

Planning Committee

Tuesday 17 September 2019

6.30 pm

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

Membership

Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes

Reserves

Councillor Eleanor Kerslake
Councillor Sarah King
Councillor Richard Livingstone
Councillor James McAsh
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Jason Ochere
Councillor Jane Salmon

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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Contact: Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 9 September 2019



Planning Committee

Tuesday 17 September 2019

6.30 pm

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 9
	To approve as a correct record the minutes of the meetings held on 17 June 2019 and 29 July 2019, and the amended version of the minutes of the meeting held on 2 July 2019.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	10 - 13
6.1.	5-9 ROCKINGHAM STREET & 2-4 TIVERTON STREET, LONDON SE1 6PF	14 - 88

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: 9 September 2019

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**.

- | |
|--|
| <p>(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.</p> <p>(b) The applicant or applicant's agent.</p> <p>(c) One representative for any supporters (who live within 100 metres of the development site).</p> <p>(d) Ward councillor (spokesperson) from where the proposal is located.</p> <p>(e) The members of the committee will then debate the application and consider the recommendation.</p> |
|--|

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 Monday 17 June 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Adele Morris
 Councillor Cleo Soanes
 Councillor Barrie Hargrove
 Councillor Margy Newens
 Councillor Damian O'Brien
 Councillor Catherine Rose
 Councillor Kath Whittam

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Tim Cutts, Senior Regeneration Manager
 Jon Gorst, Head of Regeneration and Development Team, Legal Services
 Pip Howson, Transport Policy
 Sarah Parsons, Old Kent Road Team
 Everton Roberts, Constitutional Team

1. APOLOGIES

There were no apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

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

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 14 May, 28 May and 3 June 2019 be approved as correct records and signed by the chair.

6. 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 agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1 6 - 12 VERNEY ROAD, LONDON SE16 3DH

PROPOSAL:

Redevelopment of the site for a mixed use development comprising three buildings (Building 1: basement, ground, ground mezzanine plus 17 storeys (AOD 66.975m); Building 2: basement, ground, ground mezzanine plus 22 storeys (AOD 81.975m); Building 3: basement, ground, ground mezzanine plus 16 storeys (AOD 62.675m) to accommodate 338 residential units, B1 and B1c office use/workspace (5234.15sqm GEA), associated cycle and car parking, servicing, refuse and recycling, landscaping including contribution towards the new Surrey Canal linear park, and private and communal residential amenity space and children's playspace. (This application represents a departure from 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) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

Objectors to the application addressed the committee, and answered questions from the committee.

The applicant's agents addressed the committee, and answered questions from the committee.

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

The ward councillor Evelyn Akoto was unable to attend the meeting and had submitted written representation. The matters contained in the letter had been addressed during the officer's introduction to the report.

The committee put further questions to the officers and discussed the application.

At 9.50pm the meeting was adjourned. The meeting reconvened at 10.00pm.

A motion to defer the application pending further information was moved, seconded, put to the vote and declared lost.

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

RESOLVED:

1. That planning permission be granted, subject to:
 - The recommended planning conditions in the report and addendum report and the follow:
 - lifts being of adequate dimension.
 - A revision to the condition relating to the bi-folding doors, remove reference to the feasibility of this (applicant has confirmed it is feasible). Detailed drawings still required.
 - The applicant entering into an appropriate legal agreement by no later than 17 January 2020.
 - Referral to the Mayor of London.
2. That in the event that the s106 agreement is not completed by 17 January 2020 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 258 of the report.

6.2 301 - 303 ILBERTON ROAD, LONDON SE15 1NW

It was announced at the beginning of the meeting that this item was deferred due to a technical problem which meant the council was unable to publish all of its viability information on the council website 7 days in advance of the planning committee meeting.

The meeting ended at 10.30pm

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Monday 29 July 2019 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Martin Seaton (Chair) Councillor Barrie Hargrove Councillor Darren Merrill (Reserve) Councillor Adele Morris Councillor Margy Newens Councillor Damian O'Brien Councillor Catherine Rose
OFFICER SUPPORT:	Simon Bevan (Director of Planning) Jon Gorst (Legal Services) Colin Wilson (Head of Regeneration Old Kent Road) Alistair Huggett (Planning Projects Manager) Pip Howson (Transport Policy) Alicia Chaumard (Development Management) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Kath Whittam and Cleo Soanes.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the 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 7.1
- Members' pack relating to item 7.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 July 2019 be approved as a correct record and signed by the chair.

6. NORTH PECKHAM HEALTHY STREETS PROJECT - TO RELEASE £138,000 FROM THE S106 AGREEMENT ASSOCIATED WITH THE DEVELOPMENT, TO DELIVER PUBLIC REALM AND HIGHWAYS IMPROVEMENTS IN THE AREA BETWEEN BURGESS PARK AND PECKHAM ROAD

The officer introduced the report and answered questions put by councillors.

RESOLVED:

That the release of £138,000 of Section 106 funding, from the development listed in the report, to deliver public realm and highways improvements in the North Peckham area as set out in the report, 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 agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 IBERIA HOUSE, 2 HATCHAM ROAD, LONDON SE15 1TW

PROPOSAL:

Demolition of existing light industrial building and construction of a building ranging in height from 2 to 9 storeys comprising 1,302 sqm of B1 commercial and employment space at ground and first floor levels and 33 residential flats over the second to eighth floor levels, with 2 residential parking spaces accessed from Hatcham Road.

The committee heard the officer's introduction to the report. Members of the committee

asked questions of the officers.

There were no objectors present who wished to address the meeting.

The applicant's agents addressed the committee, and answered questions posed by the committee.

There were no supporters living within 100 metres of the development site or ward councillors present at the meeting and wishing to speak.

The committee put further questions to the officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted, subject to the applicant entering into a satisfactory legal agreement and subject to the conditions set out in the report and addendum report, including an amended condition regarding the protection of B1 floor space to include the ground and first floor levels.
2. That in the event that the legal agreement is not entered into by 29 December 2019, the director of planning be authorised to refuse planning permission, if appropriate for the reasons set out in paragraph 191 of the report.

The meeting ended at 8.25 pm.

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 July 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Hamish McCallum (Reserve)
Councillor Kath Whittam
Councillor Cleo Soanes

OFFICER SUPPORT: Simon Bevan, Director of Planning
Colin Wilson, Head of Regeneration, Old Kent Road
Jon Gorst, Legal Services
Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillors Adele Morris, Barrie Hargrove, Margy Newens, Damien O'Brien and Catherine Rose.

2. CONFIRMATION OF VOTING MEMBERS

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

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

There were no late items.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. 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 agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

5.1 301-303 ILBERTON ROAD, LONDON SE15 1NW**PROPOSAL:**

Demolition of existing buildings and construction of part 13 / part 14 storey building (+49.32m AOD) (plus basement) comprising 48 residential dwellings (Class C3) and commercial floorspace (Class B1(c)), creation of a new vehicular access from Hornshay Street with landscaping (including a communal roof garden), cycle parking and associated ancillary development.

This application represents a departure from 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) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

The chair reported that he had discussed the item with other members of the committee and that members had some concerns about the proposals which required more consideration by officers prior to the item being brought before the committee.

It was moved, seconded and,

RESOLVED:

That the item be deferred.

The meeting ended at 6.33pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 17 September 2019	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the 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	Gerald Gohler 020 7525 7420
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	

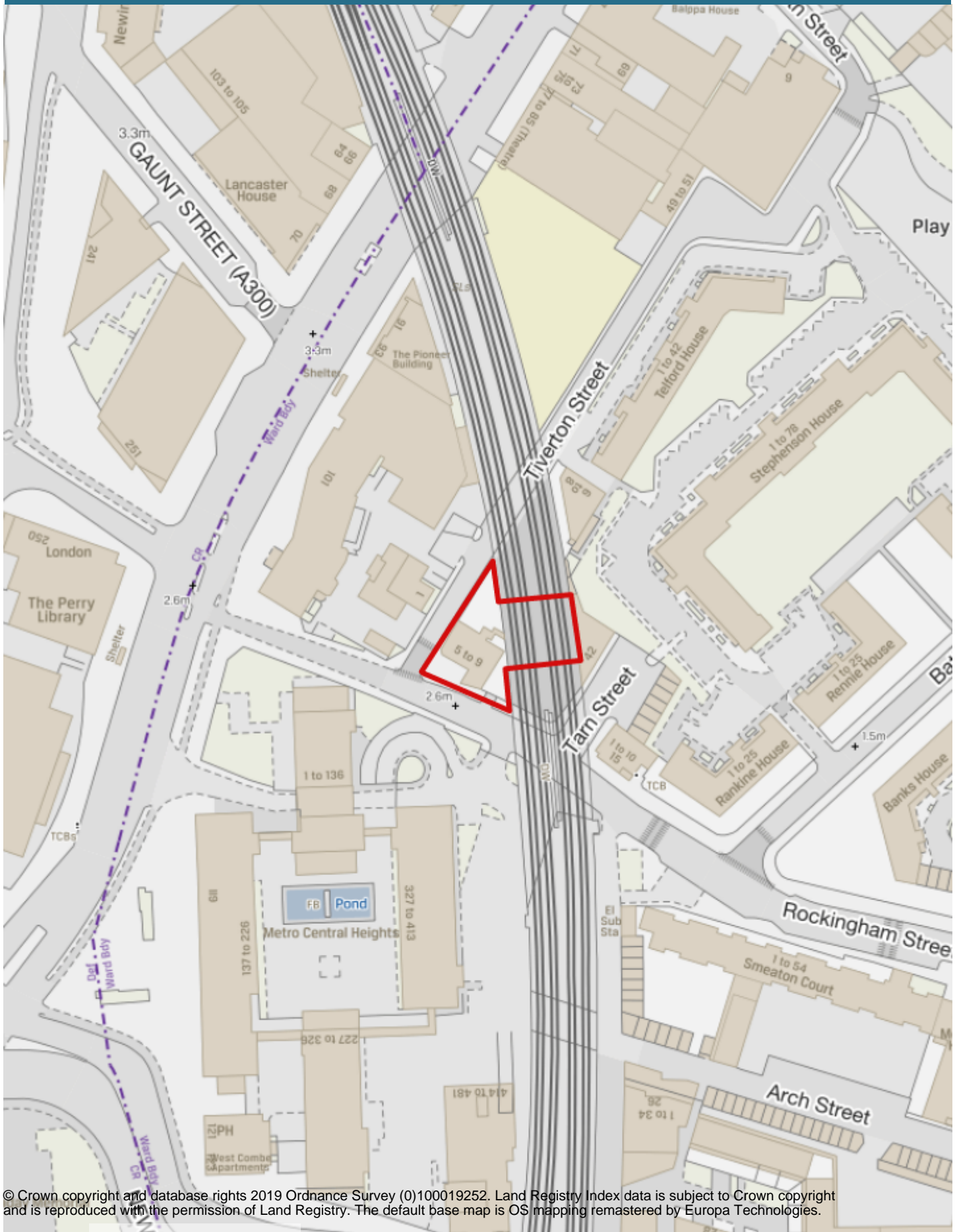
AUDIT TRAIL

Lead Officer	Head of Constitutional Services		
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	9 September 2019		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Planning	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		9 September 2019	

Agenda Item 6.1



ITEM 6.1: 5-9 Rockingham Street & 2-4 Tiverton Street, London SE1 6PF



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Scale = 1250

5-Sep-2019

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Item No. 6.1	Classification: Open	Date: 17 September 2019	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/0750 for: Full Planning Application Address: 5-9 ROCKINGHAM STREET & 2-4 TIVERTON STREET, SE1 6PF Proposal: Demolition of existing buildings and erection of a 21-storey building (Maximum height 70.665m AOD) with basement to provide 6,042.3sqm (GIA) of new commercial floor space and redevelopment of 3 railway arches to provide 340.1sqm of flexible commercial space (Use Classes A1,B1,D1,D2) with associated cycle parking storage, waste/recycling stores and new public realm.		
Ward(s) or groups affected:	Chaucer		
From:	Director of Planning		
Application Start Date 20/03/2019		Application Expiry Date 19/06/2019	
Earliest Decision Date 13/04/2019			

RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 22 November 2019.

 b) In the event that the requirements of (a) are not met by 22 November 2019, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 126 of this report.

EXECUTIVE SUMMARY

2. The proposal comprises the demolition of existing buildings and erection of a 21-storey building with basement to provide 6,042sqm (GIA) of new commercial floor space and redevelopment of three railway arches to provide 340.1sqm of flexible commercial space (Use A1,B1,D1,D2) including associated cycle parking storage and waste/recycling stores, and new public realm.
3. The provision of over 6,000sqm of office floor space (Use Class B1) and the introduction of new commercial uses within the rail arches opposite the site would be a key material benefit of the proposed development in accordance with the land use policies of the Elephant and Castle Opportunity Area (E&COA) Supplementary Planning Document (SPD). The proposal would also secure 10% of the proposed

office floor space as affordable workspace, at a discount of 25% below market rates for a period of 30 years. The employment space would generate up to 500 new full-time jobs.

