floors South Wing Sea Containers House SE1 9PD  
 Flat 4 56 Stamford Street SE1 9LX  
 Living Accommodation The Stamford Arms SE1 9LX  
 Living Accommodation The Doggetts SE1 9UD  
 Living Accommodation 47 Colombo Street SE1 8DP  
 Living Accommodation 76 Colombo Street SE1 8DP  
 Mad Hatter Hotel 3-7 Stamford Street SE1 9NY  
 Eleventh Floor South Wing Sea Containers House SE1 9PD  
 Living Accommodation 24 Blackfriars Road SE1 8NY  
 Third Floor To Fourth Floor 209-215 Blackfriars Road SE1 8NL  
 Fifth Floor 209-215 Blackfriars Road SE1 8NL  
 Second Floor 209-215 Blackfriars Road SE1 8NL  
 South Wing Eleventh Floor Left Sea Containers House SE1 9PD  
 First Floor 27 Broadwall SE1 9PL  
 Ground Floor 27 Broadwall SE1 9PL  
 Fourth Floor Bastille Court SE1 8ND  
 Railway Arch 13 Chancel Street SE1 0UR  
 Railway Arch 12 Chancel Street SE1 0UR  
 Railway Arch 11 Chancel Street SE1 0UR  
 Fourth To Seventh Floors 230 Blackfriars Road SE1 8NW  
 Ground Floor To Third Floor 230 Blackfriars Road SE1 8PJ  
 Part Ground Floor Railtrack Friars Bridge Court SE1 8NZ  
 Sixth Floor And Seventh Floor Friars Bridge Court SE1 8NZ  
 Basement Broadwall House SE1 9PL  
 Third Floor Broadwall House SE1 9PL  
 Railway Arch 5 Burrell Street SE1 0UL  
 Ground Floor Broadwall House SE1 9PL  
 Second Floor Broadwall House SE1 9PL  
 Part Basement Southwest Trains Friars Bridge Court SE1 8NZ  
 Ninth Floor South Wing Sea Containers House SE1 9PD  
 Tenth Floor South Wing Sea Containers House SE1 9PD  
 Units 1 And 4 And Unit 3 Basement Enterprise House SE1 9PQ  
 Part Basement South Wing Sea Containers House SE1 9PD  
 Fourteenth Floor South Wing Sea Containers House SE1 9PD  
 Unit B5 Enterprise House SE1 9PQ  
 Part Basement Rear 42-44 Dolben Street SE1 0UQ  
 Second Floor And Third Floor 42-44 Dolben Street SE1 0UQ  
 8 Chancel Street London SE1 0UX  
 Part Basement Front 42-44 Dolben Street SE1 0UQ  
 Car Park Lloyds Computer Centre SE1 9JH  
 Flat 4 Block K Peabody Estate SE1 8AS  
 Flat 4 Block K Peabody Estate SE1 8AS  
 Flat 10 Block H Peabody Estate SE1 8AP  
 Flat 8 Block L Peabody Estate SE1 8AR  
 Flat 14 Block E Peabody Estate SE1 8AL  
 13 Climstand House Duchy Street SE1 8AF  
 Flat 1 Block B Peabody Estate SE1 8AQ  
 Flat 3 Block A Peabody Estate SE1 8AG  
 87 Roupell Street London SE1 8SU  
 19 Climstand House Duchy Street SE1 8AF  
 Flat 10 Block F Peabody Estate SE1 8AN  
 10 Climstand House Duchy Street SE1 8AF  
 82 Roupell Street London SE1 8SU  
 Flat 13 Block K Peabody Estate SE1 8AS  
 Flat 6 Block M Peabody Estate SE1 8DR  
 Flat 20 57 Stamford Street SE1 9DJ  
 Flat 21 57 Stamford Street SE1 9DJ  
 Flat 22 57 Stamford Street SE1 9DJ  
 Flat 12 57 Stamford Street SE1 9DJ  
 75 Roupell Street London SE1 8SS  
 Flat 37 57 Stamford Street SE1 9DJ  
 Flat 43 57 Stamford Street SE1 9DJ  
 Flat 44 57 Stamford Street SE1 9J  
 Flat 45 57 Stamford Street SE1 9DJ  
 84 Rennie Court 11 Upper Ground SE1 9NZ  
 6m Peabody Estate Duchy Street SE1 8DR  
 32 Rennie Court 11 Upper Ground SE1 9LP  
 Flat 8 Rennie Court 11 Upper Ground SE1 9LP  
 73 Rennie Court 11 Upper Ground SE1 9NZ  
 Flat 7 Rennie Court 11 Upper Ground SE1 9LP  
 Flat 6 Rennie Court 11 Upper Ground SE1 9LP  
 Apt 10 235 Blackfriars Road SE1 8NW  
 14 Rennie Court 11 Upper Ground SE1 9LP  
 2 Whittlesey St London SE1 8SZ  
 X  
 35 River Court Upper Ground SE1 9PE  
 34 River Court London SE1 9PE  
 Flat 72 Rennie Court 11 Upper Ground SE1 9NZ  
 6 Warren Gardens Orpington BR6 6JD  
 72 River Court Upper Ground SE1 9PB  
 85a Stamford Street London SE1 9NB  
 73 Roupell Street London SE1 8SS  
 69b Stamford Street London SE1 9NB  
 73 Roupell Street London SE1 8SS  
 16 Coin Street London SE1 9NS  
 Flat 3 Draper House 20 Elephant And Castle SE1 6SX  
 Matrix Chambers Gray'S Inn WC1R 5LN  
 21 Whittlesey St London SE18SZ  
 64 Roupell Street London SE1 8SS  
 4 Henry House Coin Street SE1 8YE  
 20 Roupell Street London SE1 8SP  
 Marshall House 66 Newcomen Street SE1 1YT  
 25 Cornwall Road London SE1 8TW  
 42 Rennie Court London SE1 9LP  
 Coin Street Centre Trust And Colombo Street Community & Sports Centre SE1 9NH  
 24 Grange Road Lewes BN7 1TS

**Re-consultation: 18/05/2017**

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

Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

**Statutory and non-statutory organisations**

City of Westminster  
 Environment Agency  
 Greater London Authority  
 Historic England  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Nats Limited, Safeguarding Office  
 Natural England - London Region & South East Region  
 Network Rail (Planning)  
 Port of London Authority  
 Royal Borough of Greenwich  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Apt 10 235 Blackfriars Road SE1 8NW  
 Coin Street Centre Trust And Colombo Street Community & Sports Centre SE1 9NH  
 Flat 1 Block B Peabody Estate SE1 8AQ  
 Flat 15 Rennie Court SE1 9LP  
 Flat 19 Rennie Court SE1 9LP  
 Flat 3 Draper House 20 Elephant And Castle SE1 6SX  
 Flat 3 Rennie Court SE1 9LP  
 Flat 3 Rennie Court SE1 9LP  
 Flat 42 Rennie Court SE1 9LP  
 Flat 47 River Court SE1 9PE  
 Flat 50 Rennie Court SE1 9LP  
 Flat 6 Rennie Court 11 Upper Ground SE1 9LP  
 Flat 63 Rennie Court SE1 9NZ  
 Flat 63 Rennie Court SE1 9NZ  
 Flat 63 Rennie Court SE1 9NZ  
 Flat 7 Rennie Court 11 Upper Ground SE1 9LP  
 Flat 72 Rennie Court SE1 9NZ  
 Flat 72 Rennie Court 11 Upper Ground SE1 9NZ  
 Flat 73 Rennie Court SE1 9NZ  
 Flat 8 Rennie Court 11 Upper Ground SE1 9LP  
 Flat 95 Rennie Court SE1 9NZ  
 Marshall House 66 Newcomen Street SE1 1YT  
 Matrix Chambers Gray'S Inn WC1R 5LN



Pg 54 6 Paris Garden SE1 8DJ  
14 Rennie Court 11 Upper Ground SE1 9LP  
16 Coin Street London SE1 9NS  
2 Whittlesey St London SE1 8SZ  
20 Roupell Street London SE1 8SP  
21 Whittlesey St London SE18SZ  
24 Grange Road Lewes BN7 1TS  
25 Cornwall Road London SE1 8TW  
32 Rennie Court 11 Upper Ground SE1 9LP  
34 River Court London SE1 9PE  
35 River Court Upper Ground SE1 9PE  
4 Henry House Coin Street SE1 8YE  
42 Rennie Court London SE1 9LP  
6 Warren Gardens Orpington BR6 6JD  
6m Peabody Estate Duchy Street SE1 8DR  
64 Roupell Street London SE1 8SS  
69b Stamford Street London SE1 9NB  
72 River Court Upper Ground SE1 9PB  
73 Rennie Court 11 Upper Ground SE1 9NZ  
73 Roupell Street London SE1 8SS  
73 Roupell Street London SE1 8SS  
84 Rennie Court 11 Upper Ground SE1 9NZ  
84 Rennie Court 11 Upper Ground SE1 9NZ  
85a Stamford Street London SE1 9NB

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Black Pearl Ltd	<b>Reg. Number</b>	16/AP/5239
<b>Application Type</b>	Full Planning Application	<b>Case</b>	TP/1390-18
<b>Recommendation</b>	Grant subject to Legal Agrt, GLA and SoS	<b>Number</b>	

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### Draft of Decision Notice

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

Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

**At:** LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY

**In accordance with application received on 23/12/2016**

**and Applicant's Drawing Nos.**

Site Plans: 01231-WEA-MP-RF-DRP-A-0000; 01231-WEA-MP-RF-DRP-A-0010; 01231-WEA-MP-RF-DRP-A-0011.

Phasing: 01231-WEA-MP-52-DRP-A-1902 REV A.

Floor Plans: 01231-WEA-MP-00-DRP-A-1100 REV A; 01231-WEA-MP-04-DRP-A-1104; 01231-WEA-MP-15-DRP-A-1115; 01231-WEA-MP-52-DRP-A-1152; 01231-WEA-MP-B4-DRP-A-1196; 01231-WEA-MP-B3-DRP-A-1197; 01231-WEA-MP-B2-DRP-A-1198; 01231-WEA-MP-B1-DRP-A-1199; 01231-WEA-MP-00-DRP-A-1200 REV A; 01231-WEA-MP-M1-DRP-A-1201; 01231-WEA-MP-04-DRP-A-1204; 01231-WEA-MP-07-DRP-A-1207; 01231-WEA-MP-07-DRP-A-1209; 01231-WEA-MP-10-DRP-A-1210; 01231-WEA-MP-52-DRP-A-1252; 00506-ASL-PR-00-DRP-LA-1275 REV A; 00506-ASL-PR-00-DRP-LA-1276 REV A; 00506-ASL-PR-00-DRP-LA-1277 REV A; 00506-ASL-PR-00-DRP-LA-1279; 00506-ASL-PR-00-DRP-LA-1280; 00506-ASL-PR-00-DRP-LA-1281; 00506-ASL-PR-00-DRP-LA-1282; 01231-WEA-RT-ZZ-DRP-A-1301; 01231-WEA-RT-ZZ-DRP-A-1302; 01231-WEA-RT-ZZ-DRP-A-1303; 01231-WEA-RT-AH-DRP-A-1400 REV A; 01231-WEA-AH-ZZ-DRP-A-1401 REV A; 76501-BGA-OF-ZZ-DRP-A-1500; 76501-BGA-OF-ZZ-DRP-A-1501; 76501-BGA-OF-ZZ-DRP-A-1502; 76501-BGA-OF-ZZ-DRP-A-1503; 76501-BGA-OF-ZZ-DRP-A-1504; 01231-WEA-BE-ZZ-DRP-A-1600 REV A.

Elevations: 01231-WEA-MP-W-DRP-A-2001; 01231-WEA-MP-N-DRP-A-2002; 01231-WEA-MP-E-DRP-A-2003; 01231-WEA-MP-S-DRP-A-2004; 01231-WEA-MP-E-DRP-A-2010; 01231-WEA-MP-S-DRP-A-2011; 01231-BGA-MP-W-DRP-A-2012; 01231-WEA-MP-W-DRP-A-2101; 01231-WEA-MP-N-DRP-A-2102; 01231-WEA-MP-E-DRP-A-2103; 01231-WEA-MP-S-DRP-A-2104; 01231-WEA-MP-E-DRP-A-2110; 01231-WEA-MP-S-DRP-A-2111; 76501-BGA-MP-W-DRP-A-2112; 76501-BGA-MP-W-DRP-A-2115; 76501-BGA-MP-N-DRP-A-2116; 76501-BGA-MP-E-DRP-A-2117; 76501-BGA-MP-S-DRP-A-2118; 01231-WEA-MP-ZZ-DRP-A-2120.

Sections: 01231-WEA-MP-AA-DRP-A-3001; 01231-WEA-MP-BB-DRP-A-3002; ; 76501-BGA-MP-CC-DRP-A-3003; 76501-BGA-MP-DD-DRP-A-3004; 01231-WEA-MP-EE-DRP-A-3005; 01231-WEA-MP-FF-DRP-A-3006; 01231-WEA-MP-GG-DRP-A-3007; 01231-WEA-MP-HH-DRP-A-3008; 01231-WEA-MP-AA-DRP-A-3101; 01231-WEA-MP-BB-DRP-A-3102; 76501-BGA-MP-CC-DRP-A-3103; 76501-BGA-MP-DD-DRP-A-3104; 01231-WEA-MP-EE-DRP-A-3105; 01231-WEA-MP-FF-DRP-A-3106; 01231-WEA-MP-GG-DRP-A-3107; 01231-WEA-MP-HH-DRP-A-3108.

Facade Details: 01231-WEA-RT-ZZ-DRP-A-4000; 01231-WEA-HO-ZZ-DRP-A-4010; 01231-WEA-HO-ZZ-DRP-A-4011; 01231-WEA-HO-ZZ-DRP-A-4012; 01231-WEA-HS-ZZ-DRP-A-4020; 01231-WEA-AH-ZZ-DRP-A-4030 REV A; 01231-WEA-BE-ZZ-DRP-A-4040; 76501-BGA-OF-ZZ-DRP-A-4050; 76501-BGA-OF-ZZ-DRP-A-4051; 76501-BGA-OF-ZZ-DRP-A-4052; 76501-BGA-OF-ZZ-DRP-A-4053; 76501-BGA-OF-ZZ-DRP-A-4054; 76501-BGA-OF-ZZ-DRP-A-4055; 76501-BGA-OF-ZZ-DRP-A-4056.

Documents: Affordable Housing Statement (December 2016); Affordable Housing Viability Assessment (December 2016);

Arboricultural Impact Assessment (December 2016); Basement Impact Assessment (December 2016); Cultural Statement (December 2016); Design and Access Statement (December 2016); Energy Strategy (December 2016); Environmental Statement Addendum (December 2016); Environmental Statement Non-Technical Summary (December 2016) Environmental Statement Volume 1 – Main Report (December 2016); Environmental Statement Volume 2 – Townscape, Heritage and Visual Impact Assessment (December 2016); Environmental Statement Volume 3 – Transport Assessment (December 2016); Environmental Statement Volume 4 – Appendices (December 2016); Hotel Accessibility Management Plan (December 2016); Planning Statement (December 2016); Regeneration Statement (December 2016); Statement of Community Involvement (December 2016); Sustainability Assessment (December 2016); Transport Assessment and Travel Plan (December 2016).

**Subject to the following seventy-three conditions:**

**Time limit for implementing this permission and the approved plans**

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

Site Plans: 01231-WEA-MP-RF-DRP-A-0000; 01231-WEA-MP-RF-DRP-A-0010; 01231-WEA-MP-RF-DRP-A-0011.