4. The development is situated in a location where tall buildings are considered to be appropriate subject to demonstration that they would provide an exemplary standard of design. The proposed development would be of a quality of design that is exemplary given the constrained nature of the site and it would bring improvements to the public realm around the building including opening up a small section of public realm between the proposed building and the railway viaduct. This area would contribute to the Low Line which could link with other sections if they can be delivered in the future.
5. The development is 'car-free' and would provide cycle parking and changing facilities for employees at the ground floor and basement level.
6. There have been a number of local objections to the proposals in relation to the impact on daylight and sunlight and it is noted that there would be some impacts on daylight and sunlight to neighbouring properties. However these are considered to be acceptable within the flexible application of the BRE guidelines in highly urbanised locations in the context of the wider material benefits of increased employment associated with the development.
7. In relation to energy the applicants are targeting a 61% reduction in CO2 emissions over Building Regulations (2013) and the main building would achieve BREEAM rating of "Excellent".
8. Overall, the benefits of the proposal are considered to outweigh the harm caused, and it is recommended that planning permission be granted, subject to conditions and the signing of a S106 agreement and referral to the GLA.

BACKGROUND INFORMATION

9. This site has an extant consent for the demolition of existing buildings and erection of a 13 storey building to provide 30 residential units and a restaurant on the ground floor which was granted permission with a legal agreement on 14 October 2014. The applicants have stated that this permission has been implemented as existing buildings on the site were demolished and all pre-commencement conditions were discharged. An application was made for a certificate of lawfulness to confirm that the permission had been implemented (our ref 18/AP/2902). However the application was withdrawn when the previous owners sold the site to the current applicant. The new proposals differ from the approved development in the following way:
 - The development site has been enlarged to include an additional railway arch and land adjacent to the viaduct.
 - The height of the proposed building would be greater than the approved scheme, now up to 70.665m AOD from 43.15m.
 - The proposed development is now a fully commercial scheme rather than a residential-led development.

Site location and description

10. The site has an area of 0.0783ha and is triangular in shape. It is bounded by Rockingham Street to the south, Tiverton Street to the west and the railway viaduct to the north east. It also includes three railway arches. Beyond the railway viaduct is the

Rockingham Estate which is a four-storey 1930s residential housing estate. To the south of the site is Metro Central Heights which is a grade II listed building which was originally constructed as an office block in the 1960s but was converted into residential flats in the 1990s. This is a series of blocks between 12 and 18 storeys in height.

11. Image 1: Aerial View of the Site from South



12. The area is characterised by a mix of uses and building types, including residential, education, office and retail uses. The surrounding existing building heights range from five to 40 storeys.
13. The site has the following designations:
 Central Activity Zone
 Air Quality Management Area
 Elephant and Castle Major Town Centre
 Elephant and Castle Opportunity Area
14. There are no listed buildings or structures within the application site, however there are a number of heritage assets within the local area. The closest of these are:
- Metro Central Heights, Newington Causeway (Grade II listed building);
 - Michael Faraday Memorial, Elephant and Castle (Grade II listed building)

There are other heritage assets in the wider setting namely:

- Inner London Crown Court, Newington Causeway (Grade II listed building);
- Metropolitan Tabernacle, Newington Butts (Grade II listed building)

Details of proposal

15. The proposed development would involve the clearance of the rest of the structures on the triangular site to the west of the viaduct. A tall building, up to 21 storeys in

height, with basement and mezzanine level would be constructed on the site containing 6,042sqm of office (Use Class B1) floorspace, and ancillary café. 340.1sqm of commercial space with a flexible use (Use Class A1, B1, D1 and D2) is situated within three railway arches of the railway viaduct neighbouring the proposed building. Mezzanine floors and new frontages are proposed for the railway arches, which will also provide most of the cycle parking and bin storage for the wider scheme.

16. At ground and mezzanine floor levels the new building would be recessed on all sides to allow for the creation of a small area of public realm between the railway arches and the east elevation of the building and wider pavements on the two adjoining streets. This space adjacent to the viaduct would provide a short length of the Low-line. The space would have a width of 5.5m between the main elevation at the ground and mezzanine levels, and 3.5m between the nearest columns and viaduct, allowing for space for outdoor seating and short stay cycle storage. Some soft landscaping could also be provided in this space, which would link Rockingham Street to Tiverton Street. While the area is small it does have the potential to link with other sections of the Low-line should they come forward with the redevelopment of neighbouring sites.
17. The upper floors would step out at first floor level and would over-sail the area of public realm on all sides. A row of columns is proposed along the section of Low Line as supporting structures of the upper floors. The proposed building would step out further towards the railway viaduct at the third floor level, but maintains some clear space and sky view between the viaduct and the building.
18. The employment floor space would be provided as open plan Class B1 office space and would be accessed from two separate entrances; one from within the new public realm closest to Rockingham Street and the other on the northern corner facing towards Tiverton Street. There would be a central core with two lifts and staff facilities accessed from this. Each floor would have a floor plate of approximately 310sqm including services. The top of the building on the nineteenth floor would have the core and lift overrun as well as the air source heat pump and building maintenance unit. This would have an area of approximately 65sqm.
19. A modular cladding system is proposed with a bronze coloured aluminium frame and green coloured corrugated effect cladding providing vertical strips over the aluminium cladding. The proposed glazing which would be recessed behind this cladding gives texture and depth to the three sided tower.
20. During the course of the application additional information has been submitted to respond to concerns raised by Network Rail in relation to the proximity of the building to the viaduct. The additional information demonstrates that there would be sufficient separation distances between the proposed building and the viaduct. Network Rail have reviewed the proposals and are satisfied that sufficient space would be retained to allow for maintenance of their assets and the building without disrupting train movements. In addition to this a clarification letter has been sent out to all consultees clarifying the description of development as a 21-storey building rather than 19-storeys.

Planning history

21. 13/AP/3450 Application type: Full Planning Application (FUL)
Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m² restaurant (A3 use) at part basement/part ground floor level and

mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage
 Decision date 14/10/2014 Decision: Granted with Legal Agreement (GWLA)

The applicants state that the above permission was implemented with the demolition of the existing buildings on site occurring prior to the expiry of the 3 year permission period on 13/10/2017.

Image 2- Approved 2014 Development



22. 18/AP/2902. Certificate of Lawfulness (Proposed) to confirm that planning permission 13-AP-3450 for 'Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m2 restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage' as been implemented.

This application was not determined and was withdrawn by Metropolitan Housing when the site was sold to Joseph Homes.

23. 18/EQ/0154 Application type: Pre-Application Enquiry (ENQ)
 Demolition of buildings and redevelopment of site to provide a 26 storey building with 86 residential units and commercial space at ground and mezzanine levels. The proposals also included alterations to adjacent railway arches
 Decision date 27/09/2018 Decision: Pre-application enquiry closed (EQC)

Council officers advised that the height of the proposed building was too tall particularly when assessing the impact of the proposed development on the neighbouring Listed Metro Central Heights.

Planning history of adjoining sites

24. Signal Building:

12/AP/0120. Variation of conditions 2, 3, 4, 10, 25, 31 & 37 of planning permission 09-AP-1940 dated 16/11/2011 (for the demolition of existing building and erection of 22 storey mixed use building incorporating a 65 sqm cafe/kiosk, 366sqms of commercial floorspace and 38 residential units with basement area containing plant and an energy centre, and two wind turbines at roof top level).

Granted 27/03/2012 and building now complete

25. Eileen House/251 Southwark Bridge Road:

09/AP/0343. Demolition of existing building and erection of a 41 storey (128.7m AOD) building and separate 8 storey (35.60m AOD) building incorporating 270 private flats (16 x studio, 126 x 1-bed, 92 x 2-bed and 36 x 3-bed), 65 intermediate flats (17 x 1-bed, 44 x 2-bed and 4 x 3-bed), 4,785sq.m. of office (Use Class B1) and 287 sq.m. of retail (Use Class A1-A5), together with 34 disabled car parking spaces, 44 motorcycle spaces and 411 cycle spaces within 2 basement levels, plus associated servicing facilities (4,626sq.m.) and public realm improvements including creation of a residents' garden (458sq.m.) and University Square (2,768sq.m.).

Granted 01/12/2011 and building now complete.

Summary of consultation responses

26. Consultation letters were sent to over 1,100 local addresses. At the time of writing, a total of 13 consultation responses and one petition with 42 signatures have been received in objection to the proposed development. There has also been one letter of support. Additional letters were issued to neighbours on 28 June 2019 clarifying the height of the building as 21 storeys, including the mezzanine level.

27. The petition was signed by 42 residents of Metro Central Heights. This raised the following concerns:

1. Height

- The building is 21 storeys in height taking into account the mezzanine and ground floor
- The justification of additional storeys on grounds of viability is not valid as the previous decision in 2013 determined that a 13-storey building was viable.
- The E&COA SPD allows for some tall buildings but not on all sites.
- The building is outside the SPD's central area and does not demonstrate any of the strategy points listed for a tall building justification.
- Metro Central Heights is a 16 storey building and not 20 as listed in submission documents. It is also Grade II listed and will be harmed.

Officer comment

The original description referred to the proposed building as a 19-storey building as there was a ground floor with mezzanine and 18 floors of office space above this. The lift and core over run extend up above this and create an additional floor at the roof level. The description has been revised to advise that the building is 21 storeys in height with the maximum height above AOD also referred to.

2. Public Realm

- The public realm proposed is not sufficient and the units within the arches are of poor quality. No soft landscaping is proposed.

Officer comment

The proposal would provide additional public realm where currently there is none. The area of public realm at ground floor level, not including the widened pavements on neighbouring streets, would be approximately 160sqm. While there is limited opportunity to provide soft landscaping in this space it provides improved permeability and is considered to be a suitable provision given the constraints of the site.

3. Servicing

- There is no provision of loading bays or waste collection on site. This will cause noise nuisance and disturbance for neighbouring residents when it is collected/serviced given the existing narrow streets. Construction traffic will be problematic given the small area of the site.

Officer comment

The transport impacts of the proposal are covered in paragraphs 112-121 below. A Delivery and Servicing Plan would be sought by condition.

4. Community Involvement

- Public were misled during public consultation as they were told the use was not decided.
- The objections to height were not properly noted.

Officer comment

The applicants have submitted a statement of community involvement and have prepared an engagement summary appended to this report. This summarises the extent of consultation undertaken and changes to the proposals that occurred following the consultation events.

5. Community benefits

- There is no affordable housing. The CIL contribution is a token gesture compared to what could have been received if it were a residential scheme. Only 4,100sqm of the office space would be usable. This would not be a viable scheme.

Officer comment

The CIL contribution would be smaller than if the proposed development were a residential scheme however the proposed development would make an efficient use of an existing brownfield site and there would be wider community benefits that would accrue as a result of the increased employment on site and the additional footfall that the proposals would bring to the local area. The section 106 contributions sought as part of the development are set out in paragraphs 122-125 below.

6. Privacy/Loss of light calculations

- Windows are only 20m from the north block of Metro Central Heights. The offices will overlook bathrooms and bedrooms causing overlooking and loss of privacy.
- The proposal does not take into account the cumulative impact of this site with 87

Newington Causeway, 251 Southwark Bridge Road and the future redevelopment of the Salvation Army Site.

Officer comment

Officers have concluded that while there would be some harm to the amenity of neighbouring residents in terms of daylight impacts, the level of impact reflects the highly urbanised location and is consistent with impacts deemed acceptable on other similar developments. The impact on amenity is assessed in more detail in paragraphs 58-81 below.

28.	Objection	Officer comment	Raised
	The proposed building is of an excessive height and scale which will result in loss of light to residential properties at: <ul style="list-style-type: none"> - Metro Central Heights; - Rockingham Estate - 89 Newington Causeway 	The daylight and sunlight assessment has been considered in full in paragraphs 58-81 below. The proposed development is likely to have a noticeable impact on daylight and sunlight to neighbouring buildings particularly those on Metro Central Heights and at Stevenson House. However the daylight effects are considered to be reasonable given the urban town centre location.	8
	The proposed development is of a scale which is too large for the site.	The acceptability of a tall building in this location is discussed in the text of paragraphs 82-101 below. The proposed development is in an area appropriate for tall buildings and given the support of the GLA within the Stage 1 response and the other positive aspects of the proposal, on balance the height is considered to be acceptable.	5
	Cumulative disruption from construction noise and vehicle movements from this and other development sites in the area	A draft construction management plan was submitted with the application. A condition would require another version to be submitted for approval to show how noise and disruption to the highways and surrounding properties would be minimised during the demolition and construction periods.	2
	Cumulative impact of another tall building in an area that was not originally designated for tall buildings.	There is policy support for a tall building within CAZ and the Elephant and Castle Opportunity Area Core.	2
	The proposed tall building would have a detrimental impact on the setting of Metro Central Heights.	This matter is covered in paragraphs 102-106 below. It is the view of council officers that there would be less than substantial harm and the benefits associated with the proposed	1

	development would outweigh the very limited harm to the setting of the listed buildings.	
Social infrastructure (including public transport and local parks) in the area is already over capacity and inadequate for developments of this scale.	The impact of the proposed development on local transport infrastructure has been assessed by TFL and the Councils Transport Planners. They have advised that the proposed development would have an acceptable impact on local transport infrastructure. Should the proposed development go ahead Mayoral CIL payments would be secured and wider transportation benefits would be secured as part of the Section 106.	2
The proposed development is of no benefit to existing residents of nearby buildings.	As part of the Section 106 the Council would secure improvements to the public realm around the site and benefits in the form of jobs during construction and within the end use.	1
Commercial space is inappropriate in a residential area.	The site is within the Central Activities Zone and Elephant and Castle Town Centre. It is an appropriate area for commercial uses.	1
The proposed development would overshadow Metro Central Heights	The proposed development is situated to the north east of the residential units at Metro Central Heights. Given the path of the sun there would be limited incidents of overshadowing.	1
Loss of privacy for residents of Metro Central Heights.	This is covered in paragraph 80 of the report below.	1
The proposed development would not provide any affordable housing and would fail to address the housing needed in this area.	There are no policy requirements for planning applications for employment uses to provide affordable housing. As set out in paragraphs 46-56 it is an appropriate location for an office use.	1
A tall building would have a high energy demand and unless it is building to the highest energy efficient standards then it will become a contributing factor to the climate emergency	Energy is covered in paragraphs 128-134 of this report	1
The proposed development would result in increased congestion and parking.	The proposed development is in an appropriate location for car-free development given the excellent public transport accessibility and its location within a Controlled Parking	1

	Zone. An obligation will be required removing the rights for employees based at the development to obtain a parking permit.	
Obstruction of view from Metro Central Heights	The right to a private view is not considered to be a matter which the planning system can preserve.	1
The tower should comply with updated regulations in light of Grenfell	The council consulted the London Fire and Emergency Planning Authority as part of the proposal at the date of publication no response has been received. Further details of materials would be sought by condition. The materials would also need to comply with the relevant Building Regulations.	1
Loss of value for neighbouring properties	Loss of value of property is not a matter which can be taken into account when assessing the material impacts of a proposed development.	1

One comment was received in support of the proposals.

The applicant issued a response to the petition directly to the neighbours, and this has also been uploaded onto the council's website.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Design, heritage assets and tall buildings including views
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and servicing
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Sustainable development implications
- Archaeology
- Wind microclimate
- Ecology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and Borough community infrastructure levy (CIL)
- Statement of community involvement
- Other matters.

Adopted planning policy

National Planning Policy Framework (NPPF)

30. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
31. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
32. Chapter 2 Achieving sustainable development
Chapter 6 Building a strong, competitive economy
Chapter 7 Ensuring the vitality of town centres
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment

London Plan 2016

33. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
34. 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 2.18 – Green infrastructure: The multifunctional network of green and open spaces
Policy 3.2 – Improving health and addressing health inequalities
Policy 4.2 - Offices
Policy 4.3 - Mixed use development and offices
Policy 4.7 - Retail and Town Centre Development
Policy 4.8 - Supporting a Successful and Diverse Retail Sector
Policy 4.9 – Small shops
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 5.4A - Electricity and gas supply
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 5.1 - Green roofs and development site environs
Policy 5.12 - Flood risk management
Policy 5.13 - Sustainable drainage
Policy 5.17 – Waste capacity
Policy 5.21 - Contaminated land
Policy 6.3 – Assessing the effects of development on transport capacity
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 7.5 - 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 7.19 – Biodiversity and Access to Nature
 Policy 7.21 - Trees and woodlands
 Policy 8.2 - Planning obligations
 Policy 8.3 - Community infrastructure levy

Core Strategy 2011

35. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:
36. Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 Strategic policy 10 - Jobs and businesses
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (saved policies)

37. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:
38. Policy 1.1 - Access to employment opportunities
 Policy 1.4 – Employment sites outside of preferred office locations and preferred industrial locations.
 Policy 1.5 - Small business Units
 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 3.8 – Waste management
 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 3.15 - Conservation of the historic environment
 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 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

Supplementary Planning Documents

39. Sustainable design and construction SPD (2009)
 Sustainability assessments SPD (2009)
 Sustainable Transport SPD (2010)
 Section 106 Planning Obligations/CIL SPD (2015)

Greater London Authority Supplementary Guidance

40. Use of planning obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy (2013)

Area based AAP's or SPD's

41. Elephant and Castle SPD/OAPF 2012

Emerging planning policy

Draft New London Plan

42. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. The examination in public commenced on 15 January 2019 and concluded in May 2019. At this stage of preparation it can only be attributed limited weight. However, the emerging policies are referenced by the Mayor in all responses to applications. The Stage 1 report from the Mayor on this application placed weight on the draft London Plan policies in its conclusion on the merits of the case. The following is not a comprehensive list of all policies which are relevant to this application, but an indication of key policies which are referenced in the suggested reasons for refusal, or where they are significant to some of the key considerations in the report.
43. GG5 Growing a good economy
 SD6 Town centres and high streets
 SD7 Town centres: development principles and Development Plan Documents
 D1 London's form and characteristics
 D8 Tall buildings
 E3 Affordable workspace

New Southwark Plan

44. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version

(Regulation 19) on 27 February 2018. The consultation on the New Southwark Plan Proposed Submission Version: Amended Policies January 2019 was completed on 17 May 2019. It is anticipated that the plan will be adopted in 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

45. Policy SP2 – Regeneration that works for all
Policy SP3 – Best start in life
Policy SP4 – Strong local economy
Policy SP5 – Healthy active lives
Policy SP6 – Cleaner, greener, safer
Policy P12 – Design quality
Policy P14 – Tall buildings
Policy P15 – Efficient use of land
Policy P26 – Office and business development
Policy P28 – Affordable workspace
Policy P30 – Town and local centres.
Policy P42 – Healthy developments
Policy P47 – Highways impacts
Policy P48 – Walking
Policy P52 – Car parking
Policy P53 – Parking standards for disabled people and the mobility impaired
Policy P54 – Protection of amenity
Policy P55 – Designing out crime
Policy P60 – Trees

Principle of development

46. A mixed use, employment-led development with flexible retail or gym/leisure uses on the ground floor is supported in this location. The site is within the Central Activities Zone (CAZ). The proposed development would provide over 6,500sqm of commercial floorspace. This is considered to be a significant benefit associated with the proposed development. The town centre uses would provide active frontages at the ground floor level as well as activity along the small section of Low Line created through the scheme.
47. Policy 2.11 of the London Plan relates to the Strategic Functions of the CAZ. It states that Boroughs should ensure that development proposals to increase office floorspace within the CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the Plan. Policy 2.13 relating to opportunity areas requires optimisation of residential and non-residential output and should contribute towards meeting the minimum guidelines for housing and/or indicative estimates for employment capacity as appropriate. Developments should also realise scope for intensification associated with existing or proposed public transport accessibility making better use of existing infrastructure and promote inclusive access including cycling and walking. The indicative employment capacity given for the Elephant and Castle is specified as 5,000 jobs. Policy 4.3 of the London Plan states that within the CAZ, increases in office floorspace, should provide for a mix of uses, unless such a mix would demonstrably conflict with other policies
48. The emerging New London Plan has revised the jobs figure target upwards for the Elephant and Castle Opportunity Area from 5,000 jobs to 10,000 jobs.

49. The Elephant and Castle Opportunity Area SPD (E&COA SPD) policy SPD 4 states that provision of new business space will be supported and must be designed flexibly to accommodate a range of unit sizes to help meet the needs of the local office market and SME businesses to remain in the area as they grow. While SPD21 of the same policy states that developments should provide active ground floor uses and increase the number of employment opportunities on the site.
50. Policy SPD1 of the E&COA SPD states that new retail development will be supported in the town centre and should strengthen links into the town centre by providing active uses on the main roads to the centre including London Road and Newington Causeway. SPD 7 states that private leisure facilities will be supported as part of a mix of uses in large developments.

Employment uses

51. The proposed redevelopment of this brown field site would result in the provision of over 6,000sqm of new office floorspace and the re-use of three existing arches. This is supported in local and regional planning policies which encourage the provision of employment uses within the CAZ and close to existing public transport infrastructure. The proposed increase in office floor space would make a significant contribution towards the regeneration of Elephant and Castle as a town centre and employment destination.
52. The applicant states that the proposed development would create space for 550 full-time employees. Using HCA employment density calculations for the proposed employment space and assuming the proposed arches were occupied as retail space, officers have calculated that the completed development could provide up to 529 new full time jobs.
53. The emerging New London Plan and New Southwark Plan place increasing emphasis on new developments providing affordable workspace. The proposed development would comply with this draft policy as the applicants have committed to providing 10% of the proposed floorspace as affordable workspace, at a discount of 25% below market rates for a period of 30 years. This affordable space would be provided within the main office building.
54. The development would therefore provide a significant increase in employment floorspace within the CAZ and the core area of the E&COA. The proposed alterations to the layout of the existing building rationalising the number of cores increases the efficiency of the existing space while also providing flexible layout that could serve a range of multiple tenancy options. This is in accordance with the relevant planning policies for this type of use and a key material benefit of the proposals.
55. Commercial uses would be provided in the units within the railway arches. The entrance to these would be along the proposed new section of Low Line opposite the entrance to the office space. These uses with new frontages would provide activity along this small section of public realm. The proposed mix of uses and the active frontages associated with these would accord with the requirements of the E&COA SPD and would strengthen the links into the town centre.

Conclusion on land use

56. The mix of uses proposed for the development would accord with the relevant planning policies. The increase in employment space would make a significant

contribution towards the floor space required to meet the existing and emerging jobs target for the opportunity area as set out in the London Plan. The development would include affordable office space in line with emerging NSP and draft London Plan policies. The provision of active town centre uses and permeability through the site at the ground floor level would also strengthen routes towards the centre of the area in accordance with the E&COA SPD. Given the small footprint of the site, it would not be feasible to integrate residential uses, which would require the introduction of an additional core into the building, seriously compromising the efficiency of the floorplate.

Environmental impact assessment

57. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development due to the size and scale of the proposed scheme. The proposed development would not constitute EIA development and accordingly does not need to be supported by an Environmental Statement.

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

58. 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 development 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.

Daylight, sunlight and overshadowing

Daylight

59. The impact of the proposed development on neighbouring residents has been a significant concern of local residents, particularly those within Metro Central Heights. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be acceptable.
60. 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.
61. 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 (VSC) can be reduced by about 20% of the original value before the loss is noticeable.

62. This is supplemented by 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.
63. In considering the impact upon sunlight, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. The 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.
64. The Mayor of London's 'Housing SPG' (March 2016) advises that the BRE guidelines should be applied with an appropriate degree of flexibility and sensitivity to higher density development, especially in opportunity areas, town centres, large sites and accessible locations. It suggests that account should be taken of local circumstances, the need to optimise development and scope for the character and form of an area to change over time.
65. The NPPF (2018) states that planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development.
66. The daylight and sunlight assessment considers the impact on daylight for the following buildings:

67. Table 1 -

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Compliant (NSL)
Metro Central Heights	190	73	0
89-93 Newington Causeway	67	0	0
6-8 Tiverton Street.	9	3	0
Stephenson House	70	26	0
Rennie House, Bath Terrace	30	4	0
Rankin House	35	10	0
45 Tarn Street	21	10	0
Banks House	2	0	0

68. The table above highlights that the buildings with the highest number of non-compliant rooms for VSC are Metro Central Heights, Stephenson House, Rankin House and 45 Tarn Street.