Phasing: 01231-WEA-MP-52-DRP-A-1902 REV A

Floor Plans: 01231-WEA-MP-00-DRP-A-1100 REV A; 01231-WEA-MP-04-DRP-A-1104; 01231-WEA-MP-15-DRP-A-1115; 01231-WEA-MP-52-DRP-A-1152; 01231-WEA-MP-B4-DRP-A-1196; 01231-WEA-MP-B3-DRP-A-1197; 01231-WEA-MP-B2-DRP-A-1198; 01231-WEA-MP-B1-DRP-A-1199; 01231-WEA-MP-00-DRP-A-1200 REV A; 01231-WEA-MP-M1-DRP-A-1201; 01231-WEA-MP-04-DRP-A-1204; 01231-WEA-MP-07-DRP-A-1207; 01231-WEA-MP-07-DRP-A-1209; 01231-WEA-MP-10-DRP-A-1210; 01231-WEA-MP-52-DRP-A-1252; 00506-ASL-PR-00-DRP-LA-1275 REV A; 00506-ASL-PR-00-DRP-LA-1276 REV A; 00506-ASL-PR-00-DRP-LA-1277 REV A; 00506-ASL-PR-00-DRP-LA-1279; 00506-ASL-PR-00-DRP-LA-1280; 00506-ASL-PR-00-DRP-LA-1281; 00506-ASL-PR-00-DRP-LA-1282; 01231-WEA-RT-ZZ-DRP-A-1301; 01231-WEA-RT-ZZ-DRP-A-1302; 01231-WEA-RT-ZZ-DRP-A-1303; 01231-WEA-RT-AH-DRP-A-1400 REV A; 01231-WEA-AH-ZZ-DRP-A-1401 REV A; 76501-BGA-OF-ZZ-DRP-A-1500; 76501-BGA-OF-ZZ-DRP-A-1501; 76501-BGA-OF-ZZ-DRP-A-1502; 76501-BGA-OF-ZZ-DRP-A-1503; 76501-BGA-OF-ZZ-DRP-A-1504; 01231-WEA-BE-ZZ-DRP-A-1600 REV A.

Elevations: 01231-WEA-MP-W-DRP-A-2001; 01231-WEA-MP-N-DRP-A-2002; 01231-WEA-MP-E-DRP-A-2003; 01231-WEA-MP-S-DRP-A-2004; 01231-WEA-MP-E-DRP-A-2010; 01231-WEA-MP-S-DRP-A-2011; 01231-BGA-MP-W-DRP-A-2012; 01231-WEA-MP-W-DRP-A-2101; 01231-WEA-MP-N-DRP-A-2102; 01231-WEA-MP-E-DRP-A-2103; 01231-WEA-MP-S-DRP-A-2104; 01231-WEA-MP-E-DRP-A-2110; 01231-WEA-MP-S-DRP-A-2111; 76501-BGA-MP-W-DRP-A-2112; 76501-BGA-MP-W-DRP-A-2115; 76501-BGA-MP-N-DRP-A-2116; 76501-BGA-MP-E-DRP-A-2117; 76501-BGA-MP-S-DRP-A-2118; 01231-WEA-MP-ZZ-DRP-A-2120.

Sections: 01231-WEA-MP-AA-DRP-A-3001; 01231-WEA-MP-BB-DRP-A-3002; ; 76501-BGA-MP-CC-DRP-A-3003; 76501-BGA-MP-DD-DRP-A-3004; 01231-WEA-MP-EE-DRP-A-3005; 01231-WEA-MP-FF-DRP-A-3006; 01231-WEA-MP-GG-DRP-A-3007; 01231-WEA-MP-HH-DRP-A-3008; 01231-WEA-MP-AA-DRP-A-3101; 01231-WEA-MP-BB-DRP-A-3102; 76501-BGA-MP-CC-DRP-A-3103; 76501-BGA-MP-DD-DRP-A-3104; 01231-WEA-MP-EE-DRP-A-3105; 01231-WEA-MP-FF-DRP-A-3106; 01231-WEA-MP-GG-DRP-A-3107; 01231-WEA-MP-HH-DRP-A-3108.

Facade Details: 01231-WEA-RT-ZZ-DRP-A-4000; 01231-WEA-HO-ZZ-DRP-A-4010; 01231-WEA-HO-ZZ-DRP-A-4011; 01231-WEA-HO-ZZ-DRP-A-4012; 01231-WEA-HS-ZZ-DRP-A-4020; 01231-WEA-AH-ZZ-DRP-A-4030 REV A; 01231-WEA-BE-ZZ-DRP-A-4040; 76501-BGA-OF-ZZ-DRP-A-4050; 76501-BGA-OF-ZZ-DRP-A-4051; 76501-BGA-OF-ZZ-DRP-A-4052; 76501-BGA-OF-ZZ-DRP-A-4053; 76501-BGA-OF-ZZ-DRP-A-4054; 76501-BGA-OF-ZZ-DRP-A-4055; 76501-BGA-OF-ZZ-DRP-A-4056.

Reason:

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

- 2 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.

**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 Bird/Bat Boxes

(i) Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

No less than 10 nesting boxes and 8 bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

(ii) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans with a post completion assessment being required to confirm the nest/roost features have been installed 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: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

## 4 Environment Agency - Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

## Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

## 5 Site Contamination

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

i) A Phase 1 (desk study, site categorisation; sampling strategy etc.) assessment shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

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

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

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

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

6 Residential Mechanical/Forced Ventilation & AQ mitigation

The residential units shall be fitted with a silent running extract ventilation system that will achieve compliance with Building Regulations Approved Document F and L. Prior to the commencement of:

- (a) Phase 4
- (b) Phase 5

a scheme of mechanical ventilation, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced. Prior to the extract system being installed a validation report shall be submitted to the LPA for approval in writing.

Reason

In order to ensure that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

7 Basement Impact Assessment

No below ground works shall commence until suitable investigations are undertaken to determine groundwater conditions (including levels) at the site and an updated basement impact assessment is submitted to (2 copies) and approved in writing by the Local Planning Authority. This should include groundwater mitigation measures as required, with the measures constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and groundwater flooding in accordance with Southwark's Basements and Flooding Guide, Appendix I of Southwark's Strategic Flood Risk Assessment (2016).

8 Drainage Strategy

No works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, and achieving a minimum 50% reduction on existing site surface water run-off rates for the 2 year return period (RP) critical storm, for all critical storm events up to and including a 100 year RP plus allocation for climate change, has been submitted to and approved in writing by the Local Planning Authority prior to construction. The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

9 NATS - Radar

No construction shall commence on site until a Radar Mitigation Scheme (RMS), has been agreed with the Operator and approved in writing by the Local Planning Authority.

Reason:

In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.

10 Thames Water - Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water supply infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 11 Thames Water - Water Supply Infrastructure  
Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.
- Reason:  
To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.
- 12 Thames Water - Waste Water Infrastructure  
Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
- Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.
- 13 Archaeological Implementation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason  
In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 14 Archaeological Foundation Design  
Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason  
In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 15 Archaeological Mitigation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason  
In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 16 NATS - Radar  
No construction work shall be carried out above 50m AOD unless and until the approved Radar Mitigation Scheme has been implemented.
- Reason:  
In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.
- 17 Archaeological Evaluation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and

approved in writing by the Local Planning Authority.

**Reason**

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

18 **Tree Planting**

Prior to works commencing, full details of the proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, soil depth, irrigation system, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the Local Planning Authority gives its written consent to any variation.

**Reason:**

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

19 **Tree Survey**

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

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

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

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

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

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted, is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**Reason:**

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

**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.

- 20 **Material samples** Music Venue/Bookend Building  
Sample panels of the external facing materials including the, stone, glazed and metal facades; on the Stamford Street and public space facades; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

- 21 **Detailed Drawings** Music Venue/Bookend Building  
1:5/10 section detail-drawings through:  
- the facades;  
- the shop fronts;  
- heads, cills and jambs of all openings;  
- parapets;  
- roof edges;  
- junctions with neighbouring listed building;  
- the public route to the square,  
to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 design and details in the interest of the special architectural or historic qualities of the neighbouring listed building in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 22 **Material samples** Affordable Housing Block  
Sample panels of the external facing materials including: the Paris Gardens frontage; the public space; and the Christ Church Gardens facades; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

- 23 **Mock-up** Affordable Housing Block  
Full-scale mock-ups of the cladding including a balcony, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

- 24 **Detailed Drawings** Affordable Housing Block  
1:5/10 section detail-drawings through:  
- the facades;  
- the shop fronts;  
- heads, cills and jambs of all openings;  
- parapets;



- roof edges;

- junctions with existing buildings;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 design and details in the interest of the special architectural or historic qualities of the nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

25 Material samples Hotel Buildings

Sample panels of the external facing materials including: the brick, stone, and metal facades; the glazed frontages on Paris Gardens and the public space; and the façade to the service bay; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with these buildings are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

26 Mock-up Hotel Buildings

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with these buildings is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

27 Detailed Drawings Hotel Buildings

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;
- the colonnade
- junctions with neighbouring buildings;
- the public route to the square,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with these buildings is carried out; 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 design and details in the interest of the special architectural or historic qualities of the nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

28 Material samples Residential Tower

Sample panels of the external facing materials including: the 'core' tower; the glazed 'boxes' on Stamford Street and the public space; as well as the winter gardens; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the

NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

29 Mock-up Residential Tower

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

30 Detailed Drawings Residential Tower

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;
- junctions with lower buildings;
- the public arcade,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 design and details in the interest of the special architectural or historic qualities of the nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

31 Material samples Office Tower

Sample panels of the external facing materials including: the pleated facade; the glazed frontage on Blackfriars Road and the public space; and the Christ Church Gardens facade; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

32 Mock-up Office Tower

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

33 Detailed Drawings Office Tower

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;

- roof edges;
- junctions with existing buildings;
- the Roof Top Restaurant,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 design and details in the interest of the special architectural or historic qualities of the nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

**34 Ecological Management Plan**

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

**Reasons:**

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

**35 Green Roofs Biodiversity**

Before any above grade work hereby authorised begins on Phase 3, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The wall 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 green wall 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 Walls and Southwark Council agreeing in writing the submitted plans.

**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

**36 Green Roofs**

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

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 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

37 London Fire and Emergency planning Authority - Access and Water Supply

Prior to any above grade work taking place, an undertaking shall be provided to the satisfaction of the London Fire and Emergency Authority that access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes, will be provided.

Reason

To ensure appropriate access and infrastructure is provided for the emergency services.

38 BREEAM

Before any fit out works to the commercial premises approved on:

- (i) Phase 2
- (ii) Phase 3
- (iii) Phase 4
- (iv) Phase 5
- (v) Phase 6

An independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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

Reason

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

39 TV Signal

Before any above grade work hereby authorised begins on:

- (a) Phase 3
- (b) Phase 4

Details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

40 Car Club Bay

Before any work is carried out above grade, details of the positioning of car club bays shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The car club bays shall remain for as long as the development is occupied.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Soutwark Plan 2007.

41 Cycle Storage

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

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

Reason

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

42 Secured by Design

Before any above grade work hereby authorised begins in relation to:

- (a) Phase 1
- (b) Phase 2
- (c) Phase 3
- (d) Phase 4
- (e) Phase 5
- (f) Phase 6

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

Reason

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

43 Landscaping

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

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

Reason:

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

and Policy 3.28 Biodiversity.

**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.

44 Signage Strategy

The commercial units hereby permitted shall not be occupied until a site wide signage strategy detailing the design code for the proposed frontages of the commercial units facing the street, public space and routes (including advertisement zones, awnings and spill out zones/seating) shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details.

Reason:

In order to ensure that the quality of the design and details are in accordance with SP12 - Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design and 3.13 Urban design of The Southwark Plan 2007.

45 Ecological monitoring

Prior to the occupation of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

Bat boxes, Nest boxes, Green wall and green roof diversity and establishment. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 5 years. All records will be submitted to GiGL and Southwark Council.

Reason: to measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

46 Commercial Kitchen Extract Ventilation pre-approval

All kitchen extract systems shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf).

Prior to the commencement of any A3/A4 use (including within the hotel hereby approved), full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

47 Underground Car-park Extract Ventilation

Prior to the basement being brought into operational use, a validation report shall be submitted to the LPA for approval in writing demonstrating that the basement has been fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

48 CHP Plant pre approval

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

#### Reason

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

#### 49 Noise Management Plan for D2 use / Music Venue pre approval

Prior to the commencement of the use hereby permitted a Noise Management Plan detailing how all elements of the D2 use / Music Venue will be operated (including patron & queue management, dispersal policy, neighbour communications, internal noise insulation etc.) shall be submitted to and approved by the LPA. The use shall be carried out in accordance with the approval given and the Noise Management Plan shall remain extant for as long as the development is occupied. No changes will be made to the Noise Management Plan without the prior written consent of the LPA.

#### Reason

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

50

#### 51 Before the first occupation of

- (a) Phase 2 - Hotel suites
- (b) Phase 3 - Office
- (c) Phase 4 - Hotel

Details of showering facilities to be provided for staff shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

#### Reason

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007.

#### 52 Refuse Storage

Prior to the first use/occupation of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

Details of the arrangements for the storing of domestic/commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the operators/occupiers and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

#### Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

#### 53 Sound transmission between D2 music venue and Mad Hatter Hotel pre approval

The D2 use shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 in any adjoining habitable rooms. A written report shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.

Reason:

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

- 54 Residential Vertical sound transmission between potentially loud commercial and residential properties on new build pre approval

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR25. A written report shall be submitted to and approved by the LPA prior to the D2 (music venue) use becoming operational. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.

Reason:

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

- 55 Vertical sound transmission between residential properties  
Pre-occupation testing of the separating floor must be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 'Acoustics - Measurement of sound insulation in buildings and of building elements - Part 7: Field measurements of impact sound insulation of floors', and the report findings must be approved as satisfactory before the new unit is occupied.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 56 Residential - Internal noise levels  
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:  
Bedrooms - 35dB LAeq T#, 30 dB LAeq T\*, 45dB LAFmax T \*  
Living rooms- 35dB LAeq T #  
Dining room - 40 dB LAeq T #  
\* - Night-time - 8 hours between 23:00-07:00  
# - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 57 Noise from amplified music from non residential premises - pre approval  
A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at



all third octave bands between 31.5Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of the D2 (music venue) use of the commercial premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

**Reason:**

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

**58 Plant Noise**

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

**Reason**

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

**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.

**59 Hotel Bar Hours of Use**

The use of the bar within the hotel hereby approved shall be solely for the benefit of hotel guests after 00:00 on any day.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**60 Commercial Hours of Use**

The use hereby permitted for A1-A4 purposes shall not be carried on outside of the hours 07:00-00:00 on any day.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**61 Hours of Use - Roof Terraces**

No roof terraces or external amenity areas shall be used after 23:00 or before 07:00.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**62 Hours of Use (D2 - Music Venue)**

The use hereby permitted for D2 (music venue) purposes shall not be carried on outside of the hours 10:00 - 00:00 on Mondays to Thursdays or 10:00 - 01:30 on other days.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 63 **Telecomms Equipment**  
Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.
- Reason**  
In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.
- 64 **Roof Plant**  
No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.
- Reason**  
In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.
- 65 **Electric Vehicle Charging Points**  
100% (44 spaces) of all car parking spaces shall be provided with an electric vehicle charging point with no less than 50% of such spaces being active prior to the occupation of any residential accommodation.
- 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.
- 66 **CPZ Exclusion**  
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.
- 67 **External Noise Levels in Private Amenity Areas standard**  
Private and communal external amenity areas shall be designed to attain 50B(A) LAeq, 16hr # .  
#Daytime - 16 hours between 07:00-23:00hrs.
- Reason:**  
To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.
- 68 **Protection from Vibration standard**  
The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.
- Reason:**  
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.
- 69 **Environment Agency - SUDS**  
Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried

out in accordance with the approval details.

**Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

**70 Environment Agency - Unexpected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason**

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Secondary Aquifer).