69. Image 3 – Buildings Assessed for Daylight and Sunlight purposes



Metro Central Heights

70. Metro Central Heights is a resident complex containing five residential blocks ranging in height from 8-18 storeys. The Metro Central Heights block most affected by the development would be Metro Central Heights East. This block is 9 storeys in height and has residential units with windows facing directly north towards the development site. The facing windows on this block are situated around 27-30m from the development site. There are also windows on the east elevation of the north block at Metro Central Heights with more oblique views of the site. These would all be over 21m from the development.
71. A total of 190 windows on Metro Central Heights were tested in relation to VSC and of these 73 would not meet the recommended BRE criteria. Of these windows seven would experience declines of over 40%. Five of these occur as a result of having a low existing VSC which means that the percentage decline is high relative to the decline in total VSC. The remaining two windows would experience a relatively high percentage decline from 22.04 to 8.1 (63.25% decline) and 23.1 to 10.52 (54.46). These are the windows on the sixth and tenth floor of north block of Metro Central Heights which are flank wall windows and the rooms which they serve are dual aspect and have larger windows facing in an alternative direction. The applicants have tested all of the rooms served by the windows in relation to daylight distribution. As many of the windows which experience above BRE guideline reductions in VSC serve rooms are dual aspect or have additional windows, every room has been shown to comply with the NSL (daylight distribution) test and are considered to have good daylight distribution.
72. None of the windows of this property would be within 90 degrees of due south therefore there will be no impact on sunlight.

Stephenson House

73. Of the 70 windows tested 26 would not meet the recommended BRE guidelines for VSC. Of the 26 non-compliant rooms six would experience a reduction of over 40%, 20 would experience a reduction of between 20% and 25%. Of the six rooms with the most significant impacts, all have existing VSC levels of below 10% therefore any small reduction in absolute VSC levels appears as a very high percentage. These windows would be left with absolute VSC levels of between 2.14 and 4.75, which is very low. Therefore there will be some harm to these windows, however the absolute reductions are low and therefore the change will not result in a significant change to levels of light reaching these windows. The main reason for the existing low VSC levels is the presence of the deck accesses on Stevenson House which provide access to the flats on the floors above. The applicants have undertaken a test showing the results if the balconies were removed. This demonstrates that without the balconies on Stevenson House, the number of windows that would not meet recommended BRE guidelines would be 13 and the level of decline would be smaller. In addition to this when tested for impacts on daylight distribution all of the rooms tested would comply with BRE guidelines.
74. In relation to sunlight eight of the 70 rooms tested would experience reductions greater than recommended guidelines. Of these seven are reported as being already below the recommended guideline of 25% APSH. Again the deck accesses above these windows already have an impact on sunlight. Therefore while the proposed development would cause some harm in terms of loss of sunlight this is not considered to be of such an extent as to warrant refusal of an otherwise acceptable scheme.

Tiverton Street

75. Of the nine windows tested three would not meet the recommended BRE guidelines. Each of these rooms would experience VSC decline of between 20% and 25%. Two serve living/kitchen/dining rooms. When tested in terms of daylight distribution it should be noted that the decline in No Sky Line would be within the recommended BRE guidelines. In terms of sunlight there are three rooms facing towards the development which would be affected. Only one of these would not meet the BRE guidelines. This room would experience a reduction in APSH from 17% to 13%. The room would already be below the recommended 25% APSH and therefore a small reduction would not result in significant impact. The room served is also a bedroom, which are less sensitive in terms of reductions in sunlight. Given the context of the site within the CAZ and an area where tall buildings are considered acceptable it is considered that the impacts on daylight and sunlight to 6-8 Tiverton Street are appropriate.

45 Tarn Street

76. Of the 21 windows tested 10 would not meet the recommended BRE guidelines. The percentage reductions vary between 27.4% to 22.97% reductions. Of these all would have proposed VSC levels of over 15% and 6 out of the 10 would have proposed VSC levels of over 18%, which is considered to be reasonable in an urban environment such as this. 5 of the windows which do not comply serve rooms which are also served by windows that would comply with the BRE guidelines in respect of VSC. None of the windows of this property would be within 90 degrees of due south therefore there will be no impact on sunlight.

Rennie House

77. This property is situated to the east of the site on the opposite side of the viaduct and is a five-storey apartment block. 30 windows serving 30 rooms have been assessed. Of the 30 windows assessed four would not be compliant with the recommendations of the BRE Guidelines. Of the four non-compliant windows in relation to VSC these would experience declines of between 20.75%-26.60%. The absolute reductions would however be relatively small of between 1.06-1.29 in terms of absolute VSC. This is linked to the very low existing VSC's for these windows, which are a result of the existing deck accesses situated directly above them. All south facing habitable room windows within 90 degrees of due south were tested for sunlight impacts, the impacts identified would comply with the relevant BRE guidelines.

Rankin House

78. This property is situated to the east of the site on the opposite side of the viaduct and is a 5 storey apartment block. 35 windows serving 35 rooms have been assessed. Of the 35 windows assessed 10 would not be compliant with the recommendations of the BRE Guidelines. Of the 10 non-compliant windows in relation to VSC these would experience declines of between 20.75%-26.76%. The absolute reductions would however be relatively small of between 0.16 -1.68 in terms of absolute VSC. Again, this is as a result of the very low existing VSC's for these windows, which are a result of the existing deck accesses situated directly above them.

Bank House and 89-93 Newington Causeway

79. 69 windows were tested in relation to VSC at the above residential buildings. None would experience reductions beyond those recommended in the BRE guidelines. All south facing habitable room windows within 90 degrees of due south were tested for sunlight impacts, the impacts identified would comply with the relevant BRE guidelines.

Privacy and overlooking

80. In order to maintain privacy the Council's Residential Design Standards SPD recommends a minimum separation distance of 12m between the fronts of buildings and any buildings which front a highway, and a minimum of 21m at the rear. The site of the development is such that the nearest neighbouring buildings are separated from the site by either roads or the railway line and the new development would be over 12m from the nearest facing residential buildings.

Conclusion on residential amenity

81. The majority of windows tested would have impacts within the recommendations of the BRE guidelines. Whilst some windows experience changes to VSC beyond the BRE guidelines, and which would be noticeable to the occupiers, all rooms are compliant in terms of the BRE guidelines for Daylight Distribution, or No Sky Line, which tests the daylight penetration within a habitable room. Given the location within the CAZ and Elephant and Castle Opportunity Area, where more intensive development is expected, the impacts are on balance acceptable and reflect the advice in the new London Plan that such standards should be applied flexibly in order to optimise the potential of scarce urban land. As noted above the guidance within the BRE guidelines is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. There are some impacts which go beyond the recommended guidelines but these are not of such significance that it would warrant a reason for refusal on an otherwise acceptable development.

Design and impact on character and setting of local listed buildings

82. The NPPF requires good design as a key aspect of sustainable development. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also provides advice regarding the conservation and enhancement of the historic environment. Where a proposal will lead to substantial harm to a heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.
83. The relevant London Plan design policies are 7.4 – Local character and 7.6 Architecture. These policies seek high quality architecture that responds positively to the character of the area, respects existing heritage as well as being of a scale, proportion and design which activates and appropriately defines the public realm. Buildings should also optimise the potential of sites. Policy 7.7 of the London Plan provides the criteria for where tall buildings should be located. These should be located within the CAZ, Opportunity Areas, or town centres that have good access to public transport. Tall buildings should only be considered in locations if they are the most appropriate way to achieve the optimum density in highly accessible locations, are able to enhance the qualities of their immediate or wider settings, or if they make a significant contribution to local regeneration.
84. The E&COA SPD policy 17 states that tall buildings in the opportunity area will help signal its regeneration with the tallest buildings being situated in focal points in views towards the centre of Elephant and Castle. Moving away from the tallest points, they should diminish in height to manage the transition down to the existing context. The proposed development would have a maximum height of 21 storeys (70.4m AOD) and therefore is stepped down from the existing and emerging tall buildings on the Newington Causeway. However it would still extrude above the existing context of neighbouring buildings on the east side of the railway viaduct, which are between three and six storeys in height.
85. In terms of the locational requirements for tall buildings the site is situated within a highly accessible location, an opportunity area and a town centre. The principle of a tall building in this location has already been established with the 2014 planning permission, albeit the approved building would have been smaller than the current proposal. However as the proposal involves a tall building on the site it also needs to be considered against all the requirements of saved policy 3.20 of the Southwark Plan, which requires that all tall buildings should:
 - i. Make a positive contribution to the landscape; and
 - ii. Be located at a point of landmark significance; and
 - iii. Be of the highest architectural standards; and
 - iv. Relate well to its surroundings, particularly at street level
 - v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
86. Taking each of these in turn:
 - i. Makes a positive contribution to the landscape
87. Landscape and the public realm is an important part of any proposal for a tall building. It will not only create a setting for the building, allowing it to land appropriately, but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically providing more space at grade in a congested part of the city

such as this.

88. The existing site is cleared but was previously occupied by a two storey commercial building. This represented a very low density use which failed to optimise density in such a central and accessible location. At present the site is hoarded up and has a negative contribution to the landscape. The proposed building occupies most of its small site and the scope for the provision of substantial public realm benefits is therefore limited. Nevertheless the set back of the building adjacent to the viaduct enables a 5.5m wide public route to be established as a part of the greater Low-Line project. This is further reinforced by bringing back into use the railway arches under the viaduct as a part of the current scheme. Together these gains are worthwhile and make a positive contribution given the small site area.
89. The proposed development would open up the arches creating an area of public realm around this between the entrance of the building and the re-developed arches. The main part of the building would be cantilevered over this space at the third floor level.
90. Image 4 – Proposed Ground Floor Layout

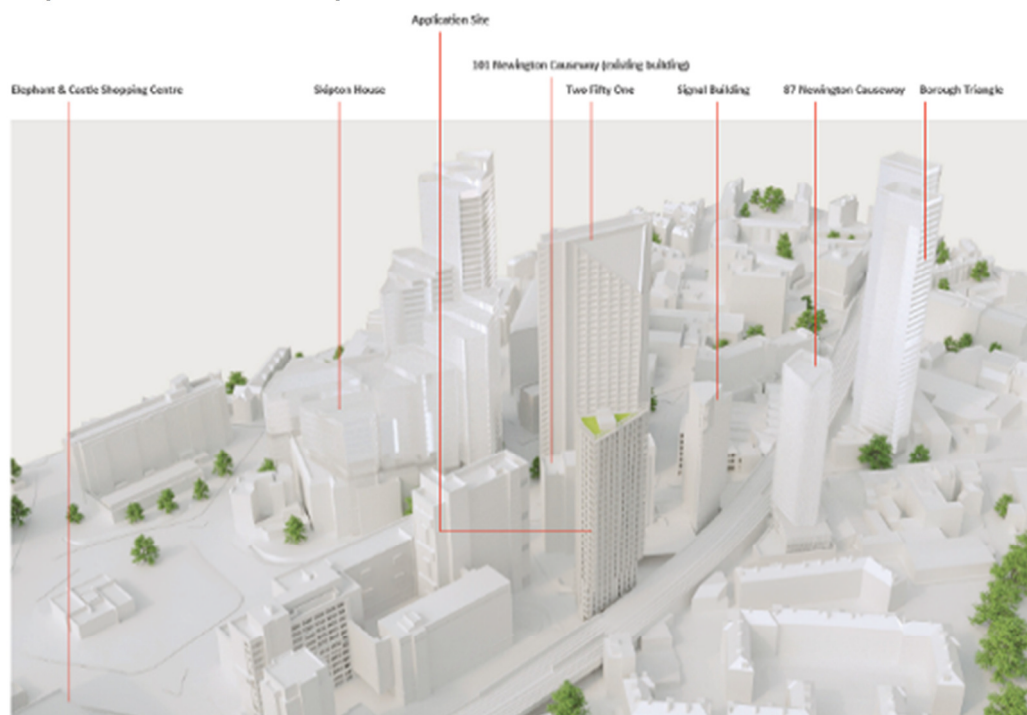


ii. Is located at a point of landmark significance

91. The site is situated within the E&COA core, the Elephant and Castle town centre and

the CAZ, in an area where there are existing and emerging tall buildings of significant scale. The development rising to 21 storeys would contribute to the emerging cluster and would appear prominent adjacent to the railway viaduct. Despite this, the building's height of 21 storeys and its slimness is such that it will appear as secondary building which is smaller and more delicate than the larger buildings on Newington Causeway, especially 251 Southwark Bridge Road (formerly Eileen House). This is appropriate given its side street location. As a 'smaller' high building it contributes to the hierarchy of tall buildings within the area. A townscape and visual impact assessment has been produced. This again confirms the building's status a part of a second tier of high buildings in the area.

Image 5 – Scale of buildings in Elephant and Castle Core Area



- The development identified as Skipton House on this development was withdrawn and therefore does not form part of the context. There is currently a revised proposal being considered by officers for a redevelopment of Skipton which would result in a 13 storey building and 49,000sqm of office space.
92. Therefore while the site's landmark significance is not of the same order as the sites on the main transport routes into the centre and within Elephant Park, the site has some significance as a result of its situation within the Action Area core and would help manage the transition in scale from the taller buildings in the centre stepping down towards the lower scale residential environments away from the centre.
- iii. Is of the highest architectural standard;
93. The building follows the shape of its site by taking the form of an extruded triangle, 21 storeys high. The small footprint of the site and its shape is such that the extrusion is notably slim and dramatic, especially as viewed at its apexes. In this respect the simple form has few distracting features. This allows its dramatic geometry to be appreciated and experienced to its maximum effect.

94. The main architectural concept is one of simple upper facades (referred to as 'shards' in the Design and Access Statement) hanging from each side of the building. The three facades or shards are separated at corner junctions by the recessed stair and lift core at one apex, and by simple glazed recesses on the others.

Image 6



95. The hanging façades facing Tiverton Street and Rockingham Street respectively are raised two storeys above ground level to allow for a recessed and glazed two storey (ground + mezzanine) base to the building. The façade facing the railway viaduct is raised to four storeys above the ground to provide for a four storey recessed base and with it greater generosity to public route between the building and the viaduct. This difference in the height of the base (four storeys at the viaduct, two elsewhere) further emphasises the separation of each hanging façade from the other.
96. Overall this architectural concept works well and emphasises, again, the striking geometry of the building. The juxtaposition of the base with hanging facades above

emphasises the ground floors as an import node and has added further drama to the composition.

iv. Relates well to its surroundings, particularly at street level

97. The proposed development would open up a small section of the Low-line as well as introducing active frontages on either side of this. The recessed lower floor with mezzanine level would feature prominent glazing which would front onto the new area of public realm round onto Rockingham Street and Tiverton Street.
98. Image 7 – Proposed ground floor from Tiverton Street.



Image 8 – Proposed base from Rockingham Street



99. The development would improve the relationship of the building with its surroundings at the street level with the introduction of new active shop frontages onto Rockingham Street and Tiverton Street, as well as within the railway arches.
100. v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
101. The Townscape and Visual Impact Assessment (TVIA) submitted with the application includes a number of the tall buildings as they can be viewed from various vantage points. Statutory listed buildings and conservation areas whose settings may be affected by these buildings have been identified and both rendered and wireline visualisations submitted to demonstrate the impact of the tower on these sensitive heritage assets.

Impact on heritage assets

102. The Planning (Listed Buildings and Conservation Areas) Act 1990 and S66 in particular, imposes the duty on local planning authorities to have special regard to the desirability of preserving or enhancing a listed building and its setting or any features of special architectural or historic interest which it possesses. Further, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This is also reflected in the NPPF (2019), which requires all development to conserve or enhance heritage assets and their settings and avoid causing harm. Designated heritage assets include Statutory listed buildings and designated conservation areas. The NPPF assets in paragraphs 190 and 192, that LPAs should identify the significance of affected heritage assets and their settings and assess how these are affected by a development, and then in paras 193-196, if

any harm is identified, how that harm can be considered in the balance.

103. The proposed development is situated just to the north of the grade II listed buildings at Metro Central Heights. These buildings have a coherent massing and are an important example of post war modernist construction. Originally built as offices the buildings are now primarily residential. The blocks vary in height increasing in height to the north and south and reducing to the east and west. The development would exceed the height of the 18-storey north block of Metro Central Heights and the top of the proposed building would be visible when viewed from the central courtyard of Metro Central Heights.
104. The views within the TVIA show the building within the context of the Grade II listed Metro Central Heights. In the majority of views, including a range of serial views as one approaches Metro Central Heights from the south and from within its courtyard, the proposed building impinges only to very small extent on the jagged and distinctive skyline created by Metro Central Heights complex, thus allowing the listed complex to continue to stand forward as a notable building. Only from View 2, Tiverton Street looking south west, does the proposed building impinge and obscure views towards Metro Central Heights. Any harm as a result of this is considered to be less than substantial as this is a view from a narrow and minor street within the Opportunity Area.

Image 9 – View from Elephant Square with Metro Central Heights in the foreground



Image 10 - View from east on Tiverton Street



105. The scheme also has the potential to affect the setting of the Grade 2 listed Faraday Memorial at the centre of the Elephant and Castle roundabout. However in views towards the Faraday Memorial the scheme is mainly hidden by Metro Central Heights.
106. The legal duties referred to above require that great weight is placed on any harm to listed buildings. The GLA stage 1 response states that having had regard to the desirability of preserving the listed building's setting, that the proposed preserves the setting of the nearby listed buildings. However Officers consider that there will be some harm to the views of Metro Central Heights but that this is less than substantial given that the view most affected is from a narrow and minor street. The NPPF (2019) guides Local Planning Authorities to balance the harm (weighed as indicated) against the benefits of the proposal. In this case, the public benefits of bringing a low density brownfield site into more productive use including the provision of active ground floor uses, a significant increase in jobs including affordable employment space and high quality design outweigh the harm caused. Officers are satisfied that the public interest is such as to decisively outweigh the harm identified above notwithstanding the special regard that must be placed on it by the legal duties identified above.

Design review panel

107. The proposals were presented to the Southwark Design Review Panel on the 12 February 2019. The Panel were supportive of a tall building in this location but sought further information and improvements in the following areas:
 - How the proposal fits in and contributes to the wider context
 - Further refinement of the base of the building to make it as transparent and active as possible.

- The provision of accurate visualisations that show the true level of solid to void.
 - Re-design of the top of the tower to provide an appropriate identity.
108. The applicants have responded to the comments to the DRP by further refining the proposed building at the base, middle and top. This includes expressing the stair and lift core as a spine running up the full height of the building. The entrance lobby for the office building has been designed to match the internal clear height of the arches while the entrances to the building were moved to the two corners where the public realm meets Tiverton Street and Rockingham Street
109. In terms of the top of the building the façade extends beyond the top floor and has been refined to express the shards as components that terminate in clear sky views from street level. These also help to screen the lift overrun and maintenance stair from long range views. The visualisations have also been further developed to provide an accurate depiction of the proportion of solid to glazing in the wider views.
110. Officers consider that the amendments referred to above have successfully responded to the points raised by the Panel.

Conclusion on design

111. The proposed development is situated within an opportunity area with excellent public transport accessibility and a location where tall buildings are considered to be appropriate. At 21 storeys in height it would make a positive contribution to landscape, would have high quality architecture and relate well to surroundings at the ground floor level. The proposed structure would be prominent in the background views of the neighbouring listed buildings at Metro Central Heights and the Faraday Memorial however the level of harm to the significance of these assets is not considered to be substantial. It should also be noted that in their Stage 1 response the GLA support the principle of the tall building and consider that there would be no harm to the setting of the nearby listed buildings.

Transport issues

112. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; saved policy 5.3 requires that the needs of pedestrians and cyclists are considered and saved policy 5.6 establishes maximum parking standards.

Accessibility

113. The site has a PTAL (public transport accessibility level) of 6b (excellent) and is located in a controlled parking zone (CPZ). It is within 500m of the Elephant and Castle rail and underground stations which are served by the Bakerloo and Northern Underground Lines and National Rail services. The site is close to Quietway 1 which provides a good quality cycle link to Waterloo. The nearest bus stop is located to the west on Newington Causeway. It is considered to be an appropriate location for more intensive mixed use development given the excellent accessibility to public transport.
114. In terms of vehicle movements ensuing from this proposal the applicant's consultants have estimated that it would generate negligible two-way vehicle movements in the morning or evening peak hours. Council officers have reviewed the figures and believe that the office space would generate nine and seven two-way vehicle movements in the morning and evening peak hours respectively while the flexible space within the

arches would create 3 and 4 two-way vehicle movements in the morning and evening peak hours, respectively. Overall, this development would produce 12 two-way vehicle movements in the morning or evening peak hours. It is the view of officers that this level of additional vehicular traffic would not have a noticeable adverse effect impact on vehicle movements on adjoining roads.

115. A pedestrian route is proposed through the site between the main building and the new frontages of the units within the railway arches, contributing to the Low Line. This would have a width of 5.5m providing a diagonal link between Rockingham Street and Tiverton Street. The setting back of the building from Rockingham Street and Tiverton Street allows for a greater pavement width for pedestrians using these streets. Further improvements to the pedestrian environment would be secured through the section 106 and 278 agreements including the provision of new raised table at the junction of Tiverton Street and Rockingham Street and relaying of existing and widened pavements around the site.

Cycling

116. A total of 97 long stay cycle parking space would be provided within a dedicated cycle storey within the southern railway arch. This will provide secure, sheltered and accessible cycle parking for employees. The proposed development would also include showers, lockers and changing room facilities provided at basement level and accessible for staff who cycle to work. A further 7 Sheffield stands are proposed providing 14 short-stay cycle parking spaces within the public realm space adjacent to the main building.
117. The proposed cycle provision is in accordance with the draft New London Plan standards for cycle parking provision.

Servicing

118. Given the limited size of the site, on-street servicing is considered to be the only appropriate means of servicing the development. This will take place from Tiverton Street in an informal basis as this street is not sufficiently wide to accommodate a dedicated loading bay.
119. The applicants have provided a Delivery and Servicing Plan (DSP), which has been revised during the course of the application. This would set out how deliveries and servicing would be managed for the proposed development once the uses are operational. The updated DSP commits the development to making certain that the transport operators accessing the site would have 'Gold' standard membership of FORS.

Car parking

120. The proposed development is situated within the Newington Controlled Parking Zone (CPZ) which controls weekday parking during the hours of 08:00 to 18:30. The proposed development would be car free but in order to ensure there is appropriate provision of disabled persons the applicants, at the request of officers, have agreed to fund the provision of one on-street blue-badge parking space. The s106 agreement will include a clause removing the rights of occupants of the employment space to obtain a parking permit for the CPZ, with the exception of Blue Badge holders. .

Construction management

121. In order to ensure that increases in traffic, noise and dust associated with the construction phase of the development are minimised, a construction management plan is requested by condition. This should demonstrate how cyclists on the Quietway adjacent on Rockingham Street would be kept safe from construction vehicles/activity.

Planning obligations (S.106 undertaking or agreement)

122. 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; and
- fairly and reasonably related in scale and kind to the development.

123. The application would be supported by the following s106 obligations:

124.	Planning Obligation	Mitigation	Applicant Position
	Carbon Offset – Green Fund	£35,960	Agreed
	Admin fee	2%	Agreed

125. - 29 Construction phase jobs, or a maximum Employment and Training (Shortfall) Contribution of £ £62,350.00.
- 39 General and End user jobs, or a maximum Employment in the End Use (Shortfall) Contribution of £167,500.00
- Securing affordable workspace for 30 years.
- Highway works – s278 with Southwark for repaving of the footway fronting onto Tiverton Street and Rockingham Street, Construction of raise entry tables on the two vehicular accesses within footway, installation of associated gullies and their connection to existing drainage
- S278 with Southwark to secure increased pavement widths and repaving of pavements on Rockingham Street and Tiverton Street, road safety improvements.
- Connection to a future district heating system
- Travel Plan
- Restriction on parking permits
126. In the event that an agreement has not been completed by 22 November 2019, the Committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to secure adequate 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).

127. 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. In this instance a Mayoral CIL payment of £382,944 and a Southwark CIL payment of £53,356.83 would be required.

Sustainable development implications

128. 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. As the proposal is a fully commercial development it is expected to achieve a 40% reduction against part L of the Building Regulations. An Energy statement and Sustainability Assessment based on the Mayor’s hierarchy have been submitted.

Be lean (use less energy)

129. Energy efficient measures included in the strategy are thermally efficient building fabric, glazing and energy efficient lighting and building services and reduced air permeability. These have been calculated to achieve a 31% reduction against Part L 2013 regulations.

Be clean (use less energy)

130. The applicants propose to use a Thermally Activated Building Structure (TABS) heating and cooling system. This system uses large surface areas of exposed structural ceiling and floor surfaces for heat transfer. The applicants note that the savings associated with this technology do not immediately translate into savings that can be classed as clean technologies.

Be green (low or carbon zero energy)

131. The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install Air Source Heat Pumps. A reduction in regulated CO2 emission of 23 tonnes per annum (29%) will be achieved through this third element of the hierarchy.
132. The ‘be lean’, ‘be clean’ and ‘be green’ measures would result in an overall reduction of 61% in carbon dioxide emissions when compared to a scheme compliant with the building regulations.
133. Recognising that the development would fall below the policy requirements in relation to carbon savings, a contribution towards the council’s carbon offset fund would be required. Calculated on the basis of £60 per tonne, the proposed development would make a contribution of £35,960. The applicant has agreed to make the contribution of £35,960 to the carbon offset fund which would therefore make this aspect of the scheme fully policy compliant.