**71 Horizontal Sound Transmission Between Residential Properties**

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

**Reason:**

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

**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).

**72 External Lighting**

Details of any external lighting [including design, power and position of luminaries, light intensity contours and impact on adjacent areas] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

**73 Archaeological Reporting**

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

**Reason**

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

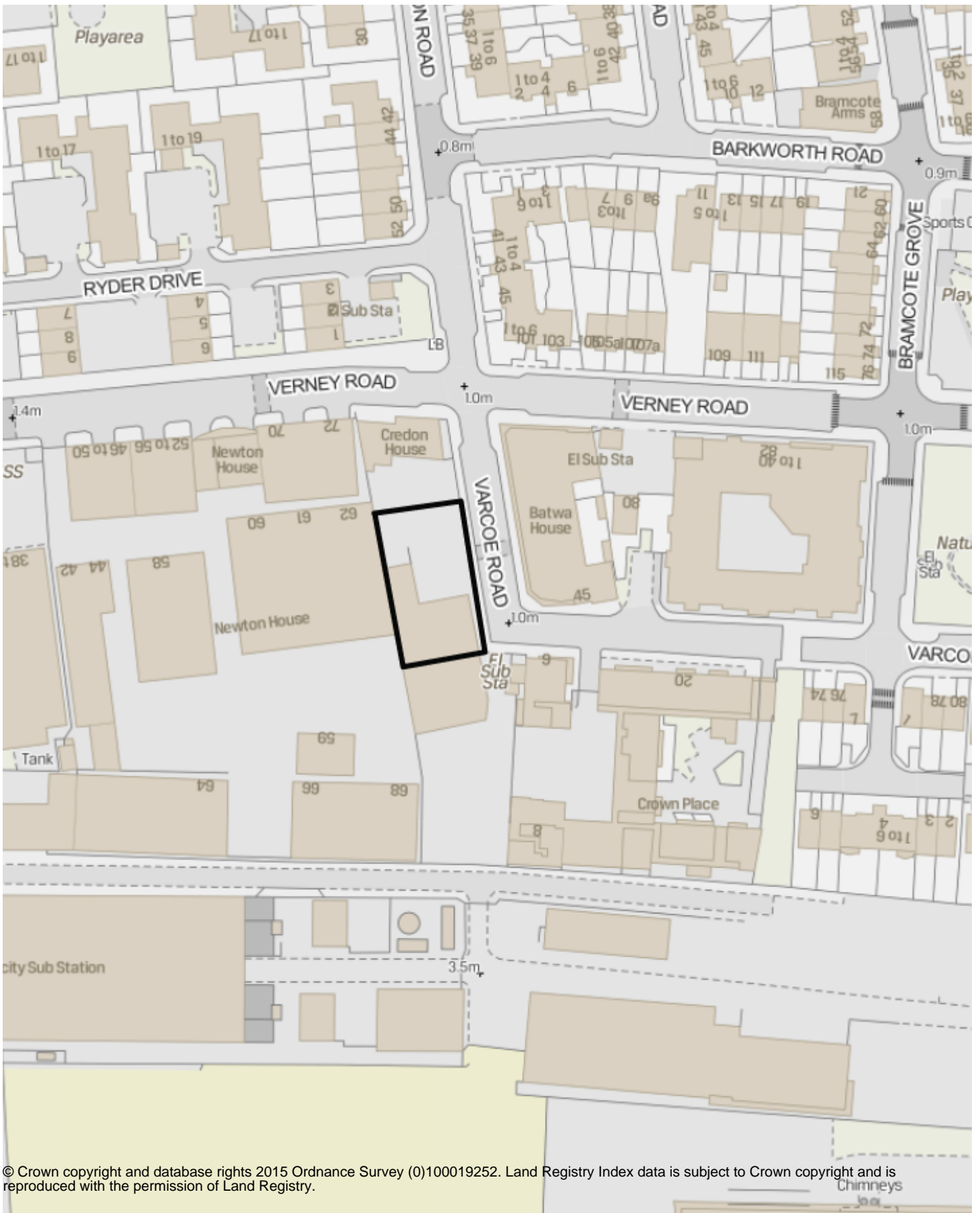
**Statement of positive and proactive action in dealing with the application**

The application was submitted following a lengthy pre-application process and was decided in a timely manner.

—

# Agenda Item 6.2

## 1 VARCOE ROAD



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<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 19 July 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/5235 for: Full Planning Permission  <b>Address:</b> VARCOE SERVICE STATION 1 VARCOE ROAD, LONDON SE16 3DG  <b>Proposal:</b> Demolition of existing building and development comprising a part six, part 7 and part eight storey building to accommodate 57 new affordable residential units (Use Class C3) and provision of flexible employment/retail space on ground floor (Use Class B1, A1-A3).		
<b>Ward(s) or groups affected:</b>	Livesey		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/12/2016		<b>Application Expiry Date</b> 22/03/2017	
<b>Earliest Decision Date</b> 21/03/2017		<b>Time Extension Date</b> 29/09/2017	

## RECOMMENDATIONS

1. That planning permission be granted, subject to conditions and following the completion of a section 106 agreement.
2. That in the event that the section 106 agreement is not completed by 29 September 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 129 of this report.

## BACKGROUND INFORMATION

### Site location and description

3. The application site is located on the western side of Varcoe Road, close to the junction with Verney Road. It measures 0.08 hectares (ha) and is currently used as a vehicle repair and spraying garage (use class B2). It contains an L-shaped single-storey plus mezzanine brick building with a corrugated concrete roof, and an open yard which is used for vehicle storage whilst they await repair. The building is located on the southern part of the site and is attached to a similar building on the adjoining site which is in use as a scaffold yard. There is a sharp bend in the road at this point, as Varcoe Road turns east.
4. The surrounding area is a mix of industrial and residential uses. There is a building in office use to the north of the site (Credon House), residential uses to the east and south-east (Batwa House and 6 and 8 Varcoe Road), and industrial uses to the south and west forming part of the T. Marchant Industrial Estate.



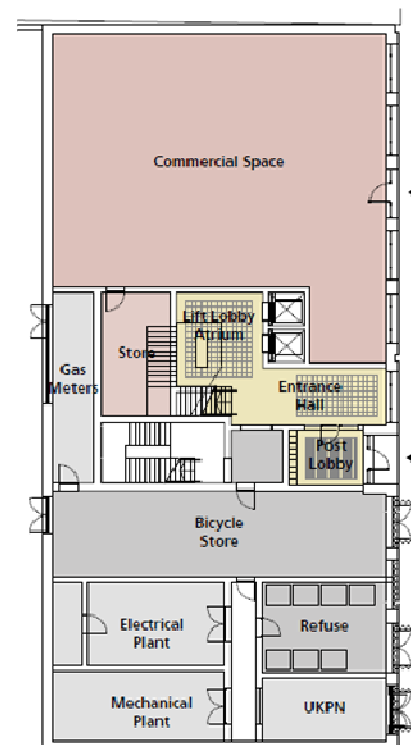
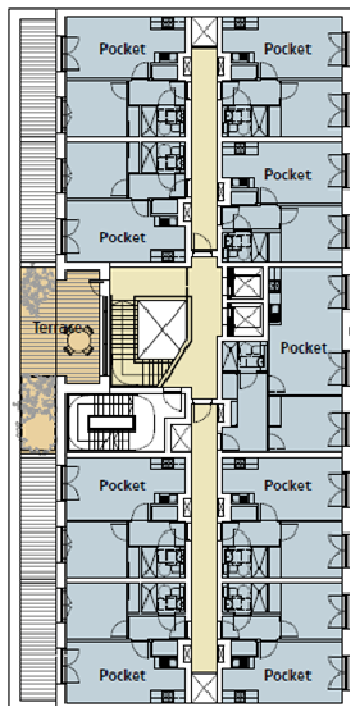
### Details of proposal

5. Pocket Living has applied for full planning permission for demolition of the existing building and erection of a part 6, part 7 and part 8-storey building measuring a maximum of 26.9m high (28.1m AOD). It would contain 227.5sqm (GIA) of flexible employment/retail space on the ground floor (use classes A1 retail, A2 financial and professional services, A3 cafe/restaurant and B1 business) and 57 x 1-bedroom residential units on the upper floors. They would all be affordable units, falling within the intermediate tenure.
6. Pocket Living is a private developer which specialises in building space efficient, compact units of accommodation in London at a lower cost, and without public subsidy. Pocket units are principally one bedroom units (a minimum of 37sqm) designed specifically for single occupiers who wish to own their home outright, and are sold with a minimum discount of 20% of the open market value. This is the first application which Pocket has submitted in the borough, although Pocket units have been delivered in Westminster, Camden, Ealing, Hounslow, Hammersmith and Fulham, and Hackney, and are under construction in Lambeth, Lewisham, Wandsworth, Kingston and Waltham Forest. Pocket has constructed 270 units to date which are already occupied, and a further 384 are under construction. The developments are generally of around 20 - 60 units.
7. At ground floor level the proposed building would occupy almost the entire footprint of the site, although it would be set back 1.5m from the southern boundary to create a gap between it and the building on the adjoining scaffold yard. The commercial space would be located on the northern part of the site, with the residential entrance hall, bicycle store, refuse store, substation and plant rooms to the south of it. The upper floors of the building would step back from the western boundary creating a terrace at first floor level, and there would be external terraces at 6th and 7th floor levels.
8. The building would be faced with brick, with precast concrete banding and metal balustrades to Juliet balconies. Aluminium windows, and louvered doors to the substation, refuse and cycle stores are proposed.

## Amendments

9. The following additional/revised information has been submitted during the course of the application:

- Updated daylight and sunlight information
- Updated sustainability statement
- Additional archaeology information
- Revised financial viability executive summary and full viability report
- Additional drainage information
- Service management plan submitted.





## Planning history

10. 16/EQ/0191 - Residential-led mixed-use building comprising 57 one bedroom one person (1b1p) units with commercial unit on the ground floor. Pre-application enquiry, details of which are held electronically by the local planning authority. Discussions centred on the principle of the proposed development, height, scale and massing, impact upon neighbouring properties and affordable housing.

## Planning history of adjoining sites

### Credon House

11. 17/AP/1859 - Prior approval for the change of use from office (Use Class B1) to residential (Use Class C3) to form 8 residential units ( 4 x 1bed and 4 x 2 beds) - prior approval not required.
12. Planning permission for Batwa House was granted in 2004 (reference: 03/AP/1278) and for 6 and 8 Varcoe Road in 2008 (07/AP/2375).

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

13. The main issues to be considered in respect of this application are:
  - Principle of the proposed development's land use, including emerging policy for the Old Kent Road
  - Environmental impact assessment
  - Design
  - Density
  - Affordable housing
  - Housing mix
  - Quality of accommodation
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - Transport
  - Trees and landscaping
  - Planning obligations (section 106 undertaking or agreement)
  - Mayoral and Southwark community infrastructure levy (CIL)
  - Sustainable development implications
  - Ecology
  - Contaminated land
  - Air quality
  - Water resources and flood risk
  - Archaeology
  - Statement of community involvement.

## Planning policy

14. Planning Policy Designations (Proposals Map)
  - Urban density zone
  - Archaeological priority zone
  - Air quality management area
  - Preferred industrial location (strategic)
  - Old Kent Road opportunity area

- Area requiring 35% private and affordable housing.
15. The site has a public transport accessibility level (PTAL) of 3 (medium) and is not located in a controlled parking zone (CPZ). There are no conservation areas or listed buildings near to the site.

16. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy  
 Section 4 - Promoting sustainable transport  
 Section 6 - Delivering a wide choice of high quality homes  
 Section 7 - Requiring good design  
 Section 10 - Meeting the challenge of climate change, flooding and coastal change  
 Section 11 - Conserving and enhancing the natural environment

National Planning Practice Guidance (2014).

17. The London Plan 2016

Policy 2.13 - Opportunity areas and intensification areas  
 Policy 3.1 - Ensuring equal life chances for all  
 Policy 3.3 - Increasing housing supply  
 Policy 3.5 - Quality and design of housing developments  
 Policy 3.8 - Housing choice  
 Policy 3.9 - Mixed and balanced communities  
 Policy 3.10 - Definition of affordable housing  
 Policy 3.11 - Affordable housing targets  
 Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes  
 Policy 4.3 - Mixed use development and offices  
 Policy 4.4 - Managing industrial land and premises  
 Policy 5.1 - Climate change mitigation  
 Policy 5.2 - Minimising carbon dioxide emissions  
 Policy 5.3 - Sustainable design and construction  
 Policy 5.5 - Decentralised energy networks  
 Policy 5.6 - Decentralised energy in development proposals  
 Policy 5.7 - Renewable energy  
 Policy 5.8 - Innovative energy technologies  
 Policy 5.10 - Urban greening  
 Policy 5.11 - Green roofs and development site environs  
 Policy 5.12 - Flood risk management  
 Policy 5.13 - Sustainable drainage  
 Policy 5.14 - Water quality and wastewater infrastructure  
 Policy 5.15 - Water use and supplies  
 Policy 5.21 - Contaminated land  
 Policy 6.9 - Cycling  
 Policy 6.10 - Walking  
 Policy 6.13 - Parking  
 Policy 7.1 - Building London's neighbourhoods and communities  
 Policy 7.2 - An inclusive environment  
 Policy 7.3 - Designing out crime  
 Policy 7.4 - Local character  
 Policy 7.6 - Architecture  
 Policy 7.8 - Heritage assets and archaeology  
 Policy 7.14 - Improving air quality  
 Policy 7.19 - Biodiversity and access to nature  
 Policy 8.2 - Planning obligations

Policy 8.3 - Community infrastructure levy.

18. Core Strategy 2011

Strategic policy 1 - Sustainable development  
 Strategic policy 2 - Sustainable transport  
 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  
 Strategic policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

19. 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.

1.1 - Access to employment opportunities  
 1.2 - Strategic and local preferred industrial locations  
 2.5 - Planning obligations  
 3.2 - Protection of amenity  
 3.3 - Sustainability assessment  
 3.4 - Energy efficiency  
 3.6 - Air quality  
 3.7 - Waste reduction  
 3.9 - Water  
 3.11 - Efficient use of land  
 3.12 - Quality in design  
 3.13 - Urban design  
 3.14 - Designing out crime  
 3.19 - Archaeology  
 3.28 - Biodiversity  
 4.2 - Quality of residential accommodation  
 4.3 - Mix of dwellings  
 4.4 - Affordable housing  
 4.5 - Wheelchair affordable housing  
 5.2 - Transport impacts  
 5.3 - Walking and cycling  
 5.6 - Car parking  
 5.7 - Parking standards for disabled people and the mobility impaired.

20. Sustainable design and construction SPD (2009)  
 Sustainability assessments SPD (2009)  
 Sustainable Transport SPD (2010)  
 Residential Design Standards SPD (2011) and Technical Update (2015)  
 Affordable housing SPD (2008 - Adopted and 2011 - Draft)  
 Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)

Development Viability SPD (2016).

**Principle of the proposed development's land use, including emerging policy for the Old Kent Road**

21. The site is located in the Old Kent Road preferred industrial location (PIL) which is identified in the Core Strategy as a PIL of strategic importance. Strategic policy 10 of the Core Strategy states that the PILs will be protected for industrial and warehousing uses. The Core Strategy does however, recognise that structural changes in the economy are resulting in a declining need for industrial land in London, and sets out the future direction of Old Kent Road as a growth and regeneration action area, subject to a future area action plan (AAP). Saved Southwark Plan policy 1.2 states that the only developments that will be permitted in PILs are B class uses and other sui generis uses which are inappropriate in residential areas. Concerns have been raised by neighbouring occupiers that the application would be premature in relation to emerging planning policy for the area, lack of justification for B1 use on the site, and there is a vacant commercial unit at 8 Varcoe Road.
22. The London Plan designates the Old Kent Road as an opportunity area, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes. It identifies the potential for residential-led development along the Old Kent Road corridor, with homes and jobs targets to be explored and further refined through the preparation of a planning framework and a review of the Old Kent Road strategic industrial location.

The New Southwark Plan

23. Work is under way to prepare both a New Southwark Plan (NSP) and an Old Kent Road AAP. The New Southwark Plan will replace the saved policies of the 2007 Southwark plan and the 2011 Core Strategy, and has reached the 'preferred option' stage. The council is currently consulting on a set of new policies and amendments to previously proposed policies which will run until 13th September 2017. The council is aiming to consult on the submission draft of the plan in autumn 2017, with a view to adopting the plan by 2018.
24. An earlier version of the NSP included policy DM23 which sought to review the PIL designations. This policy included requirements to intensify development, increase job numbers and promote the growth of business uses within new mixed use neighbourhoods, and advised that there should be no loss of employment space in the meantime. The latest version of the plan which is currently being consulted on proposes to delete this draft policy, with PILs to be dealt with through site allocations instead. DM24 of the draft NSP advises that in regeneration areas, development must retain or increase existing levels of business floorspace, except where there is no demand.

The Old Kent Road Area Action Plan

25. The Old Kent Road AAP will guide and manage new development and growth in the area over the next 20 years. The preparation of this plan has also reached the 'preferred option' stage, and the council is currently consulting on an interim set of new and amended policies until 13 September 2017. The council is aiming to consult on the submission draft of the plan towards the end of this year, with a view to adopting it by summer 2018.
26. The draft plan provides a vision and objectives for the opportunity area, including the delivery of 20,000 new homes in mixed use neighbourhoods, and the generation of 5,000 additional jobs. It places the site within the proposed action area core, and within proposal site OKR 16 which covers a large area extending north-eastwards

from Old Kent Road, towards Rotherhithe New Road. Required uses are residential, employment (B class to be clustered on sites to the south of the Surrey Canal green route), town centre uses focussed around Old Kent Road, community use (D class) and public open space. Student housing is identified as an acceptable use, and an indicative capacity of 3,045 homes is given. The proposed Surrey Canal green route is shown as passing through the southern section of the proposal site, connecting Sandgate Street and Varcoe Road. The council is currently consulting on proposals to extend the central activity zone and the boundary for an Old Kent Road major town centre, and the site would sit within both of these proposed designations.

27. Emerging policy AAP11a of the draft plan 'Businesses and workspace' includes requirements for proposals to retain or increase employment floorspace (GIA) on a site, to consolidate on-site servicing, to generate employment and increase the number of jobs provided, to accommodate existing businesses or provide relocation options, and to provide a business and relocation strategy incorporating workspaces into mixed use developments.
28. Both the NSP and the Old Kent Road AAP are in draft form at present and are still subject to consultation; therefore they can only be attributed limited weight at present. They do however provide an indication of the direction of travel for planning policy in the opportunity area.
29. The existing building on the site provides 350sqm of B class floorspace, with a further 550sqm within the yard area (900sqm in total); as stated, the yard is predominantly used for storing vehicles awaiting repair. The proposed development would provide a 227sqm flexible commercial unit, resulting in a loss of 673sqm of B class floorspace. Owing to the need to provide a residential entrance, cycle parking, refuse storage and plant space it would not be possible to increase the amount of commercial space at ground floor level. The loss of B class floorspace would be contrary to strategic policy 10 of the Core Strategy, saved policy 1.2 of the Southwark Plan and emerging policies in the NSP and AAP, and the introduction of residential use into the PIL would represent a departure from the adopted development plan.
30. In determining whether the principle of the proposed development would be acceptable in land use terms, members need to consider whether the wider regeneration benefits of the scheme would outweigh any harm caused, and whether those benefits would therefore justify a departure from the adopted planning policy. Officers consider that the key benefits arising from the proposal would be as follows:

#### Job creation

31. At present most of the site is used for the storage of vehicles relating to the repair business, and the existing use only supports the equivalent of two full time jobs. Based on the employment densities guide the proposed commercial unit could support 14 jobs for B1 use and 11 jobs for A1 to A3 use and this is considered to be a positive aspect of the scheme. Future employees and new residents living at the site would use shops and services, and would contribute to the local economy.
32. As to whether there would be demand for the commercial space in this location, the applicant has submitted a letter from a property agent (Currell) which advises that the unit would be of a desirable size and could easily be split to create two units which would increase its attractiveness to the market. It advises that office occupiers require good floor to ceiling heights and natural light, and notes that the proposed floor to ceiling height would be in excess of 2.8m. The letter notes that some occupiers prefer this type of location, away from the noise and distraction of main roads, which may appeal to architects, designers, film companies and charities. The emerging planning policy for the opportunity area indicates that this area is going to change dramatically

over the coming years with a significant increase in the resident population. This too could generate demand for the commercial unit in the longer term.

33. The proposed commercial unit is not considered to be of a size which would cause harm to neighbouring town centres if it were used for A1 - A3 purposes. It would provide a local facility, and it is noted that in the future, the site is likely to be located in the action area core.
34. To mitigate the loss of B class floorspace which would arise, a contribution of £12,451 would be required towards skills and employment programmes in the borough. This has been calculated in accordance with the council's planning obligations and CIL SPD and would be secured through the section 106 agreement. Any forthcoming permission should also be subject to a condition requiring the commercial unit to first be marketed for B1 use for a period of 6 months, and A1 - A3 thereafter in the event that no B class occupier is found.

#### Provision of housing including affordable housing

35. The scheme would provide 57 affordable housing units which would be in the intermediate tenure for discounted sale. There is a pressing need for housing in the borough and the London Plan sets the borough a target of 27,362 new homes between 2015 and 2025; policy 3.3 of the plan supports the provision of a range of housing types. This is reinforced through strategic policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London, by providing high quality new homes in attractive areas, particularly growth areas. The proposal would make a contribution to the borough's housing stock and would consist of 100% affordable housing which is a significant positive aspect of the scheme. It would also be in accordance with emerging policy for the Old Kent Road opportunity area and the expectation of significant new housing provision.
36. To conclude in relation to land uses, the proposed development would be contrary to strategic policy 10 of the Core Strategy owing to the loss of B class floorspace, and the introduction of retail and residential into the PIL would represent a departure from the adopted development plan. This must therefore be weighed against the benefits of the scheme including job creation, the provision of good quality, flexible commercial space, and the provision of 57 new affordable residential units. Although limited weight can be attached to the NSP and Old Kent Road AAP at present, the emerging policies in relation to job creation and the delivery of a significant number of new homes would not be compromised by the proposed development, and given the modest size of the site the loss of B class floorspace in this specific instance could be justified and mitigated through a section 106 contribution. In light of this officers consider that the principle of the proposed development in land use terms should be supported.

#### **Environmental impact assessment**

37. No request under Regulation 5 of the Town and Country Planning (EIA) (England) Regulations 2011 (as amended) has been submitted seeking confirmation as to whether the proposed development would require an environmental impact assessment. It is noted that the 2015 EIA regulations raise and amend the thresholds at which certain types of development project will need to be screened in order to determine whether an environmental impact assessment is required. The development could be considered an urban development project under schedule 2 of the regulations.
38. In the case of urban development projects, the 2015 regulations raised and amended

the 0.5 hectare threshold such that a project will need to be screened if:

- the development includes more than 1 hectare of development which is not dwellinghouse development; or
- the development includes more than 150 dwellinghouses; or
- the area of the development exceeds 5 hectares.

39. None of the above are applicable in this instance, therefore no screening is required. The 2017 EIA Regulations came into force on 16 May 2017, however as the application was received in December 2016 it is not affected by the new regulations.

### **Design**

40. Strategic policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to “...*achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.*” Saved policy 3.12 ‘Quality in design’ of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. Although only in draft form at present, policy 10 of the AAP ‘Building heights strategy’ advises that the prevailing building heights for new buildings in the core area will be between 5 and 8 storeys. It advises that development should contain variations in height to add interest and variety to development, to help signify places that are more important, and to help them relate more effectively to the surrounding environment. Concerns have been raised by neighbouring residents that the proposed building would be too high, would be too close to Batwa House, would be dominant in the streetscene and out of character with the area, and would represent an over-development of the site.
41. Officers consider that there should be no objection to the demolition of the existing building which is in a poor state of repair. It is simple and industrial in appearance, and contributes relatively little to the streetscene. It is physically attached to a building on the adjoining scaffold yard therefore a structural report has been submitted with the application, and this is considered further in the amenity section of this report.

### Site layout

42. At ground floor level the building would occupy almost the entire footprint of the plot and given its relatively modest size, this is considered to be acceptable. The inclusion of a commercial unit would provide an active frontage to the street, and a condition preventing it from being obscure glazed or otherwise concealed is recommended. Areas where a substation, bicycle store and refuse store are required would not provide active frontages, but louvered metal doors would be used which would create less of a solid frontage, and a condition for details is recommended as these could incorporate a pattern or other device to enhance their appearance.
43. Policy AAP 22 ‘Green infrastructure’ of the draft AAP seeks to create a new green route broadly along the alignment of the former Surrey Canal and concerns have been raised that the proposal would not contribute to this. The draft plan shows this to the south of the site, connecting Sandgate Street with Varcoe Road. Whilst the

proposed building would be very close to the southern site boundary, a gap would be retained and in conjunction with the adjoining site were it ever to come forward for redevelopment, this would not compromise the ability to connect Sandgate Street and Varcoe Road in the future.

#### Height, scale and massing

44. The building would be expressed as two separate volumes along Varcoe Road, stepping up from 6-storeys on the southern section to 8-storeys on the northern section. On the southern section there would be terraces at 6th and 7th floor level, accessed via deep, covered external walkways.
45. The surrounding buildings on this part of the street range from 3 to 6-storeys high. Credon House which is the commercial building to the north of the site is 3-storeys high, with the top floor set within a mansard roof. Batwa House which is immediately opposite the site to the east is 6-storeys high where it faces the site with the top floor set-back, and it steps down to 3-storeys high on its southern elevation. 6 and 8 Varcoe Road which are two blocks to the south-east of the site are 6-storeys high with the top floor set back. Crown Apartments, which are further east along Varcoe Road, occupy a 5-storey building. Given this context, although at its highest point the building would be two storeys higher than Batwa House, it would not be significantly taller than its context and officers consider that it would be appropriate in the street scene and of a proportionate scale in relation to its neighbours. It would also fall within the 5 - 8 storey range set out in the draft AAP.



46. The massing of the building would be broken up into two complementary forms, which would be treated in a similar but distinctive architectural aesthetic. This is a sound approach in urban design terms, and would introduce to the site the variety and grain of a simple, albeit artificial 'plot-width'. Overall the proposal is considered acceptable in its height, scale and massing. The taller northern part would reflect the urban hierarchy across the site and would respond appropriately to the local view along Varcoe Road.



### Detailed design

47. When we consider architectural design, we look at the proposal in terms of its fabric, function and composition. In its fabric, the design has been developed in the aesthetic of a turn of the century brick warehouse. Brick would be used in a gridded composition which would form the main ordering frame for the design. This gridded brick frame would be highlighted and articulated in parts with contrasting pre-cast concrete features, which would frame and layer the building to distinguish the two different volumes. The windows would be deep-set within the frame, and highlighted by Juliet balconies in metal to match the window frames. At ground floor level the building would be predominantly commercial in character, with a good sized active frontage and the main entrance lobby ensuring that Varcoe Road would benefit from natural surveillance and active edges.
48. The function of the building would be driven by the principle of compact living. Each unit, whilst modest in its proportions, would be characterised by large windows and complemented by attractive communal facilities. In addition to the roof-top communal terraces, the residential facilities would include double-height internal communal spaces designed to offer residents a pleasant environment.
49. In terms of its composition, the two volumes combining to provide one building would be appropriate and would respond appropriately to the site's context. The composition would extend to the detailed design of the two volumes, where the ordering device of the grid has been cleverly adapted to give the northern volume a more civic order, while the southern volume would have a more residential character. The base of the building would be defined by the commercial premises and the top would be articulated by the deep-set roof terrace. In this way the composition would be sound, with a well articulated aesthetic based on its urban model.



50. Concerns have been raised that the flank elevations of the building would not be acceptable and that a green wall should be incorporated onto the northern flank, although this could be difficult to achieve because the building would extend right up to the site boundary. A design and access statement (DAS) submitted with the application advises that the flank elevations would be decorated with hand painted murals. It may well be that in time the sites to the north and south will be redeveloped, but the provision of decoration on the flanks would ensure an acceptable visual appearance in any event, and a condition for details is recommended.
51. To conclude the proposal is considered to be high quality and appropriate in its urban

form and composition, and in its detailed design it would be highly articulated and well designed.

### **Density**

52. Strategic policy 5 of the Core Strategy permits a density range of 200 - 700 habitable rooms per hectare in the urban density zone. Maximum densities may be exceeded where developments achieve the highest standard of design, exceeding minimum internal space standards as well as providing an acceptable standard of daylight and sunlight, privacy, good outlook and amenity space. The Southwark Plan sets out the methodology for calculating the density of mixed use schemes and requires areas of non-residential space to be divided by 27.5 to create an equivalent in terms of habitable rooms per hectare. Based on this methodology, the density of the proposed development would equate to 1,537 hrh, in excess of the prescribed density range and this can in part be attributed to only one-bedroom units being proposed. It would also exceed the 650 - 1,100 hrh stated in emerging policy AAP5 of the draft Old Kent Road AAP and concerns have been raised by neighbouring occupiers in relation to overdevelopment of the site and unjustified, excessive density.
53. The Residential Design Standards SPD requires accommodation to be of an exemplary standard where density ranges would be exceeded. The proposal would result in a good standard of accommodation, although it could not be described as exemplary; this is assessed further later in the report. There is a need to optimise the use of land, and the building would be of an appropriate height; officers also consider that the impact upon neighbouring occupiers would be acceptable which is considered later in the report. In light of this it is considered that the higher density has not compromised the quality of the accommodation, and since the impacts of the development are considered to be acceptable, exceeding the density threshold would not warrant withholding permission.

### **Affordable housing**

54. Affordable housing is defined in the NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
55. Policy 3.11 of the London Plan 'Affordable housing targets' requires affordable housing provision to be maximised, and requires an average of at least 17,000 more affordable homes to be delivered per year during the plan period. It advises that 60% of affordable housing should be for social and affordable rent, and 40% for intermediate rent or sale, with priority to the provision of affordable family housing. It advises that boroughs should set an overall target for affordable housing provision, including separate targets for social/affordable rented and intermediate accommodation.
56. In Southwark, the council's affordable housing policies are set out in the Core Strategy and the saved Southwark Plan. Strategic policy 6 of the Core Strategy 'Homes for people on different incomes' requires at least 35% of the residential units to be affordable and at least 35% to be private. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms, and further information can be found in the council's draft Affordable Housing SPD (2011). With regard to tenure, saved policy 4.4 of the Southwark Plan requires a split of 70% social rented: 30% intermediate. Policy DM1 within the draft NSP seeks to amend this so that the required 35% affordable housing must comprise 10% intermediate and 25%

social rented.