BREEAM

134. Strategic policy 13 of the Core Strategy requires all commercial units to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved which meets the policy requirement and is therefore acceptable. A condition to secure this is therefore recommended.

Other matters

Archaeology

135. The site is located within an Archaeological Priority Zone (APZ). It is also located within the area of the Roman 'Southern Cemetery' where very significant Roman funerary deposits have been encountered, including the recent find of a Roman stone sarcophagus dating from the 4th century on Swan Street. The major Roman Road of Stane Street was also found on the Swan Street site and it is possible that the projected route may cross through or close to the application site.
136. Given the more recent findings referred to in the paragraph above, the archaeological potential of the site is understood to be much greater than when the 2013 application was determined. On present evidence it is reasonable to expect that the site could contain archaeological remains which will inform recognised nation and Great London archaeological research objectives. Without robust archaeological mitigation measures there could be an overall adverse impact to archaeological remains from the proposal.
137. As a tall building and basement is proposed for this development, which will most probably remove the entire sequence of archaeological deposits, there is a need to provide further information to the council to clarify the nature of the archaeological deposits on the site. Current good practice advice for the historic environment emphasises that the information required in support of applications for planning permission should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset need to be proportionate to the significance of the heritage assets affected and the impact on that significance. As the proposal involves a deep basement it is necessary to better establish the significance of the remains at risk, so that an informed judgement may be made over the proposed impact on them, and appropriate steps taken to mitigate any harm.
138. Additional information in the form of a Geo-Archaeological report following the drilling of bore holes on the site has helped to establish that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. The applicants have agreed to a number of conditions recommended by the council's archaeologist to ensure that any archaeology on site is properly reported and protected during construction.

Wind

139. A Wind Microclimate Assessment prepared by Ramboll has been submitted as part of the application documents. This assessed the baseline conditions for the application site noting that the existing wind conditions are suitable for strolling use with some isolated areas of walking wind conditions to the west of the site. The assessment of the impact of the proposed development concludes that the wind conditions would remain relatively consistent with the baseline conditions. All thoroughfare areas and

entrance to the proposed development would have the required wind conditions and off-site areas would remain consistent with the baseline. The proposed development would therefore not result in significant effects in respect of wind microclimate and therefore no further mitigation is required.

Flood Risk

140. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency and the Council's Flood and Drainage Team have reviewed the applicant's Flood Risk Assessment and consider it to be acceptable subject to the attachment of conditions being attached to any grant of planning permission.

Contaminated land

141. A desk study was submitted which indicated the presence of contamination at this site. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

Air quality

142. The site is located in an Air Quality Management Area and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development.
143. The Council's Environmental Protection Team (EPT) has reviewed the submission and advised that they will require the emissions during the construction phase to be controlled by measures contained within a Construction Management Plan. Such a plan should detail details of continuous monitoring for dust and noise. It is recommended that this plan be requested by condition.

Community impact statement

144. Details of consultation undertaken by the applicant on the proposed development prior to submission of the planning application have been provided. 1800 leaflets were issued to local residents and businesses detailing the proposals with contact details. In addition to this public exhibitions were held in February and April 2019 and briefings with key stakeholders including ward members were undertaken. The applicants have completed the consultation charter template which is appended to this report.

Conclusion on planning issues

145. The proposed development would provide a fully commercial development within a location where re-development of brownfield sites at higher densities is encouraged. It would provide new employment space providing up to 500 new jobs, as well as affordable workspace suitable for new small businesses. The proposed building would comply with all aspects of the tall building policy in terms of location and high quality design, and its contribution to public space is commensurate with the small site area. The impacts on the neighbours' amenity – sunlight, daylight and privacy – have been assessed and, while the impacts are recognised, they are considered to be acceptable given the location of the site. The development would also allow for the provision of a small section of Low Line. There have been a number of objections to the proposal as referenced in this report. Nevertheless the impacts are not considered to be

significantly harmful and would not warrant refusal of the application.

146. It is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement under the terms as set out above, and subject to referral to the GLA.

Consultations

147. Details of consultation undertaken in respect of this application are set out in Appendix 1. Additional letters were sent to neighbours on 28 June 2019 correcting an error in the original letter which described the building as 19 storeys (the plans, and the stated AoD heights were correct).

Consultation replies

148. Following the initial consultation, 7 representations were received including a petition with 45 signatures. The main points of the representations have been summarised and addressed in paragraphs 27 and 28 above.

Summary of consultation responses

Archaeologist

149. Originally raised objection to the proposed development on the grounds that the information submitted was not sufficient to demonstrate that the impacts on archaeology would be appropriately managed through the construction of development. Following submission of additional information the archaeologist has confirmed that the details are sufficient subject to appropriately worded conditions.

Ecology Officer

150. No objections to the proposed development. The bat survey is sufficient and the site has negligible value to wildlife. The site can be enhanced for biodiversity. Appropriate conditions required for details of enhancements.

Environment Agency

151. No objections subject to conditions in relation to:
- Groundwater protection
 - Piling
 - SUDS

Environmental Protection Team

152. Approval subject to conditions in relation to noise and vibration, air quality, site contamination and construction management.

Flood and Drainage Team

153. The development is for mixed use redevelopment in Flood Zone 3. The site is within the breach zone of the River Thames; however, ground floor and basement uses are proposed to be restricted to 'less vulnerable' uses.
154. Given the spatial constraints, the applicant may wish to give consideration to blue-green rooftop storage, to enhance the ability of the rooftop to provide adequate

attenuation under higher return periods.

Greater London Authority (GLA) stage 1 report

155. London Plan policies on principle, urban design, heritage, sustainable development and transport are relevant to this application. The below issues must be addressed to ensure the proposal complies with the London Plan:

- **Principle of development:** A commercial development resulting in the provision of 6,382 sq.m of new office and retail space in the Central Activities Zone (CAZ), Elephant and Castle District Town Centre and the Elephant and Castle Opportunity Area is strongly supported in accordance with Policies 2.10 and 2.11 of the London Plan and Policies SD4 and SD5 of the draft London Plan. Provision of flexible and affordable workspace for MSME's must be provided and adequately secured by s106 agreement.
- **Urban Design and heritage:** The layout, height, massing and scale are consistent with Policy 7.5 of the London Plan and Policies D1 & D2 of the draft London Plan. Resulting harm to the setting of adjacent heritage assets is less than substantial, and outweighed by the public benefits of the proposal in accordance with Policy 7.8 of the London Plan and HC1 of the draft London Plan.
- **Sustainable Development:** Further revisions and information are required before the energy proposals can be considered acceptable and the carbon dioxide savings verified to comply with Policy 5.2 of the London Plan and Policy SI2 of the draft London Plan. Any shortfall in carbon reductions must be detailed and suitable contributions into the borough's carbon offset fund secured by conditions and s106 obligations.
- **Transport:** The parking provision satisfies Policy T6 of the draft London Plan. Electric Vehicle Charging Point must be secured through condition of approval and details confirming compliance of the design of the cycle storage facilities with the London Cycling Design Standards (LCDS) must be provided. Further information on trip generation is required. A revised Travel Plan must be submitted, secured, monitored and enforced through the s106 agreement. The Delivery and Servicing Plan (DSP) and Construction Logistics Plan must both be secured by condition of approval.

Network Rail

156. After discussions with Network Rail's internal teams, who were provided with further detailed amended drawings from the developer showing in more detail the relationship between the development and the railway, Network Rail withdrew the comments in relation to wanting further information. Based on the additional information, Network Rail concluded that access is now possible to the bridge and viaduct for maintenance and repair works.

In relation to the further concerns of Network Rail, the following conditions were requested on any planning permission.

- Details of how the developer proposes to clean the windows of the building on the side which faces the railway.
- A full construction management plan to be submitted including detail about how they are going to construct the scaffolding on site and where cranes are going to be placed.
- Building Maintenance plan to be submitted ensuring that the building is maintained without having to affect the railway.

- Network Rail require tests to be carried out to ensure that the development does not affect the visibility for the drivers when operating trains.
- Network Rail would like the materials of the building to be conditioned for the external skin of the building and for the windows to be placed on the building ensuring the design of the building's façade and windows will include suitable non-reflective surfaces.
- Any scaffolding within 10 meters must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed to prevent debris and dust.

Network Rail strongly recommends the developer contacts Asset Protection London South East as soon as possible and prior to any works commencing on site, to agree an Asset Protection Agreement with us to enable approval of detailed works. As the scheme progresses the developer will need to continue to consult Asset Protection to ensure the safety of the operational railway.

Thames Water

157. No objections subject to a conditions relating to piling, and informatives.

Community impact statement / Equalities Assessment

158. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

159. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
160. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

161. 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.
162. This application has the legitimate aim of providing a new mixed use office led development. 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/1421-7 Application file: 19/AP/0750 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5430 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Yvonne Lewis, Group Manager Strategic Applications Team	
Version	Final	
Dated	4 September 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		5 September 2019

APPENDIX 1**Consultation undertaken****Site notice date:** 21/03/2019**Press notice date:** 28/03/2019**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 25/03/2019**Internal services consulted:**

Ecology Officer
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 Highway Development Management

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Greater London Authority
 Historic England
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

102 Metro Central Heights 119 Newington Causeway SE1 6BB	326 Metro Central Heights 119 Newington Causeway SE1 6DB
103 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 710 251 Southwark Bridge Road SE1 6FJ
100 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 801 251 Southwark Bridge Road SE1 6FJ
101 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 708 251 Southwark Bridge Road SE1 6FJ
104 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 709 251 Southwark Bridge Road SE1 6FJ
107 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 802 251 Southwark Bridge Road SE1 6FJ
108 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 805 251 Southwark Bridge Road SE1 6FJ

105 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 806 251 Southwark Bridge Road SE1 6FJ
106 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 803 251 Southwark Bridge Road SE1 6FJ
93 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 804 251 Southwark Bridge Road SE1 6FJ
94 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 701 251 Southwark Bridge Road SE1 6FJ
91 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 702 251 Southwark Bridge Road SE1 6FJ
92 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 609 251 Southwark Bridge Road SE1 6FJ
95 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 610 251 Southwark Bridge Road SE1 6FJ
98 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 703 251 Southwark Bridge Road SE1 6FJ
99 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 706 251 Southwark Bridge Road SE1 6FJ
96 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 707 251 Southwark Bridge Road SE1 6FJ
97 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 704 251 Southwark Bridge Road SE1 6FJ
109 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 705 251 Southwark Bridge Road SE1 6FJ
122 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 807 251 Southwark Bridge Road SE1 6FJ
123 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 909 251 Southwark Bridge Road SE1 6FJ
120 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 910 251 Southwark Bridge Road SE1 6FJ
121 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 907 251 Southwark Bridge Road SE1 6FJ
124 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 908 251 Southwark Bridge Road SE1 6FJ
128 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1001 251 Southwark Bridge Road SE1 6FJ
129 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1004 251 Southwark Bridge Road SE1 6FJ
126 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1005 251 Southwark Bridge Road SE1 6FJ
127 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1002 251 Southwark Bridge Road SE1 6FJ
112 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1003 251 Southwark Bridge Road SE1 6FJ
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111 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 808 251 Southwark Bridge Road SE1 6FJ
114 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 809 251 Southwark Bridge Road SE1 6FJ
117 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 902 251 Southwark Bridge Road SE1 6FJ
119 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 905 251 Southwark Bridge Road SE1 6FJ

Causeway SE1 6BB	SE1 6FJ
115 Metro Central Heights 119 Newington	Apartment 906 251 Southwark Bridge Road
Causeway SE1 6BB	SE1 6FJ
116 Metro Central Heights 119 Newington	Apartment 903 251 Southwark Bridge Road
Causeway SE1 6BB	SE1 6FJ
90 Metro Central Heights 119 Newington	Apartment 904 251 Southwark Bridge Road
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60 Metro Central Heights 119 Newington	Apartment 608 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
61 Metro Central Heights 119 Newington	Apartment 402 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
58 Metro Central Heights 119 Newington	Apartment 403 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
59 Metro Central Heights 119 Newington	Apartment 305 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
62 Metro Central Heights 119 Newington	Apartment 401 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
65 Metro Central Heights 119 Newington	Apartment 404 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
66 Metro Central Heights 119 Newington	Apartment 407 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
63 Metro Central Heights 119 Newington	Apartment 408 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
64 Metro Central Heights 119 Newington	Apartment 405 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
51 Metro Central Heights 119 Newington	Apartment 406 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
52 Metro Central Heights 119 Newington	Unit 7 Second Floor Lancaster House SE1
Causeway SE1 6BA	6DG
49 Metro Central Heights 119 Newington	Unit 5 Second Floor Lancaster House SE1
Causeway SE1 6BA	6DG
50 Metro Central Heights 119 Newington	Unit 6 Second Floor Lancaster House SE1
Causeway SE1 6BA	6DG
53 Metro Central Heights 119 Newington	Arch 88 91a Newington Causeway SE1
Causeway SE1 6BA	6BN
56 Metro Central Heights 119 Newington	Apartment 303 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
57 Metro Central Heights 119 Newington	Apartment 304 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
54 Metro Central Heights 119 Newington	Apartment 301 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
55 Metro Central Heights 119 Newington	Apartment 302 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
68 Metro Central Heights 119 Newington	Apartment 409 251 Southwark Bridge Road
Causeway SE1 6BA	SE1 6FJ
81 Metro Central Heights 119 Newington	Apartment 601 251 Southwark Bridge Road
Causeway SE1 6BB	SE1 6FJ
83 Metro Central Heights 119 Newington	Apartment 602 251 Southwark Bridge Road
Causeway SE1 6BB	SE1 6FJ
79 Metro Central Heights 119 Newington	Apartment 509 251 Southwark Bridge Road
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Causeway SE1 6BB	SE1 6FJ
84 Metro Central Heights 119 Newington	Apartment 603 251 Southwark Bridge Road
Causeway SE1 6BB	SE1 6FJ