57. As stated, Pocket Living is a private developer which specialises in providing compact units of accommodation within the intermediate tenure. In 2013 Pocket was awarded a £26.4m loan for 10 years by the Mayor of London to help thousands of working Londoners into home ownership. Pocket has committed to the Greater London Authority (GLA) that it will reinvest its profits alongside the Mayor's capital over the life of the programme. Returns made in a specific borough can be prioritised for future sites in that same borough.
58. Unlike conventional shared ownership and shared equity products where buyers increase their stake by 'stair casing', people buying Pocket homes own 100% of the equity and value of their home from day one, with a discount of at least 20% of the open market value. A restrictive covenant is put in place to ensure that the discount is retained in perpetuity, and passed on through any re-sales which are managed by Pocket. This is different from conventional shared-ownership units for example, which can staircase out as purchasers increase their share, and can eventually be sold on the open market without any restrictions. Pocket puts measures in place including annual inspections to ensure that the units are lived in by the purchasers, and will only grant consent for them to be rented out in exceptional circumstances and for a period of 12 months only. Rent levels are capped at 80% of the market rent and this too should be secured through the section 106 agreement.
59. Pocket homes fall within the NPPF definition of affordable housing because they would remain permanently affordable, and would be subject to the following eligibility criteria which would be secured through the section 106 agreement:

Income thresholds

60. Purchasers must have a household income at or below the council's intermediate affordable housing threshold which for a 1-bedroom unit is currently set at £46,136; the application submission advises that the average salary of a Pocket occupier is £41,332. If after three months of marketing no purchaser earning up to the council's income threshold has been found, income levels would increase to the Mayor's threshold which is currently set at £90k, and subject to a restriction that the units cannot be sold for more than four times the GLA income threshold (four times a person's income being that which can generally be obtained as a mortgage).
61. The applicant has submitted a financial viability appraisal (FVA) to demonstrate that the scheme is viable. This has been reviewed by a consultant appointed by the council who has confirmed that the scheme would be viable at the council's income threshold, and the residual land value is given as £1,112,544. The draft section 106 agreement includes a viability review mechanism which would be triggered if the affordable housing were to drop to below 100%.
62. The affordability of the proposed units to potential purchasers has also been considered. The council's consultant has advised that the 50 units which would be 37.8sqm would be affordable to people on the council's income threshold, but that the seven units measuring 49.5 - 50.1sqm which would be more expensive would potentially be beyond the reach of people earning £46,136. However, Pocket purchasers could apply for Help to Buy funding from the government, and could be purchased by people with larger deposits. In light of this all of the units, regardless of their size, should initially only be made available to those meeting the council's income threshold.

Purchasers must live or work in the borough

63. The submission advises that there are currently 30,000 people across London who have registered with Pocket. Of these, at present there are 903 eligible buyers who live or work in the borough and earn less than the GLA's income thresholds (67% of them earn less than the council's income threshold for 1-bed units). On the First Steps (Share-to-Buy) website there are 7,388 eligible buyers who live or work in the borough and earn below the GLA income threshold, and 2,753 who live or work in the borough and earn between £35 - £50k. As the council does not operate a waiting list for intermediate housing, potential purchasers would need to be registered with Pocket and First Steps (Share-to-Buy) and this would be secured through the legal agreement. If it were not possible to find a purchaser who lives or works in the borough, the units could be offered London-wide within the Mayor's income threshold.

They must not already own another property

64. It is recognised that the proposal would not provide any social rented or private units which are requirements under the Core Strategy and saved Southwark Plan. The FVA therefore also provides details of what could be delivered if a 'conventional' scheme comprising social rented, intermediate and private housing were proposed rather than the Pocket scheme. Under the 'conventional' scenario the FVA advises that 37% affordable housing could be delivered comprising 10 social rented and 4 shared-ownership units. The conventional scheme would only provide 39 units in total, so that some two and three bedroom units could be included to address the council's policy on housing mix. The council's consultant has confirmed that this scenario would also be viable, with a residual land value of £1,269,641
65. Whilst it has been demonstrated that under a 'conventional' scenario 37% affordable housing including 10 social rented units could be delivered, officers consider that the provision of 100% affordable housing is a significant positive aspect of the proposal and should be supported in this instance. It is a particular product aimed at helping people to get on the property ladder. The units would remain affordable in perpetuity unlike shared-ownership units, and would help to meet some of the demand highlighted above.

**Housing mix**

66. Strategic policy 7 of the Core Strategy requires a minimum of 60% 2+bed units and 20% 3+ bed units; a maximum of 5% studio units can be provided and these must be for private accommodation only.
67. Pocket's business model is to provide compact, 1-bedroom units of accommodation at below the market value to people seeking to secure a place on the property ladder, but who are being priced out of the market. The proposed development would only provide one-bedroom units which would deviate from strategic policy 7; however this is considered to be an exceptional case and should be weighed in the balance against the benefits of providing 100% affordable housing, without public subsidy. It is also noted that the proposal is for a mixed-use development including flexible commercial space, which would deliver both a resident and worker population onto the site.

**Quality of accommodation**

68. Saved policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living conditions. The council's Residential Design Standards SPD establishes minimum room sizes, and units should be dual aspect to allow for good levels of light, outlook and cross-ventilation.
69. A number of design principles are incorporated into all Pocket schemes in order to maximise space, comfort and sustainability. This includes floor-to-ceiling windows, a

low ratio of circulation space to livable space, high quality sound-proofing, built-in storage and high quality internal and external amenity spaces. The planning statement advises that Pocket has won awards from Housing Design, Building for Life, Cabe and the Evening Standard including Most Innovative Specialist Solution and Best First Time Buyer Home.



### Unit sizes

70. As set out in the table below, all of the units would comply with or exceed the minimum standards set out in the nationally described space standards. The standards were updated in May 2016 to permit 1-bed/1-person units to be reduced from 39sqm to 37sqm where a shower room is provided instead of a bathroom, and all of the proposed units would have a shower room.

<b>Units</b>	<b>Overall size sqm</b>	<b>National minimum required</b>
50 x 1-beds	37.8sqm	37
5 x 1-beds	49.5sqm	37
2 x 1-beds	50.1sqm	37

### Internal light levels

71. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers daylight and sunlight to the proposed dwellings. The tests which have been taken into account are:
- Average Daylight Factor (ADF) - ADF determines the natural internal light or day-lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
  - Annual Probable Sunlight Hours (APSH) - This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
72. All of the units would comply with the BRE guidance in relation to ADF. For sunlight, 64% of the windows would comply with the guidance. Those which would not comply would be located at first to fourth floor levels and would receive APSH ranging from 14% to 21%, with winter hours ranging from 0% to 3%. Although the units would not fully comply in relation to sunlight, the 100% compliance on ADF and floor to ceiling heights of 2.5m is such that officers consider that a good standard of accommodation would be provided.

Aspect

73. All of the units would be single-aspect which would not usually be acceptable, although none would be north-facing. However, given the large windows, good floor-to-ceiling heights and full compliance in relation to ADF officers are satisfied that a good standard of accommodation would be provided.

Amenity space

74. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sqm communal amenity space per development
  - For units containing three or more bedrooms, 10 sqm of private amenity space
  - For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
  - Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.
75. Pocket units are generally not provided with private external amenity space in order to reduce costs and keep the units affordable; they are instead provided with full height windows and Juliet balconies. In this instance however, four of the units at first floor level would have private west-facing terraces measuring 11.75sqm each which would exceed the 10sqm requirement set out in the Residential Design Standards SPD.
76. The proposal would provide 281sqm of outdoor amenity space in the form of external terraces; this would be 299sqm short of the amount required to make up for the shortfall in private provision. Whilst it is noted that a further 66.7sqm of internal communal space would be provided, the policy requirement is for outdoor space therefore a contribution of £61,295 is required to make up for the shortfall. This has been calculated in accordance with the council's planning obligations and CIL SPD, and would be secured through the legal agreement.
77. For the internal space, the communal entrance to the building would lead up to a double height atrium with large windows and doors leading out onto an external terrace. At third floor level there would be an internal amenity space leading out onto an external terrace, and at 4th-5th floor levels there would be a double height sun room with floor to ceiling windows facing west. It is envisaged that the internal spaces would be become community hubs for the residents, which would be furnished with tables and chairs and could be used for working and socialising. The provision of both internal and external spaces would ensure that there would be useable amenity space available throughout the year, and the variety of spaces proposed would help to foster a sense of community.

Wheelchair housing

78. Policy 3.8 of the London Plan 'Housing choice' requires ninety percent of new housing to meet building regulation requirement M4 (2) 'accessible and adaptable dwellings' (the proposal would comply with this) and for the remaining ten per cent to meet building regulation requirement M4 (3) 'wheelchair user dwellings'. The development would provide only two M4 (3) units, which would be at 6th and 7th floor levels, served by two lifts and which would measure 50.1sqm. This would equate to four habitable,

rooms and a total of 11 would be needed in order to meet the 10% requirement.

79. The applicant has advised that no further M4 (3) units are proposed because whilst Pocket has provided a number of wheelchair units in the majority of its developments, of the 20 developments completed to date no Pocket wheelchair unit has been sold to a wheelchair user. The applicant has attributed this to the demographics of Pocket purchasers, who tend to be between 24-40 years of age. The council's planning obligations and community infrastructure levy (CIL) SPD provides the method for calculating a contribution towards the council's wheelchair accessible housing offset fund and in this instance a contribution of £70k would be required to address the shortfall and this has been included in the draft section 106 agreement.

#### Noise and vibration

80. The site is located within a preferred industrial location, and the proposed residential units would adjoin existing industrial units within the T Marchant Industrial Estate. An environmental noise assessment has therefore been undertaken to assess whether the site would be suitable for residential development. The assessment concludes that with the use of robust glazing, noise levels within the flats would fall within acceptable levels, and that vibration levels at the site are low. The report has been reviewed by the council's environmental protection team (EPT) and a condition to secure appropriate internal noise levels is recommended, which should minimise the likelihood of noise complaints against the existing industrial occupiers.
81. Whilst the external amenity space on the western boundary could experience some noise, there would be a variety of spaces within the development including internal space and an external terrace at 6th floor level which would be shielded from the industrial uses to the west. Although it does not contain any west-facing amenity spaces and only very small windows, it is also noted that the existing residential buildings at 6 and 8 Varcoe Road adjoin the scaffold yard.

#### Secure by design

82. The submission has been reviewed by the Metropolitan Police who have recommended a condition to ensure that the development would achieve 'Secured by Design' certification, and this has been included in the draft recommendation.
83. To conclude in relation to quality of accommodation, although the proposal would not fully comply with the council's Residential Design Standards SPD, it is nonetheless considered that a good standard of accommodation would be provided. The units would comply with the nationally described space standards, would receive good levels of daylight and would have access to a variety of high quality communal amenity spaces.

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

84. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight. Concerns have been raised by neighbouring residents regarding loss of light, overshadowing and loss of privacy.

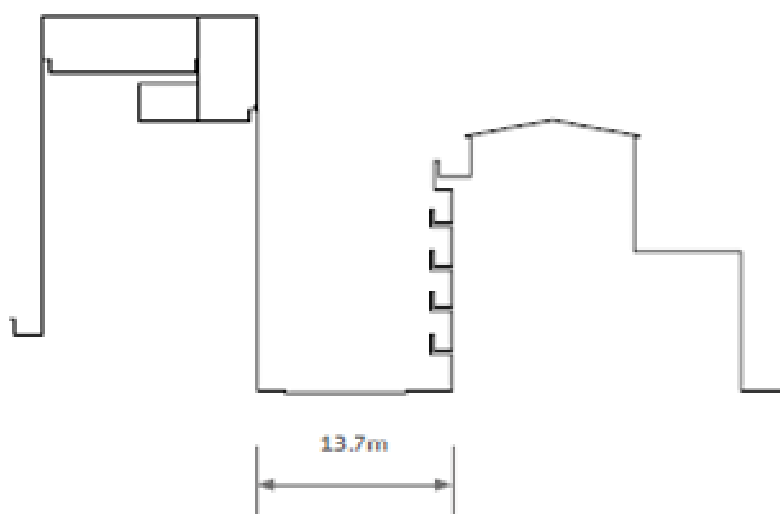
### Impact of the proposed uses

85. The provision of a flexible commercial unit and residential accommodation would not adversely impact upon the amenity of neighbouring residential occupiers in the vicinity. B1 uses generally sit comfortably alongside residential uses and subject to hours of use and ventilation/extraction conditions, no loss of amenity would occur from A1-A3 use. Plant noise from the proposed development has been considered, and EPT has recommended a condition to limit noise output which would protect the amenities of existing and future occupiers. Varcoe Road is predominantly residential, and it is not considered that the introduction of additional residential units would adversely impact upon the amenity of neighbouring occupiers.

### Physical impact of the proposed building

#### *Privacy and overlooking*

86. The Residential Design Standards SPD recommends a minimum of 21m at the back of properties to prevent any overlooking, and 12m where properties would face each other across a highway.
87. There would be a window-to-window separation distance of 13.7m between the proposed building and Batwa House which is opposite the site to the east; this would exceed the 12m recommended in the Residential Design Standards SPD and whilst the balconies would be around 1m closer, they are currently open to the street and it is not considered that their use would be unduly impacted. The large external roof terraces proposed at 6th and 7th floor levels could give rise to some noise and disturbance if they were used late at night; therefore a condition preventing them from being used beyond 11.00pm is recommended.
88. The proposed building would be approximately 8m from the side elevation of 6 Varcoe Road and whilst this would be quite close, the relationship would be oblique. The north-facing windows in the neighbouring building face Batwa House and those in the side overlook the scaffold yard; with the exception of one bedroom, these are identified in a daylight and sunlight report as serving non-habitable spaces. The 6th and 7th floor terraces would have views towards this building, therefore a condition for some screening to the terraces is recommended.





*Daylight and sunlight*

89. A daylight and sunlight report based on the BRE guidance has been provided. It has been amended during the course of the application to correct some errors relating to property addresses, to take into account the approved layouts of flats within Batwa House, and to include a mirror image test in relation to Batwa House which is considered further below.
90. The following tests within the document have been considered
91. Vertical sky component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
92. No-sky line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction).
93. Sunlight - annual probable sunlight hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.
94. Overshadowing - The BRE guidance advises that for an outdoor area to appear adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March. If an area would not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, the loss of sunlight is likely to be noticeable. Concerns have been raised that no shadow drawings have been submitted with the application. However, the daylight and sunlight report concludes that the proposed development would not create any new areas which would receive less than two hours of sunlight on 21 March, and that the proposal therefore complies with the BRE guidance in this respect.
95. The daylight and sunlight report considers the impact of the proposal on the following properties:
- Batwa House, Credon Road
  - 6 and 8 Varcoe Road (these are the two blocks of flats to the south-east of the application site which adjoin the scaffold yard - the daylight and sunlight report describes them as 4 - 28 Varcoe Road)
  - 20 Varcoe Road (this is a block of flats further east along Varcoe Road)
  - 1 - 3 Ryder Drive
  - 82, 101 and 103 Verney Road.

Batwa House

96. This building directly faces the application site. In relation to the VSC test, of the 83 windows tested, 50 (60%) would not comply with the BRE guidance, with reductions ranging from 22% to 87% as set out in the table below.

<b>Reduction</b>	<b>No. of windows affected</b>	<b>Residual VSC range (%)</b>
21-30%	3	9.4% to 24.8%
31-40%	6	8.4 % to 25.5%
41-50%	17	6.6% to 21%
51-60%	10	11.7% to 19.4%
61-70%	10	8.7% to 15%
71-80%	2	6% to 7.8%
81-90%	2	3.2% to 4.4%

97. Where windows do not pass the VSC test the NSL test can be used, and based on this of the 83 windows tested, 34 (41%) would not comply with the BRE guidance, with percentage reductions as set out below.

<b>Reduction</b>	<b>No. of windows affected</b>
21-30%	3
31-40%	5
41-50%	3
51-60%	1
61-70%	0
71-80%	6
81-90%	16

98. With regard to sunlight, of the 74 windows tested, 36 (49%) would not comply with the BRE guidance, with percentage reductions as set out below:

<b>Reduction</b>	<b>No. of windows affected (total AHSP)</b>	<b>No of windows affected (winter sunlight hours)</b>
1-20%		3
21-30%		1
31-40%	4	3
41-50%	7	6
51-60%	14	3
61-70%	4	4
71-80%	3	5
81-90%	3	0
90-100%	1	4

99. The above demonstrates that there would be some significant, adverse impacts upon daylight and sunlight to some of the residential units within Batwa House including four which would lose all of their winter sunlight. However, this can in part be attributed to the fact that the existing building on the site is modest in size, measuring 4m to the eaves and with an overall height of around 8m; most of the site is an open yard. As such it has little, if any impact upon levels of light to the surrounding properties and the existing windows in Batwa House currently experience very good daylight levels. For example, of the 83 windows tested for VSC, 57 of them (69%) currently have VSCs in excess of 27%. Some of the existing values are particularly high, including 51 windows which have VSCs ranging from 30% to 39.5%.
100. For the VSC test, most of the non-compliant windows (60%) serve bedrooms. The same applies for the NSL and sunlight tests, with 62% and 55% respectively of the non-compliant windows serving bedrooms (this takes into account four living rooms which are incorrectly labelled as bedrooms within the daylight and sunlight report). For assessing daylight levels within new developments the BRE guidance sets a lower target for bedrooms than for kitchens and living rooms, presumably because bedrooms are predominantly used at night and for sleeping. The 14 kitchen/living/dining spaces (LKDs) which would not comply with the BRE guidance

would have VSC levels of between 3.2% and 21% and two kitchen windows would have retained VSC levels of 12.3% and 12.8%.