87 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 606 251 Southwark Bridge Road SE1 6FJ
88 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 607 251 Southwark Bridge Road SE1 6FJ
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86 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 605 251 Southwark Bridge Road SE1 6FJ
71 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 502 251 Southwark Bridge Road SE1 6FJ
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70 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 501 251 Southwark Bridge Road SE1 6FJ
73 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 504 251 Southwark Bridge Road SE1 6FJ
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74 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 505 251 Southwark Bridge Road SE1 6FJ
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185 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1408 251 Southwark Bridge Road SE1 6FL
187 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1409 251 Southwark Bridge Road SE1 6FL
183 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1406 251 Southwark Bridge Road SE1 6FL
184 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1407 251 Southwark Bridge Road SE1 6FL
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191 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1501 251 Southwark Bridge Road SE1 6FL
192 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1502 251 Southwark Bridge Road SE1 6FL
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Causeway SE1 6BT	Road SE1 6FL
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Causeway SE1 6BW	Road SE1 6FL
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Causeway SE1 6BT	Road SE1 6FL
154 Metro Central Heights 119 Newington	Apartment 1203 251 Southwark Bridge
Causeway SE1 6BT	Road SE1 6FL
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Causeway SE1 6BT	Road SE1 6FL
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Causeway SE1 6BT	Road SE1 6FL
161 Metro Central Heights 119 Newington	Apartment 1210 251 Southwark Bridge
Causeway SE1 6BT	Road SE1 6FL
158 Metro Central Heights 119 Newington	Apartment 1207 251 Southwark Bridge
Causeway SE1 6BT	Road SE1 6FL
159 Metro Central Heights 119 Newington	Apartment 1208 251 Southwark Bridge
Causeway SE1 6BT	Road SE1 6FL
Flat 61 Stephenson House Rockingham	449 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 62 Stephenson House Rockingham	450 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 59 Stephenson House Rockingham	447 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 60 Stephenson House Rockingham	448 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 63 Stephenson House Rockingham	451 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 66 Stephenson House Rockingham	454 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 67 Stephenson House Rockingham	455 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 64 Stephenson House Rockingham	452 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 65 Stephenson House Rockingham	453 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
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Estate SE1 6PR	Causeway SE1 6DT
Flat 53 Stephenson House Rockingham	441 Metro Central Heights 119 Newington
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Flat 50 Stephenson House Rockingham	438 Metro Central Heights 119 Newington
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Estate SE1 6PR	Causeway SE1 6DT
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Flat 57 Stephenson House Rockingham	445 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 58 Stephenson House Rockingham	446 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 55 Stephenson House Rockingham	443 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 56 Stephenson House Rockingham	444 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 68 Stephenson House Rockingham	456 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 10 Banks House Rockingham Estate	468 Metro Central Heights 119 Newington
SE1 6QQ	Causeway SE1 6DT
Flat 11 Banks House Rockingham Estate	469 Metro Central Heights 119 Newington
SE1 6QQ	Causeway SE1 6DT

Flat 78 Stephenson House Rockingham Estate SE1 6PR	466 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 1 Banks House Rockingham Estate SE1 6QQ	467 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 12 Banks House Rockingham Estate SE1 6QQ	470 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 15 Banks House Rockingham Estate SE1 6QQ	473 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 16 Banks House Rockingham Estate SE1 6QQ	474 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 13 Banks House Rockingham Estate SE1 6QQ	471 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 14 Banks House Rockingham Estate SE1 6QQ	472 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 71 Stephenson House Rockingham Estate SE1 6PR	459 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 72 Stephenson House Rockingham Estate SE1 6PR	460 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 69 Stephenson House Rockingham Estate SE1 6PR	457 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 70 Stephenson House Rockingham Estate SE1 6PR	458 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 73 Stephenson House Rockingham Estate SE1 6PR	461 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 76 Stephenson House Rockingham Estate SE1 6PR	464 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 77 Stephenson House Rockingham Estate SE1 6PR	465 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 74 Stephenson House Rockingham Estate SE1 6PR	462 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 75 Stephenson House Rockingham Estate SE1 6PR	463 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 49 Stephenson House Rockingham Estate SE1 6PR	437 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 3 Stephenson House Rockingham Estate SE1 6PP	416 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 30 Stephenson House Rockingham Estate SE1 6PP	417 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 28 Stephenson House Rockingham Estate SE1 6PP	414 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 29 Stephenson House Rockingham Estate SE1 6PP	415 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 31 Stephenson House Rockingham Estate SE1 6PP	Railway Arch E Newington Causeway SE1 6DH
Flat 34 Stephenson House Rockingham Estate SE1 6PP	Store Lower Ground Floor Smeaton Court SE1 6PF
Flat 35 Stephenson House Rockingham Estate SE1 6PP	Unit 3 Metro Central Heights SE1 6BN
Flat 32 Stephenson House Rockingham Estate SE1 6PP	Unit 4 Metro Central Heights SE1 6BN
Flat 33 Stephenson House Rockingham Estate SE1 6PP	418 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 21 Stephenson House Rockingham Estate SE1 6PP	430 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 22 Stephenson House Rockingham	431 Metro Central Heights 119 Newington

Estate SE1 6PP	Causeway SE1 6DT
Flat 2 Stephenson House Rockingham	428 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 20 Stephenson House Rockingham	429 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 23 Stephenson House Rockingham	432 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 26 Stephenson House Rockingham	435 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 27 Stephenson House Rockingham	436 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 24 Stephenson House Rockingham	433 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 25 Stephenson House Rockingham	434 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 36 Stephenson House Rockingham	421 Metro Central Heights 119 Newington
Estate SE1 6PP	Causeway SE1 6DT
Flat 42 Stephenson House Rockingham	422 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 43 Stephenson House Rockingham	419 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 40 Stephenson House Rockingham	420 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 41 Stephenson House Rockingham	423 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 44 Stephenson House Rockingham	426 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 47 Stephenson House Rockingham	427 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 48 Stephenson House Rockingham	424 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 45 Stephenson House Rockingham	425 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 46 Stephenson House Rockingham	475 Metro Central Heights 119 Newington
Estate SE1 6PR	Causeway SE1 6DT
Flat 6 Stephenson House Rockingham	Flat 17 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 7 Stephenson House Rockingham	Flat 18 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 4 Stephenson House Rockingham	Flat 15 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 5 Stephenson House Rockingham	Flat 16 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 8 Stephenson House Rockingham	Flat 19 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 38 Stephenson House Rockingham	Flat 22 Pioneer Building SE1 6BN
Estate SE1 6PR	
Flat 39 Stephenson House Rockingham	Flat 23 Pioneer Building SE1 6BN
Estate SE1 6PR	
Flat 9 Stephenson House Rockingham	Flat 20 Pioneer Building SE1 6BN
Estate SE1 6PP	
Flat 37 Stephenson House Rockingham	Flat 21 Pioneer Building SE1 6BN
Estate SE1 6PR	
Flat 17 Banks House Rockingham Estate	Flat 8 Pioneer Building SE1 6BN
SE1 6QQ	

20 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 9 Pioneer Building SE1 6BN
21 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 6 Pioneer Building SE1 6BN
18 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 7 Pioneer Building SE1 6BN
19 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 10 Pioneer Building SE1 6BN
22 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 13 Pioneer Building SE1 6BN
26 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 14 Pioneer Building SE1 6BN
27 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 11 Pioneer Building SE1 6BN
24 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 12 Pioneer Building SE1 6BN
25 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 24 Pioneer Building SE1 6BN
11 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 36 Pioneer Building SE1 6BN
12 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 37 Pioneer Building SE1 6BN
9 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 34 Pioneer Building SE1 6BN
10 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 35 Pioneer Building SE1 6BN
13 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 38 Pioneer Building SE1 6BN
16 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 3 Second Floor Lancaster House SE1 6DG
17 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 4 Second Floor Lancaster House SE1 6DG
14 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 1 Second Floor Lancaster House SE1 6DG
15 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 2 Second Floor Lancaster House SE1 6DG
28 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 27 Pioneer Building SE1 6BN
42 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 28 Pioneer Building SE1 6BN
43 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 25 Pioneer Building SE1 6BN
40 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 26 Pioneer Building SE1 6BN
41 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 29 Pioneer Building SE1 6BN
44 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 32 Pioneer Building SE1 6BN
47 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 33 Pioneer Building SE1 6BN
48 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 30 Pioneer Building SE1 6BN
45 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 31 Pioneer Building SE1 6BN
46 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 5 Pioneer Building SE1 6BN

Causeway SE1 6BA	
32 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 3 Wellesley Court SE1 6PD
33 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 4 Wellesley Court SE1 6PD
29 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 1 Wellesley Court SE1 6PD
31 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 2 Wellesley Court SE1 6PD
34 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 5 Wellesley Court SE1 6PD
38 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 8 Wellesley Court SE1 6PD
39 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 9 Wellesley Court SE1 6PD
35 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 6 Wellesley Court SE1 6PD
36 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 7 Wellesley Court SE1 6PD
8 Metro Central Heights 119 Newington Causeway SE1 6BA	478 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 28 Banks House Rockingham Estate SE1 6QQ	479 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 29 Banks House Rockingham Estate SE1 6QQ	476 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 26 Banks House Rockingham Estate SE1 6QQ	477 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 27 Banks House Rockingham Estate SE1 6QQ	480 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 3 Banks House Rockingham Estate SE1 6QQ	Wetherspoons Metro Central Heights SE1 6DQ
Flat 5 Banks House Rockingham Estate SE1 6QQ	481 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 6 Banks House Rockingham Estate SE1 6QQ	Flat 10 Wellesley Court SE1 6PD
Flat 30 Banks House Rockingham Estate SE1 6QQ	Fifth Floor Lancaster House SE1 6DF
Flat 4 Banks House Rockingham Estate SE1 6QQ	Third Floor Lancaster House SE1 6DF
Flat 2 Banks House Rockingham Estate SE1 6QQ	Unit 1 Metro Central Heights SE1 6BN
Flat 20 Banks House Rockingham Estate SE1 6QQ	First Floor Lancaster House SE1 6DF
Flat 18 Banks House Rockingham Estate SE1 6QQ	Flat 3 Pioneer Building SE1 6BN
Flat 19 Banks House Rockingham Estate SE1 6QQ	Flat 4 Pioneer Building SE1 6BN
Flat 21 Banks House Rockingham Estate SE1 6QQ	Flat 1 Pioneer Building SE1 6BN
Flat 24 Banks House Rockingham Estate SE1 6QQ	Flat 2 Pioneer Building SE1 6BN
Flat 25 Banks House Rockingham Estate SE1 6QQ	Unit 2 5-9 Rockingham Street SE1 6PD
Flat 22 Banks House Rockingham Estate SE1 6QQ	Unit 1 5-9 Rockingham Street SE1 6PD