101. The flats in Batwa House have balconies facing the site and the BRE guidance notes that balconies to existing buildings can reduce levels of light to the rooms they serve. The daylight and sunlight report therefore includes an assessment with the balconies at Batwa House removed. This shows that for VSC the number of non-compliant windows would drop from 60% to 52%, and the retained VSC results would range from 12.4% to 26.6% rather than the 3.2% to 25.5% with the balconies in place. For NSL the balconies excluded test shows that the number of non-compliant windows would drop from 41% to 39% which shows that the existing balconies affect daylight levels to the rooms they serve.

*The mirror image test*

102. Given the modest size of the existing building on the site and the fact that most of it is open yard, a mirror image test has been undertaken. This considers what impact building a mirror image of Batwa House on the application site would have upon the existing Batwa House. It is considered that it would be reasonable in townscape and amenity terms to construct a building which mirrored its neighbour opposite. It demonstrates that if a mirror image were constructed on the site 49% of the windows would not comply in relation to VSC, 33% would not comply with the NSL test and 31% would not comply in relation to sunlight. This compares with 60% VSC, 41% NSL and 49% sunlight for the proposed scheme and this demonstrates that even though the proposed building would have a greater impact, a mirror image would also have significant impacts upon the neighbouring building.
103. The Planning Statement submitted with the application advises that to achieve BRE compliance, any building on the site would have to be limited to 3-storeys in height. Officers consider that 3-storey buildings on the site would appear out of context with the neighbouring buildings on this part of Varcoe Road and would not optimise the use of the land. There are likely to be other instances within the Old Kent Road opportunity area where existing residential properties look out onto low-rise industrial units and yards. Requiring full BRE compliance could therefore compromise the ability to deliver the 20,000 new homes expected in the opportunity area and it is noted that the AAP is predicated on a prevailing building height of 5 to 8 storeys within the core area. In light of this, and given that in townscape terms the height of the proposed building would be acceptable and the proposal would deliver 100% affordable housing, on balance the impact upon the existing flats within Batwa House is considered to be acceptable.

*6 and 8 Varcoe Road*

104. These are the two blocks to the south-east of the application site which adjoin the scaffold yard. Of the 80 windows tested, two would fail in relation to VSC with percentage reductions of 23% and 27% which would not be significant. All of the windows tested would pass in relation to NSL and sunlight.

*20 Varcoe Road*

105. This is a block of flats located further east along Varcoe Road. Of the 53 windows tested, one would fail in relation to VSC with a 23% reduction which would not be significant. All of the windows tested would pass in relation to NSL and sunlight.

*1 - 3 Ryder Drive*

106. These properties are located to the north of the site, on the opposite side of Verney

Road. All of the windows tested would pass in relation to VSC and sunlight. The position of these buildings relative to the application site and is such that they do not need to be tested for NSL.

*Arundel Court, 82 Verney Road*

107. This building is located to the north-east of the site, behind Batwa House. All of the windows tested would pass in relation to VSC. NSL and sunlight testing is not required for this building.

*101 - 103 Verney Road*

108. This building is located to the north-east of the site and all of the windows tested would pass in relation to VSC. NSL and sunlight tests are not required for this building.

*Impact on the T Marchant Industrial Estate*

109. The existing building would have to be carefully demolished so as not to damage the fabric of the adjoining building which serves the scaffold yard. A structural report has been submitted which considers how this could be achieved, and concludes that demolition of the existing building should not present many issues and that the new building could be constructed so as to have a negligible impact on the adjoining sites and structures. The applicant would need to obtain building regulations approval and the relevant party wall surveys and agreements in order to construct the building.
110. Although the building would extend right up to the northern and western site boundaries, no windows are proposed on the north elevation and the residential units would be set approximately 2.4m back from the western boundary. Subject to sound-proofing within the flats, it is not considered that this would hinder the operation of the industrial units.
111. Concerns have been raised that daylight and sunlight to the estate has not been adequately addressed, and that the proposed development would not be a good neighbour which could compromise the development potential of the industrial estate.
112. The original daylight and sunlight report submitted with the application contains an assessment of the industrial units within the adjoining estate, although it incorrectly identifies the space as habitable. The unit closest to the proposed building is 60 - 62 Verney Road which has a number of roof-lights, and the report concludes that the impact upon this proposal would comply with the BRE guidance.
113. There is a test within the BRE guidance which considers the potential impact upon adjoining development sites. The DAS considers how the neighbouring sites could be developed and shows new blocks parallel to Verney Road and north-south blocks with routes through connecting Verney Road with Sandgate Street to the south. The daylight and sunlight report advises that based on this type of arrangement it would be possible to provide adequately day-lit residential accommodation on the adjoining sites.
114. Concerns have been raised on behalf of the owners of the industrial estate that do not wish to develop the site in the manor shown in the DAS. Whilst this is noted, the adjoining site could be developed in any number of ways, and the DAS considers only one possible layout; it would not be reasonable to expect all potential scenarios to be considered. Officers are satisfied that the proposed development could proceed, without unduly hindering the development potential of the adjoining sites.

## Transport issues

115. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires that the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards. The site has a PTAL (public transport accessibility level) of 3 (medium) and is not located in a controlled parking zone (CPZ). Concerns have been raised by neighbouring residents regarding increased traffic, lack of parking, access to the scaffold yard and access to Batwa House.

### Servicing

116. Saved policy 5.2 of the Southwark Plan requires servicing to be provided on site and in this instance, on-street servicing is proposed. The commercial unit and residential units could generate up to 7 servicing trips per day in the morning and evening peaks respectively which would have a negligible impact upon the highway network. A servicing management plan has been submitted which demonstrates that on-street servicing could take place in conjunction with servicing of the scaffold yard without any adverse effects, although waiting restrictions around the scaffold yard entrance may need to be extended. Providing on-site servicing would reduce the amount of commercial floorspace and result in a loss of active frontage and given the modest size of the site and acceptable highway impact, officers raise no objections to on-street servicing in this instance. Highway works to create an on-street waiting area would be secured through the section 106 agreement.
117. Concerns have been raised regarding the adequacy of the proposed refuse storage, and that issues such as fly-tipping and vermin could arise. A refuse store would be provided fronting Varcoe Road meaning that it would be easy to access, and a condition to secure this facility is recommended. It is noted that a number of the doors along the street frontage are shown as opening outwards, and a condition requiring them to be inward opening is recommended, to prevent any obstructions.

### Trip generation

118. A transport statement (TS) submitted with the application advises that the existing use generates 28 vehicle trips throughout the day. There would be an additional 9 vehicle trips during the morning peak and 9 vehicle trips during the evening peak as a result of the proposal, and this would have a negligible impact upon the local transport network.

### Car parking

119. As stated the site is not located within a CPZ, and no off-street parking would be provided to serve the development.
120. A parking survey was undertaken on the 13 October 2016 to review the on-street parking demand across a typical weekday within the vicinity of the site. The survey reviewed on-street parking within 200m of the site every hour between 5.00am and 7.00pm. There are 280 parking spaces within the survey area, and the daytime average of occupied spaces was 70% (195 bays), with the highest levels recorded at 9am where 77% (215) of the spaces were occupied. This means at that at the busiest time, there were 65 spaces available.
121. Based on surveys of existing Pocket purchasers, only 3% of the future occupiers (2 people) are likely to own vehicles. Even if all of the potential employees (14) associated with the commercial unit required a space, they could still be accommodated on-street. The required highway works should not result in any loss of

existing parking spaces, because new spaces could be provided where existing crossovers are reinstated.

122. In light of the above, officers raise no objections to the application on parking grounds. It is recommended however, that in order to encourage sustainable modes of travel occupiers of the development should be prevented from obtaining a parking permit in any future CPZ which may be designated at this site and that car club membership be provided. It is noted that neighbouring residents have raised concerns regarding the possible designation of a CPZ, but this would be subject to consultation with affected residents in the future

#### Cycle parking

123. The London Plan requires 60 cycle parking spaces to serve the proposed development and 63 spaces would be provided. However, there should be separate stores for the commercial and residential uses and no short-stay parking is shown. In light of this a condition for revised details is recommended.
124. For the reasons set out above and subject to conditions and section 106 obligations, officers consider that the transport impacts of the proposed development would be acceptable.

#### **Trees and landscaping**

125. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals.
126. There are no trees on or near to the site which would be affected by the proposed development, and the site does not contain any landscaping. The design and specification of the proposed external terraces would need to be sufficiently robust to provide the quality and use aspired to for the development. As such, conditions should be imposed upon any forthcoming permission requiring full landscaping details and a landscape management plan to be submitted for approval, and these have been included in the draft recommendation.

#### **Planning obligations (section 106 undertaking or agreement)**

127. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that local planning authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the council's adopted Planning Obligations and Community Infrastructure Levy SPD. A section 106 agreement is currently being drafted which should include clauses to secure the following:

- Contribution to mitigate for loss of B class floorspace: £12,451
- Outdoor amenity space: £61,295
- Affordable housing monitoring fee: £12,020
- Wheelchair housing fund: £70k
- Carbon off-set fund: £66,960
- Archaeology contribution: £3,389

**Total:** £226,115

**Admin charge** (2% of total) £4,522.30

**Overall total:** £230,673.30

128. In addition, the following non-financial contributions would be secured within the section 106 agreement:

- Employment in the completed development provisions including fall-back contribution if targets not met
- Affordable housing terms including income thresholds and eligibility criteria
- 3 years car club membership for eligible adult residents
- Future-proofing for combined heat and power (CHP) connection, if feasible
- Wheelchair marketing provisions
- Section 278 agreement to secure the following:
  - re-paving the footway fronting the development including new kerbing on Varcoe Road
  - re-instatement of the redundant vehicle crossovers on Varcoe Road as footway
  - provision of dropped kerb at the front of the refuse store on Varcoe Road
  - repair of any damage caused to the highway within the vicinity of the development due to construction vehicles
  - introduction of a length of waiting restrictions at the front of the refuse store and around the entrance to the adjoining scaffold yard.

129. In the event that a satisfactory legal agreement has not been entered into by 29 September 2017 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

*'The proposal, by failing to provide for appropriate planning obligations secured through the completion of a section 106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with 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 Planning Obligations and Community Infrastructure Levy SPD (2015).'*

#### **Mayoral and Southwark community infrastructure levy (CIL)**

130. Concerns have been raised regarding the impact of additional residents on local services such as public transport, GP and dentist surgeries.

131. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

132. In this instance a Mayoral CIL payment of £145,975 and a Southwark CIL payment of £198,066 would be required.

133. Transport for London (TfL) has commented that it may be appropriate to seek additional section 106 funding towards strategic transport capacity, particularly the Bakerloo Line extension stations. The council will be revising its CIL charging schedule and is currently consulting on an addendum to the 2015 Section 106 Planning Obligations and CIL SPD which sets out how the council will use section 106 planning obligations and CIL in the Old Kent Road opportunity area. The SPD

addendum is in draft form, and examination and adoption is planned for late 2017. In light of this it is not possible to capture any additional CIL or section 106 contributions at this time.

### **Sustainable development implications**

134. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that residential buildings must now be carbon zero, and non-domestic buildings must comply with the Building Regulations in terms of their carbon dioxide emissions.

135. The applicant has submitted an energy statement in support of the application and in relation to the Mayor's energy hierarchy, and the following is proposed:

#### Be lean (use less energy)

136. Measures proposed include high levels of insulation and air tightness, energy efficient lighting and high performance glazing. These measures would reduce carbon dioxide emissions by 4.9% for the residential units and 31.4% for the commercial space.

#### Be clean (use energy efficiently)

137. The submission advises that it is not possible to connect to an existing heating network, and that a centralised system is not suitable owing to insufficient plant space at ground floor level. In light of this no CO<sup>2</sup> reductions would be achieved under this category, but the draft section 106 agreement makes provision for future proofing in the event that a district heating network is developed in the future, the event that connection is found to be feasible.

#### Be green (use renewable energy)

138. Measures proposed under this category are photovoltaic panels (PVs) to provide electricity, and air source heat pumps to provide heating and cooling to the commercial space. The PVs would reduce CO<sup>2</sup> emissions from the residential units by 14.7% and the air source heat pumps would reduce the CO<sup>2</sup> emissions from the commercial space by 1.1%.

139. The overall CO<sup>2</sup> reductions as a result of the measures described above would be 19.5% for the residential units and 35.2% for the commercial space. As carbon zero would not be achieved for the residential units, a contribution of £66,960 would be required towards the council's carbon offset - green fund.

140. Strategic policy 13 of the Core Strategy requires the commercial unit to achieve BREEAM 'excellent' and a revised sustainability statement has been submitted which advises that this could be achieved. A condition to secure this is therefore recommended.

141. The Core Strategy requires a 20% CO<sup>2</sup> reduction from renewables. In this instance only 12.4% would be achieved which is in part due to the roof form of the building, part of which would be used to provide amenity space. As set out above a contribution towards the council's carbon offset - green fund would be secured through a section 106 agreement.

142. Saved policy 3.3 of the Southwark Plan "Sustainability assessment' advises that



planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment.

143. The sustainability statement submitted in support of the application sets out a summary of the economic, environmental and social impacts of the proposal. This includes the provision of 100% affordable housing, high quality internal and external communal amenity spaces, the provision of employment space in the development and measures to reduce carbon dioxide emissions.

### **Ecology**

144. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
145. A preliminary ecological appraisal has been submitted with the application which advises that the site is considered to be of no importance for protected species or other species of conservation interest, and that the proposal is unlikely to have any significant adverse impacts on local biodiversity. The appraisal recommends that measures be undertaken to avoid harm to nesting birds during site clearance, and that ecological enhancements including native planting should be incorporated into the development.
146. The appraisal has been reviewed by the council's ecology officer who agrees with its findings, and recommends conditions for nesting bricks to be incorporated into the development which have been included in the draft recommendation.

### **Contaminated land**

147. A geo-environmental desktop study report has been submitted which advises that the site has a medium to high risk of being contaminated. The report has been reviewed by EPT and the Environment Agency (EA) and a condition is recommended requiring further investigations and any necessary remediation be undertaken.
148. A detailed unexploded ordnance (UXO) survey has also been carried out which indicates a low risk for the northern part of the site but a medium risk for the southern part. An informative is recommended which alerts the applicant to the need to carry out specialist surveying work and to notify the police and the council in the event that any anomalies are detected.

### **Air quality**

149. The site is located in an air quality management area. Policy 7.14 of the London Plan 'Improving air quality' seeks to minimise the impact of development on air quality, and sets a number of requirements including minimising exposure to existing poor air quality, reducing emissions from demolition and construction of buildings, being at least 'air quality neutral', and not leading to a deterioration in air quality.
150. An air quality assessment has been submitted with the application which considers impacts during the construction and operation of the development. It advises that mitigation measures would be required during construction to control dust, and that with measures in place, construction impacts would be insignificant. It advises that the completed development would have an insignificant impact upon air quality, and would be air quality neutral.

151. EPT has reviewed the document and advised that it is acceptable, subject to a construction management condition which should limiting emissions from certain types of construction machinery. This would also need to consider construction vehicle routes, parking and working hours, and a condition has been included in the draft recommendation.

### **Flood risk and water resources**

152. Concerns have been raised by neighbouring residents regarding the impact of the proposed development on water pressure and drainage.
153. The site is located in flood zone 3 which is identified as having a high risk of flooding. Paragraph 100 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. However, the council's strategic flood risk assessment acknowledges that development within flood zone 3 is required, and is allowed with the application of the exception test set within the NPPF.
154. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur.
155. The site is located on previously developed land and there are strong sustainability reasons why it should be redeveloped. The development of brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. The site has reasonable access to public transport and the proposed design is capable of providing a good quality housing, with less vulnerable commercial space at ground floor level.
156. A flood risk submitted with the application has been amended on the advice of the council's flood and drainage team and is found to be acceptable. The EA has recommended the inclusion of flood resilience measures therefore an informative to this effect has been included in the draft recommendation, together with conditions and informatives recommended by Thames Water. One of the Thames Water informatives relates to the amount of water pressure that they would seek to deliver to the site, and advises that the development must be designed accordingly. Thames Water has not raised water pressure as an issue.
157. The Core Strategy and the London Plan require all new dwellings to achieve a water efficiency of 105 litres per head per day (excluding an allowance of 5 litres of less per head per day for external water consumption). The submission advises that water efficient fittings would be used throughout the development and that the dwellings would comply with the consumption target and a condition to this effect is recommended.

### **Archaeology**

158. The site is located within the 'Bermondsey Lake' archaeological priority zone. Saved policy 3.19 of the Southwark Plan 'Archaeology' requires proposals for development in archaeological priority zones to be accompanied by an archaeological desk-based assessment (DBA) and an evaluation report.
159. An archaeology and heritage assessment has been submitted, and has been revised during the course of the application. The revised document is considered to be acceptable, and a number of conditions are recommended.

### **Statement of community involvement**

160. Details of consultation undertaken by the applicant on the proposed development prior to submission of the planning application have been provided.
161. Letters were sent to 313 local residents and businesses inviting them to a public exhibition which was held at the Links Community Centre, Rotherhithe New Road on 6 July 2016. The exhibition was attended by seven people and the main feedback received related to the height of the proposed development, parking and disruption to traffic; many people welcomed the provision of affordable housing for local people. Following the public consultation event the height of the building was reduced by a storey.

### **Conclusion on planning issues**

162. The proposed development would result in a loss of B class floorspace, and the introduction of residential and potentially A class uses in to the PIL would represent a departure from the adopted development plan. The draft New Southwark Plan and Old Kent Road AAP do however, provide an indication of the direction of travel for planning policy in the area, and there is an expectation of additional jobs and significant levels of new housing. Although the proposal would result in a loss of B class floorspace, the site is modest in size, mainly used for storage, and supports a low level of jobs. The proposed development would increase the numbers of jobs on the site and deliver new housing, all of which would be affordable. In light of this it is considered that the principle of the proposed development should be supported in this instance.
163. Whilst the proposal would deliver a good standard of accommodation, it is recognised that the proposal does not comply with some of the minimum residential design standards adopted by the council, and would not comply with policies relating to housing mix, wheelchair housing or affordable housing tenure. This must therefore be weighed in the balance against the benefits of the affordability of this modern model of housing. Taken in the round this proposal could play a role in offering a variety of housing types, although it is not intended to replace general needs housing provided across the borough.
164. It is also recognised that the proposed development would have some significant adverse impacts upon daylight and sunlight to flats in Batwa House, although this is largely because the existing site is mostly yard, and the building on it is of limited height. Most of the rooms affected would be bedrooms, and in townscape terms the maximum 8-storey height is considered to be acceptable and would be in accordance with emerging policy in the draft AAP.
165. On balance therefore, whilst it is recognised that the proposal presents a number of issues, given the benefits arising in relation to job creation and the delivery of new affordable housing and in the light of the emerging policy context, the application is recommended for approval.

### **Community impact statement**

166. 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.

- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

169. 14 representations and a petition containing 49 signatures have been received from neighbouring occupiers objecting to the application on the following grounds:

- Lack of pre-application consultation with adjoining industrial estate
- Planning Statement affords too much weight to the emerging planning policies/application is premature
- Proposal would not contribute to the delivery of the Surrey Canal green route
- No infrastructure would be delivered
- Lack of justification for the B1 accommodation proposed/commercial unit at 8 Varcoe Road is vacant
- Density/overdevelopment of the site/overcrowding
- Units too small
- Concerns regarding CPZ exemption as time scales are unknown, costs should be shared between developments and low car ownership is only assume
- Openable, habitable windows next to industrial estate could harm its operations
- Loss of daylight and sunlight and inadequate daylight and sunlight report
- Would hinder redevelopment potential of adjoining industrial site
- Building too high and too close to Batwa House
- Building should be limited to 4 -storeys or 15m
- Flanks of building should be improved
- Reduced access to Batwa House
- Increased traffic and lack of parking
- Increased noise, anti-social behaviour, fly-topping, crime and pest potential
- Loss of privacy and impact on use of balconies at Batwa House
- Impact upon existing shops, transport, GP and dentist surgeries
- Access to scaffold yard
- Impact on water pressure and drainage
- Is an existing lack of children's play-space leading to anti-social behaviour and the proposal will aggravate this
- Construction impacts including the attraction of vermin
- Reduction in solar gain to Batwa House, resulting in increased heating costs
- Loss of a view and impact upon property prices - **officer response** - these are not material planning considerations and cannot be taken into account.

170. 40 representations have been submitted in support of the application on the following grounds:

- Welcome the provision of affordable housing
- Will help people into home ownership
- Large demand for housing in Southwark
- The plans would make a good use of the site and would be sensitive to the local area
- Will allow local people to stay in the area
- First time buyers are ineligible for social housing.

Re-consultation responses (re-consultation undertaken on additional/revised documents submitted)

171. 1 x further support:

- Welcome the plans to provide 57 affordable intermediate homes where there is huge demand.

172. 1 x further support:

- Welcome the plans to provide 57 affordable intermediate homes where there is huge demand.

173. Environmental protection team - conditions recommended.

174. Flood and drainage team - revised details acceptable.

175. Local economy team - details of employment provisions provided.

176. Ecology officer - conditions recommended.

177. Highways development management team - highways requirements provided.

178. Environment Agency - No objections, subject to contamination conditions. Flood resilience measures should be incorporated into the development.

179. Thames Water - Conditions and informatives recommended.

180. Transport for London - proposals unlikely to have any significant impact upon TfL assets or services when taken in isolation. The site is within the Old Kent Road opportunity area where significant growth is anticipated. The council is consulting on a revised CIL charging regime to fund transport infrastructure to support growth. May be appropriate to seek additional section 106 funding towards strategic transport capacity, particularly the proposed Bakerloo line extension.

181. Metropolitan Police - if the application proceeds it should be able to achieve Secured by Design certification and a condition to this effect should be imposed.

182. Natural England - no comments. The application has not been assessed for impacts on protected species; standing advice and the council's own ecology advice should be referred to.

### **Human rights implications**

183. 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.

184. This application has the legitimate aim of providing a commercial unit and 57 flats. 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/2324-49 Application file: 16/AP/5235 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5410 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	7 July 2017	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	7 July 2017	

**Consultation undertaken****Site notice date:** 20/01/2017**Press notice date:** 19/01/2017**Case officer site visit date:** 20/01/2017**Neighbour consultation letters sent:** 17/01/2017**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 The Local Economy Team  
 Waste Management

**Statutory and non-statutory organisations consulted:**

EDF Energy  
 Environment Agency  
 Health & Safety Executive  
 London Fire & Emergency Planning Authority  
 Metropolitan Police Service (Designing out Crime)  
 Natural England - London Region & South East Region  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbour and local groups consulted:**

17 St Andrews Close London SE16 3BD	Flat 23 Batwa House SE16 3BF
18 St Andrews Close London SE16 3BD	Flat 24 Batwa House SE16 3BF
15 St Andrews Close London SE16 3BD	60-61 Verney Road London SE16 3DH
16 St Andrews Close London SE16 3BD	Flat 40 Batwa House SE16 3BF
19 St Andrews Close London SE16 3BD	Flat 41 Batwa House SE16 3BF
3 Turnberry Close London SE16 3BE	West Newton House SE16 3DA
4 Turnberry Close London SE16 3BE	Flat 39 Batwa House SE16 3BF
1 Turnberry Close London SE16 3BE	Flat 42 Batwa House SE16 3BF
2 Turnberry Close London SE16 3BE	Flat 45 Batwa House SE16 3BF
14 St Andrews Close London SE16 3BD	62 Verney Road London SE16 3DA
7 St Andrews Close London SE16 3BD	Flat 43 Batwa House SE16 3BF
8 St Andrews Close London SE16 3BD	Flat 44 Batwa House SE16 3BF
5 St Andrews Close London SE16 3BD	103 Crown Place Apartments 20 Varcoe Road SE16 3AD
6 St Andrews Close London SE16 3BD	104 Crown Place Apartments 20 Varcoe Road SE16 3AD
9 St Andrews Close London SE16 3BD	101 Crown Place Apartments 20 Varcoe Road SE16 3AD
12 St Andrews Close London SE16 3BD	102 Crown Place Apartments 20 Varcoe Road SE16 3AD
13 St Andrews Close London SE16 3BD	105 Crown Place Apartments 20 Varcoe Road SE16 3AD
10 St Andrews Close London SE16 3BD	204 Crown Place Apartments 20 Varcoe Road SE16 3AD
11 St Andrews Close London SE16 3BD	205 Crown Place Apartments 20 Varcoe Road SE16 3AD
5 Turnberry Close London SE16 3BE	202 Crown Place Apartments 20 Varcoe Road SE16 3AD
2 Muirfield Close London SE16 3BG	203 Crown Place Apartments 20 Varcoe Road SE16 3AD
3 Muirfield Close London SE16 3BG	58 Verney Road London SE16 3DH
16 Turnberry Close London SE16 3BE	42 Verney Road London SE16 3DH
1 Muirfield Close London SE16 3BG	68 Verney Road London SE16 3DH
4 Muirfield Close London SE16 3BG	106 Crown Place Apartments 20 Varcoe Road SE16 3AD

7 Muirfield Close London SE16 3BG  
 8 Muirfield Close London SE16 3BG  
 5 Muirfield Close London SE16 3BG  
 6 Muirfield Close London SE16 3BG  
 15 Turnberry Close London SE16 3BE  
 8 Turnberry Close London SE16 3BE  
 9 Turnberry Close London SE16 3BE  
 6 Turnberry Close London SE16 3BE  
 7 Turnberry Close London SE16 3BE  
 10 Turnberry Close London SE16 3BE  
 13 Turnberry Close London SE16 3BE  
 14 Turnberry Close London SE16 3BE  
 11 Turnberry Close London SE16 3BE  
 12 Turnberry Close London SE16 3BE  
 Flat 6 1 Barkworth Road SE16 3BY  
 109 Verney Road London SE16 3DA  
 Flat 4 1 Barkworth Road SE16 3BY  
 Flat 5 1 Barkworth Road SE16 3BY  
 111 Verney Road London SE16 3DA  
 Flat 2 101 Verney Road SE16 3DA  
 Flat 3 101 Verney Road SE16 3DA  
 113 Verney Road London SE16 3DA  
 Flat 1 101 Verney Road SE16 3DA  
 Flat 3 1 Barkworth Road SE16 3BY  
 Flat 3 43 Credon Road SE16 3AA  
 Flat 4 43 Credon Road SE16 3AA  
 Flat 1 43 Credon Road SE16 3AA  
 Flat 2 43 Credon Road SE16 3AA  
 41 Credon Road London SE16 3AA  
 Flat 1 1 Barkworth Road SE16 3BY  
 Flat 2 1 Barkworth Road SE16 3BY  
 45 Credon Road London SE16 3AA  
 3 Barkworth Road London SE16 3BY  
 Flat 4 101 Verney Road SE16 3DA  
 7 Ryder Drive London SE16 3BB  
 8 Ryder Drive London SE16 3BB  
 5 Ryder Drive London SE16 3BB  
 6 Ryder Drive London SE16 3BB  
 9 Ryder Drive London SE16 3BB  
 3 St Andrews Close London SE16 3BD  
 4 St Andrews Close London SE16 3BD  
 1 St Andrews Close London SE16 3BD  
 2 St Andrews Close London SE16 3BD  
 4 Ryder Drive London SE16 3BB  
 103 Verney Road London SE16 3DA  
 80 Verney Road London SE16 3DB  
 Flat 5 101 Verney Road SE16 3DA  
 Flat 6 101 Verney Road SE16 3DA  
 Flat 1 Arundel Court SE16 3DB  
 2 Ryder Drive London SE16 3BB  
 3 Ryder Drive London SE16 3BB  
 64 Verney Road London SE16 3DH  
 1 Ryder Drive London SE16 3BB  
 9 Muirfield Close London SE16 3BG  
 Flat 26 Arundel Court SE16 3DB  
 Flat 27 Arundel Court SE16 3DB  
 Flat 24 Arundel Court SE16 3DB  
 Flat 25 Arundel Court SE16 3DB  
 Flat 28 Arundel Court SE16 3DB  
 Flat 31 Arundel Court SE16 3DB  
 Flat 32 Arundel Court SE16 3DB  
 Flat 29 Arundel Court SE16 3DB  
 Flat 30 Arundel Court SE16 3DB  
 Flat 23 Arundel Court SE16 3DB  
 Flat 16 Arundel Court SE16 3DB  
 Flat 17 Arundel Court SE16 3DB  
 Flat 14 Arundel Court SE16 3DB  
 Flat 15 Arundel Court SE16 3DB  
 Flat 18 Arundel Court SE16 3DB  
 Flat 21 Arundel Court SE16 3DB  
 Flat 22 Arundel Court SE16 3DB  
 Flat 19 Arundel Court SE16 3DB  
 Flat 20 Arundel Court SE16 3DB  
 Flat 33 Arundel Court SE16 3DB  
 Unit 59 42-72 Verney Road SE16 3DH  
 38-40 Verney Road London SE16 3DH  
 34-36 Verney Road London SE16 3DH  
 Flat 36 Arundel Court SE16 3DB  
 Flat 37 Arundel Court SE16 3DB  
 201 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 10 Varcoe Road London SE16 3DG  
 107 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 108 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 206 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 309 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 401 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 307 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 308 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 402 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 405 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 406 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 403 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 404 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 306 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 209 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 210 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 207 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 208 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 301 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 304 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 305 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 302 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 303 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 Flat 27 Batwa House SE16 3BF  
 Flat 6 8 Varcoe Road SE16 3DG  
 Flat 7 8 Varcoe Road SE16 3DG  
 Flat 4 8 Varcoe Road SE16 3DG  
 Flat 5 8 Varcoe Road SE16 3DG  
 Flat 8 8 Varcoe Road SE16 3DG  
 70-72 Verney Road London SE16 3DH  
 Flat 1 11 Barkworth Road SE16 3BY  
 Flat 9 8 Varcoe Road SE16 3DG  
 Flat 3 8 Varcoe Road SE16 3DG  
 Flat 6 6 Varcoe Road SE16 3DG  
 Flat 7 6 Varcoe Road SE16 3DG  
 Flat 4 6 Varcoe Road SE16 3DG  
 Flat 5 6 Varcoe Road SE16 3DG  
 Flat 8 6 Varcoe Road SE16 3DG  
 Flat 1 8 Varcoe Road SE16 3DG  
 Flat 2 8 Varcoe Road SE16 3DG  
 Flat 9 6 Varcoe Road SE16 3DG  
 2 Varcoe Road London SE16 3DG  
 74 Varcoe Road London SE16 3DG  
 76 Varcoe Road London SE16 3DG  
 6 Eagle Close London SE16 3DJ  
 7 Eagle Close London SE16 3DJ  
 Flat 1 4 Eagle Close SE16 3DJ  
 Flat 4 4 Eagle Close SE16 3DJ  
 Flat 5 4 Eagle Close SE16 3DJ  
 Flat 2 4 Eagle Close SE16 3DJ  
 Flat 3 4 Eagle Close SE16 3DJ  
 5 Eagle Close London SE16 3DJ  
 66 Verney Road London SE16 3DH  
 42 Credon Road London SE16 3AB  
 Allard House 18 Verney Road SE16 3DH  
 32 Verney Road London SE16 3DH  
 44 Credon Road London SE16 3AB  
 50 Credon Road London SE16 3AB  
 52 Credon Road London SE16 3AB  
 46 Credon Road London SE16 3AB  
 48 Credon Road London SE16 3AB  
 Flat 2 Batwa House SE16 3BA  
 Flat 20 Batwa House SE16 3BA  
 Flat 38 Batwa House SE16 3BF  
 Flat 21 Batwa House SE16 3BA  
 Flat 5 Batwa House SE16 3BA  
 Flat 6 Batwa House SE16 3BA  
 Flat 3 Batwa House SE16 3BA  
 Flat 4 Batwa House SE16 3BA  
 Flat 37 Batwa House SE16 3BF  
 Flat 30 Batwa House SE16 3BF  
 Flat 31 Batwa House SE16 3BF  
 Flat 28 Batwa House SE16 3BF  
 Flat 29 Batwa House SE16 3BF  
 Flat 32 Batwa House SE16 3BF  
 Flat 35 Batwa House SE16 3BF  
 Flat 36 Batwa House SE16 3BF  
 Flat 33 Batwa House SE16 3BF



Flat 34 Arundel Court SE16 3DB  
 Flat 35 Arundel Court SE16 3DB  
 Flat 38 Arundel Court SE16 3DB  
 Part First Floor Credon House SE16 3DA  
 Second Floor Credon House SE16 3DA  
 Flat 39 Arundel Court SE16 3DB  
 Flat 40 Arundel Court SE16 3DB  
 1 Varcoe Road London SE16 3DG  
 Flat 2 11 Barkworth Road SE16 3BY  
 12 Ryder Drive London SE16 3BB  
 17 Turnberry Close London SE16 3BE  
 Flat 3 11 Barkworth Road SE16 3BY  
 9a Barkworth Road London SE16 3BY  
 5 Barkworth Road London SE16 3BY  
 Flat 4 11 Barkworth Road SE16 3BY  
 Flat 5 11 Barkworth Road SE16 3BY  
 11 Ryder Drive London SE16 3BB  
 12 Muirfield Close London SE16 3BG  
 13 Muirfield Close London SE16 3BG  
 10 Muirfield Close London SE16 3BG  
 11 Muirfield Close London SE16 3BG  
 14 Muirfield Close London SE16 3BG  
 17 Muirfield Close London SE16 3BG  
 10 Ryder Drive London SE16 3BB  
 15 Muirfield Close London SE16 3BG  
 16 Muirfield Close London SE16 3BG  
 Flat 1 7 Barkworth Road SE16 3BY

Flat 7 Arundel Court SE16 3DB  
 Flat 8 Arundel Court SE16 3DB  
 Flat 5 Arundel Court SE16 3DB  
 Flat 6 Arundel Court SE16 3DB  
 Flat 9 Arundel Court SE16 3DB  
 Flat 12 Arundel Court SE16 3DB  
 Flat 13 Arundel Court SE16 3DB  
 Flat 10 Arundel Court SE16 3DB  
 Flat 11 Arundel Court SE16 3DB  
 Flat 4 Arundel Court SE16 3DB  
 9 Barkworth Road London SE16 3BY  
 105 Verney Road London SE16 3DA  
 Flat 2 7 Barkworth Road SE16 3BY  
 Flat 3 7 Barkworth Road SE16 3BY  
 107 Verney Road London SE16 3DA  
 Flat 2 Arundel Court SE16 3DB  
 Flat 3 Arundel Court SE16 3DB  
 105a Verney Road London SE16 3DA  
 107a Verney Road London SE16 3DA  
 Flat 6 4 Eagle Close SE16 3DJ  
 G07 Crown Place Apartments SE16 3AD  
 G08 Crown Place Apartments SE16 3AD  
 G05 Crown Place Apartments SE16 3AD  
 G06 Crown Place Apartments SE16 3AD  
 G09 Crown Place Apartments SE16 3AD  
 211 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 G10 Crown Place Apartments SE16 3AD  
 G04 Crown Place Apartments SE16 3AD  
 409 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 410 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 407 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 408 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 501 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 G02 Crown Place Apartments SE16 3AD  
 G03 Crown Place Apartments SE16 3AD  
 502 Crown Place Apartments 20 Varcoe Road SE16 3AD  
 G01 Crown Place Apartments SE16 3AD  
 East Newton House SE16 3DA  
 Flat 1 Batwa House SE16 3BF  
 Ground Floor And Part First Floor Credon House SE16 3DA  
 32-40 Verney Road London SE16 3DH  
 Flat 22 Batwa House SE16 3BF  
 Flat 25 Batwa House SE16 3BF  
 Flat 26 Batwa House SE16 3BF

Flat 34 Batwa House SE16 3BF  
 Flat 7 Batwa House SE16 3BA  
 Flat 25 Batwa House SE16 3BF  
 Flat 18 Batwa House SE16 3BA  
 Flat 19 Batwa House SE16 3BA  
 Flat 2 6 Varcoe Road SE16 3DG  
 Flat 3 6 Varcoe Road SE16 3DG  
 Flat 1 6 Varcoe Road SE16 3DG  
 Flat 17 Batwa House SE16 3BA  
 Flat 10 Batwa House SE16 3BA  
 Flat 11 Batwa House SE16 3BA  
 Flat 8 Batwa House SE16 3BA  
 Flat 9 Batwa House SE16 3BA  
 Flat 12 Batwa House SE16 3BA  
 Flat 15 Batwa House SE16 3BA  
 Flat 16 Batwa House SE16 3BA  
 Flat 13 Batwa House SE16 3BA  
 Flat 14 Batwa House SE16 3BA  
 Varcoe Road London SE16 3DG  
 Varcoe Road London SE16 3DG  
 62 Verney Road London SE16 3DA  
 60-61 Verney Road London SE16 3DH  
 Unit 59 41-72 Verney Road SE16 3DH  
 66 Verney Road London SE16 3DH  
 Batwa House Varcoe Road SE16 3BF  
 Unit 401, Crown Place 20 Varcoe Rd SE16 3AD  
 Unit 406, Crown Place Apartments, 20 Varcoe Road London SE16 3AD

House Of Commons London SW1A 0AA

46-50 Verney Road London SE16 3DH  
 52-56 Verney Road London SE16 3DH  
 55 Spring Gardens Manchester M2 2BY  
 By Email  
 By Email

Flat 30 Lock House Tavern Quay, Rope Street SE16 7FB  
 51 Great Malborough Street W1F 7JT

**Re-consultation:** 21/06/2017



Flat 30 Lock House Tavern Quay, Rope Street SE16 7FB  
Flat 30 Lock House Tavern Quay, Rope Street SE16 7FB  
Flat 32 Batwa House SE16 3BF  
Flat 40 Batwa House SE16 3BF  
Flat 40 Batwa House SE16 3BF  
Flat 41 Batwa House SE16 3BF  
Flat 41 Batwa House SE16 3BF  
Flat 44 Batwa House SE16 3BF  
Flat 6 6 Varcoe Road SE16 3DG  
G03 Crown Place Apartments SE16 3AD  
House Of Commons London SW1A 0AA  
Unit 401, Crown Place 20 Varcoe Rd SE16 3AD  
Unit 406, Crown Place Apartments, 20 Varcoe Road London SE16 3AD  
105 Crown Place Apartments 20 Varcoe Road SE16 3AD  
404 Crown Place Apartments 20 Varcoe Road SE16 3AD  
407 Crown Place Apartments 20 Varcoe Road SE16 3AD  
51 Great Malborough Street W1F 7JT

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Pocket Living (2013) LLP	<b>Reg. Number</b>	16/AP/5235
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2324-72
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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

Demolition of existing building and development comprising a part six, part 7 and part eight storey building to accommodate 57 new affordable residential units (Use Class C3) and provision of flexible employment / retail space on ground floor (Use Class B1, A1-A3).

**At:** VARCOE SERVICE STATION 1 VARCOE ROAD, LONDON, SE16 3DG

**In accordance with application received on 21/12/2016**

**and Applicant's Drawing Nos.** 479/P/001, 050, 051, 100, 101, 102, 103, 104, 105, 106, 107, 120, 200, 201, 202, 300, 301, 302, 303.

Air quality assessment reference J0095/1/D1 dated 3rd November 2016, cover letter from Rolfe Judd dated 21st December 2016, daylight and sunlight study (within development) dated 22nd November 2016 and 12th May 2017, daylight and sunlight studies (neighbouring properties) dated 9th December 2016 and 12th May 2017, Structural Engineering Assessment Existing Site and Adjacent Buildings' dated October 2016 (revision A), Planning Statement dated 16th September 2016, Design and Access Statement dated December 2016, Sustainability statement dated May 2017, Preliminary Risk Assessment dated December 2016, Preliminary Ecological Appraisal by RPS, Preliminary Planning Compliance report dated 23rd August 2016, Financial Viability Appraisal Executive Summary dated December 2016, Servicing Management Plan, Energy Statement dated November 2016, Flood Risk Assessment dated 20th December 2016 and addendum dated 21st June 2017, Archaeology and Heritage Assessment revision C, Noise and Vibration Impact Assessment report dated 23/08/2016, Transport Assessment dated November 2016, Drainage Strategy dated 20th December 2016.

**Subject to the following thirty-five 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:

479/P/001, 050, 051, 100, 101, 102, 103, 104, 105, 106, 107, 120, 200, 201, 202, 300, 301, 302, 303.

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 No piling shall take place until a piling method statement developed in consultation with Thames Water detailing the depth and type of piling to be undertaken, the methodology by which such piling will be carried out including details of the programme of works, and measures to prevent and minimise the potential for damage to:

- a) subsurface water infrastructure, and
- b) subsurface sewerage infrastructure

has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 4 In the event that archaeological remains of interest as identified by the borough archaeologist are found, before any work hereby authorised begins the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Soutwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Soutwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Soutwark Plan 2007 and the National Planning Policy Framework 2012.

- 7 No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;  
 Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

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

Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;

Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:-

Southwark Council's Technical Guide for Demolition & Construction at <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>

S61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',  
 BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',  
 BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,  
 BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,  
 Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,  
 Relevant CIRIA practice notes, and  
 BRE practice notes.  
 Party Wall Act 1996

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 8
- a) Prior to the commencement of any development other than demolition, an intrusive site investigation and associated risk assessment shall be completed to assess the nature and extent of any contamination in the soils and groundwater under the site. The assessment criteria shall be based on the residential use of the land.
  - b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The approved remediation and/or mitigation strategy (if one is required) shall be implemented as part of the development works. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
  - c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority that provides evidence that all works required by the remediation/mitigation strategy have been completed.
  - d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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

- 9
- Prior to the commencement of above grade works, details of no less than 4 sparrow nesting bricks and 2 swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed 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: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10
- Prior to the commencement of above grade works detailed drawings (scale 1:5) through the following elements for that plot shall be submitted to and approved in writing by the Local Planning Authority.

- a) Parapets and roof edges;
- b) Balconies and terraces;
- c) Heads, cills and jambs of all openings (both residential and commercial)
- d) Louvred doors to the Varcoe Road frontage;
- e) Flank elevations of the building to show additional detailing / decoration (scale 1:50)

The development shall be carried out in accordance with the details thereby approved.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 11 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

**Reason**

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

- 12 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and 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 and 3.13 Urban Design of The Southwark Plan 2007.

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

**Reason**

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

- 14 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles including separate residential and commercial stores and short-stay parking 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.

- 15 Before any above grade work hereby authorised begins, detailed drawings [scale 1:50 ] of a hard and soft landscaping scheme showing the treatment of all parts of the site (including terraces, cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the

duration of the use.

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

#### Reason

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

- 16 Before any above grade work hereby authorised begins, details of biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roofs 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 roofs 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 roofs and Southwark Council agreeing the submitted plans, and once the green/brown roofs 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.

**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.

- 17 Details of screening along the southern boundaries of the roof terraces at 6th and 7th floor levels shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be installed in accordance with the details thereby approved prior to the occupation of the building.

#### Reason:

To ensure that there would be no loss of privacy to 6 Varcoe Road, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) and saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007).

- 18 90% of the dwellings hereby permitted shall achieve Building Regulations standard M4(2) and two of the units shall achieve M4(3).

#### 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).

- 19 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the building and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

#### Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and



the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 20 In the event that the commercial unit hereby approved is used for A3 purposes (cafe or restaurant), prior to the commencement of that use full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, 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.

**Reason**

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**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.

- 21 Notwithstanding what is shown on the approved plans, the doors into the refuse store, cycle store and commercial unit shall be inward opening.

**Reason:** To protect pedestrians using the pavement, in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 22 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority (in consultation with the Environment Agency) which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason:** The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 23 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason:** Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 24 The development hereby permitted shall be constructed so that the commercial will achieve at least a 35% carbon saving against the 2013 Building Regulations.

**Reason**

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 25 No obscure glazing, privacy film or other screening device shall be applied to the commercial unit glazing, either internally or externally, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:**

In the visual interests of the streetscene, in accordance with strategic policy 12 'Design and conservation' of the Core Strategy (2011) and saved policy 3.12 'Quality in design' of the Southwark Plan (2007).

- 26 For 6 months from practical completion, the commercial unit hereby approved shall only be marketed for B1 use. In the event that no B1 occupier is found, it may be marketed for A1-A3 use.

**Reason:** To minimise the loss of B class floorspace on the site, in recognition of the location of the site within a preferred industrial location protected by strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'Strategic and local preferred industrial locations' of the Southwark Plan (2007)

- 27 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. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

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

- 28 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

- 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 any controlled parking zone designated at the site in the future.

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.

- 30 In the event that the commercial unit is occupied for A1 or A3 purposes, it shall only be permitted to open between the hours of 7am and 11pm daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 31 Other than for access to the flats leading off from the terraces, maintenance or repair purposes or means of escape, the communal outdoor amenity areas shall only be used between the hours of 8am and 11pm.

Reason

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

- 32 All Non-Road Mobile Machinery (NRMM) with a net power of between and including 37kW to 560kW used during the course of the demolition, site preparation and construction phases of the development shall comply with the emission standards set out in Chapter 7 of the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions During Construction and Demolition' dated July 2014 (SPG), or that advised in any subsequent guidance. No NRMM that does not comply with the SPG requirements shall be permitted on site at any time without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To protect local amenity and local air quality in accordance with London Plan policies 5.3 and 7.14.

- 33 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T<sub>d</sub>, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T \*

Dining room - 40 dB LAeq T \*

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

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

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall

be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012

**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).

- 34 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

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

Reason

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

#### **Statement of positive and proactive action in dealing with the application**

Additional/amended information was requested during the course of the application to enable a positive recommendation to be made.

#### **Informatives**

No details have been provided regarding what measures would be employed to improve the resilience of the development in case of a breach of the River Thames flood defences. You are advised to incorporate flood resilience measures into the development, details of which can be found at [http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf).

Demolition and site clearance work should avoid the bird nesting season which is between February and August.

The development of the site should include adequate provision for the surveying the site for potential Unexploded Ordnance (UXO). If that survey work identifies any anomalies that may be UXO the site operators must contact both the police and the local Authority at an early opportunity to agree timescales and further actions.

#### Thames Water comments:

Developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer

are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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