Flat 23 Banks House Rockingham Estate SE1 6QQ	Fourth Floor Lancaster House SE1 6DG
Flat 7 Banks House Rockingham Estate SE1 6QQ	Excluding Second Fourth And Sixth Floor Lancaster House SE1 6DF
1 Metro Central Heights 119 Newington Causeway SE1 6BA	Sixth Floor Lancaster House SE1 6DF
2 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 1610 251 Southwark Bridge Road SE1 6FL
6-8 Tiverton Street London SE1 6NZ	Flat 11 Telford House Rockingham Estate SE1 6NY
77-85 Newington Causeway London SE1 6BD	Flat 12 Telford House Rockingham Estate SE1 6NY
Flat 3 Metro Central Heights SE1 6BA	Flat 1 Telford House Rockingham Estate SE1 6NY
6 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 10 Telford House Rockingham Estate SE1 6NY
7 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 13 Telford House Rockingham Estate SE1 6NY
Flat 4 Metro Central Heights SE1 6BA	Flat 16 Telford House Rockingham Estate SE1 6NY
Flat 5 Metro Central Heights SE1 6BA	Flat 17 Telford House Rockingham Estate SE1 6NY
Flat 17a Telford House Rockingham Estate SE1 6NY	Flat 14 Telford House Rockingham Estate SE1 6NY
Flat 34a Telford House Rockingham Estate SE1 6NY	Flat 15 Telford House Rockingham Estate SE1 6NY
Flat 8 Banks House Rockingham Estate SE1 6QQ	Apartment 2010 251 Southwark Bridge Road SE1 6FP
Flat 9 Banks House Rockingham Estate SE1 6QQ	Apartment 2110 251 Southwark Bridge Road SE1 6FP
Flat 8a Telford House Rockingham Estate SE1 6NY	243 Southwark Bridge Road London SE1 6FP
250 Southwark Bridge Road London SE1 6NJ	100 Newington Causeway London SE1 6FQ
Flat 35a Stephenson House Rockingham Estate SE1 6PP	Apartment 2210 251 Southwark Bridge Road SE1 6FP
Flat 46a Stephenson House Rockingham Estate SE1 6PR	Skipton House 80 London Road SE1 6LH
214 Metro Central Heights 119 Newington Causeway SE1 6BW	82 Newington Causeway London SE1 6DE
253 Metro Central Heights 119 Newington Causeway SE1 6BX	87 Newington Causeway London SE1 6BD
277 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 18 Telford House Rockingham Estate SE1 6NY
239 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 29 Telford House Rockingham Estate SE1 6NY
246 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 3 Telford House Rockingham Estate SE1 6NY
284 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 27 Telford House Rockingham Estate SE1 6NY
306 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 28 Telford House Rockingham Estate SE1 6NY
330 Metro Central Heights 119 Newington Causeway SE1 6DQ	Flat 30 Telford House Rockingham Estate SE1 6NY
292 Metro Central Heights 119 Newington	Flat 33 Telford House Rockingham Estate

Causeway SE1 6DB	SE1 6NY
299 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 34 Telford House Rockingham Estate SE1 6NY
171 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 31 Telford House Rockingham Estate SE1 6NY
178 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 32 Telford House Rockingham Estate SE1 6NY
140 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 20 Telford House Rockingham Estate SE1 6NY
147 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 21 Telford House Rockingham Estate SE1 6NY
186 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 19 Telford House Rockingham Estate SE1 6NY
224 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 2 Telford House Rockingham Estate SE1 6NY
231 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 22 Telford House Rockingham Estate SE1 6NY
193 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 25 Telford House Rockingham Estate SE1 6NY
200 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 26 Telford House Rockingham Estate SE1 6NY
337 Metro Central Heights 119 Newington Causeway SE1 6DQ	Flat 23 Telford House Rockingham Estate SE1 6NY
368a Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 24 Telford House Rockingham Estate SE1 6NY
378a Metro Central Heights 119 Newington Causeway SE1 6DX	241 Southwark Bridge Road London SE1 6FP
348a Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3305 251 Southwark Bridge Road SE1 6FP
358a Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3306 251 Southwark Bridge Road SE1 6FP
379a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3303 251 Southwark Bridge Road SE1 6FP
399a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3304 251 Southwark Bridge Road SE1 6FP
409a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3307 251 Southwark Bridge Road SE1 6FP
389a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3402 251 Southwark Bridge Road SE1 6FP
398a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3403 251 Southwark Bridge Road SE1 6FP
359 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3308 251 Southwark Bridge Road SE1 6FP
383 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3401 251 Southwark Bridge Road SE1 6FP
345 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3204 251 Southwark Bridge Road SE1 6FP
352 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3205 251 Southwark Bridge Road SE1 6FP
390 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3202 251 Southwark Bridge Road SE1 6FP
412 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3203 251 Southwark Bridge Road SE1 6FP
101 Newington Causeway London SE1 6BN	Apartment 3206 251 Southwark Bridge Road SE1 6FP

398 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3301 251 Southwark Bridge Road SE1 6FP
405 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3302 251 Southwark Bridge Road SE1 6FP
133 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 3207 251 Southwark Bridge Road SE1 6FP
394 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3208 251 Southwark Bridge Road SE1 6FP
395 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3404 251 Southwark Bridge Road SE1 6FP
392 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3602 251 Southwark Bridge Road SE1 6FP
393 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3603 251 Southwark Bridge Road SE1 6FP
396 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3506 251 Southwark Bridge Road SE1 6FP
400 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3601 251 Southwark Bridge Road SE1 6FP
401 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3604 251 Southwark Bridge Road SE1 6FP
397 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3801 251 Southwark Bridge Road SE1 6FP
399 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3802 251 Southwark Bridge Road SE1 6FP
384 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3701 251 Southwark Bridge Road SE1 6FP
385 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3702 251 Southwark Bridge Road SE1 6FP
381 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3407 251 Southwark Bridge Road SE1 6FP
382 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3408 251 Southwark Bridge Road SE1 6FP
386 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3405 251 Southwark Bridge Road SE1 6FP
389 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3406 251 Southwark Bridge Road SE1 6FP
391 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3501 251 Southwark Bridge Road SE1 6FP
387 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3504 251 Southwark Bridge Road SE1 6FP
388 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3505 251 Southwark Bridge Road SE1 6FP
402 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3502 251 Southwark Bridge Road SE1 6FP
37 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 3503 251 Southwark Bridge Road SE1 6FP
67 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 35 Telford House Rockingham Estate SE1 6NY
23 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 19 Rennie House Rockingham Estate SE1 6PN
30 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 2 Rennie House Rockingham Estate SE1 6PN
75 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 17 Rennie House Rockingham Estate SE1 6PN
118 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 18 Rennie House Rockingham Estate SE1 6PN

Causeway SE1 6BB	SE1 6PN
125 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 20 Rennie House Rockingham Estate SE1 6PN
82 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 23 Rennie House Rockingham Estate SE1 6PN
89 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 24 Rennie House Rockingham Estate SE1 6PN
406 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 21 Rennie House Rockingham Estate SE1 6PN
407 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 22 Rennie House Rockingham Estate SE1 6PN
403 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 10 Rennie House Rockingham Estate SE1 6PN
404 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 11 Rennie House Rockingham Estate SE1 6PN
408 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 9 Rankine House Rockingham Estate SE1 6PL
411 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 1 Rennie House Rockingham Estate SE1 6PN
413 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 12 Rennie House Rockingham Estate SE1 6PN
409 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 15 Rennie House Rockingham Estate SE1 6PN
410 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 16 Rennie House Rockingham Estate SE1 6PN
Lancaster House 70 Newington Causeway SE1 6DF	Flat 13 Rennie House Rockingham Estate SE1 6PN
Flat 50 Smeaton Court SE1 6PF	Flat 14 Rennie House Rockingham Estate SE1 6PN
Flat 51 Smeaton Court SE1 6PF	Flat 25 Rennie House Rockingham Estate SE1 6PN
Flat 48 Smeaton Court SE1 6PF	Flat 13 Stephenson House Rockingham Estate SE1 6PP
Flat 49 Smeaton Court SE1 6PF	Flat 14 Stephenson House Rockingham Estate SE1 6PP
Flat 52 Smeaton Court SE1 6PF	Flat 11 Stephenson House Rockingham Estate SE1 6PP
5 Gaunt Street London SE1 6DP	Flat 12 Stephenson House Rockingham Estate SE1 6PP
Unit 5 Metro Central Heights SE1 6BN	Flat 15 Stephenson House Rockingham Estate SE1 6PP
Flat 53 Smeaton Court SE1 6PF	Flat 18 Stephenson House Rockingham Estate SE1 6PP
Flat 54 Smeaton Court SE1 6PF	Flat 19 Stephenson House Rockingham Estate SE1 6PP
Flat 41 Smeaton Court SE1 6PF	Flat 16 Stephenson House Rockingham Estate SE1 6PP
Flat 42 Smeaton Court SE1 6PF	Flat 17 Stephenson House Rockingham Estate SE1 6PP
Flat 39 Smeaton Court SE1 6PF	Flat 5 Rennie House Rockingham Estate SE1 6PN
Flat 40 Smeaton Court SE1 6PF	Flat 6 Rennie House Rockingham Estate SE1 6PN
Flat 43 Smeaton Court SE1 6PF	Flat 3 Rennie House Rockingham Estate SE1 6PN

Flat 46 Smeaton Court SE1 6PF	Flat 4 Rennie House Rockingham Estate SE1 6PN
Flat 47 Smeaton Court SE1 6PF	Flat 7 Rennie House Rockingham Estate SE1 6PN
Flat 44 Smeaton Court SE1 6PF	Flat 1 Stephenson House Rockingham Estate SE1 6PP
Flat 45 Smeaton Court SE1 6PF	Flat 10 Stephenson House Rockingham Estate SE1 6PP
Basement To Seventh Floors Eileen House SE1 6EF	Flat 8 Rennie House Rockingham Estate SE1 6PN
9 Rockingham Street London SE1 6PD	Flat 9 Rennie House Rockingham Estate SE1 6PN
First Floor And Second Floor 87-87a Newington Causeway SE1 6DH	Flat 8 Rankine House Rockingham Estate SE1 6PL
Unit 1 Railway Arch 99 SE1 6PD	Flat 8 Telford House Rockingham Estate SE1 6NY
Unit 4 Railway Arch 102a SE1 6PG	Flat 9 Telford House Rockingham Estate SE1 6NY
2-4 Tiverton Street London SE1 6NZ	Flat 6 Telford House Rockingham Estate SE1 6NY
Unit 2 Railway Arch 100 SE1 6PD	Flat 7 Telford House Rockingham Estate SE1 6NY
Unit 3 Railway Arch 101 SE1 6PD	42a Tarn Street London SE1 6PE
Flat 38 Smeaton Court SE1 6PF	Flat 11 Rankine House Rockingham Estate SE1 6PL
Flat 12 Smeaton Court SE1 6PF	Flat 12 Rankine House Rockingham Estate SE1 6PL
Flat 13 Smeaton Court SE1 6PF	Flat 1 Rankine House Rockingham Estate SE1 6PL
Flat 10 Smeaton Court SE1 6PF	Flat 10 Rankine House Rockingham Estate SE1 6PL
Flat 11 Smeaton Court SE1 6PF	Flat 38 Telford House Rockingham Estate SE1 6NY
Flat 14 Smeaton Court SE1 6PF	Flat 39 Telford House Rockingham Estate SE1 6NY
Flat 17 Smeaton Court SE1 6PF	Flat 36 Telford House Rockingham Estate SE1 6NY
Flat 18 Smeaton Court SE1 6PF	Flat 37 Telford House Rockingham Estate SE1 6NY
Flat 15 Smeaton Court SE1 6PF	Flat 4 Telford House Rockingham Estate SE1 6NY
Flat 16 Smeaton Court SE1 6PF	Flat 42 Telford House Rockingham Estate SE1 6NY
Flat 3 Smeaton Court SE1 6PF	Flat 5 Telford House Rockingham Estate SE1 6NY
Flat 4 Smeaton Court SE1 6PF	Flat 40 Telford House Rockingham Estate SE1 6NY
Flat 1 Smeaton Court SE1 6PF	Flat 41 Telford House Rockingham Estate SE1 6NY
Flat 2 Smeaton Court SE1 6PF	Flat 13 Rankine House Rockingham Estate SE1 6PL
Flat 5 Smeaton Court SE1 6PF	Flat 24 Rankine House Rockingham Estate SE1 6PL
Flat 8 Smeaton Court SE1 6PF	Flat 25 Rankine House Rockingham Estate SE1 6PL

Flat 9 Smeaton Court SE1 6PF	Flat 22 Rankine House Rockingham Estate SE1 6PL
Flat 6 Smeaton Court SE1 6PF	Flat 23 Rankine House Rockingham Estate SE1 6PL
Flat 7 Smeaton Court SE1 6PF	Flat 3 Rankine House Rockingham Estate SE1 6PL
Flat 19 Smeaton Court SE1 6PF	Flat 6 Rankine House Rockingham Estate SE1 6PL
Flat 31 Smeaton Court SE1 6PF	Flat 7 Rankine House Rockingham Estate SE1 6PL
Flat 32 Smeaton Court SE1 6PF	Flat 4 Rankine House Rockingham Estate SE1 6PL
Flat 29 Smeaton Court SE1 6PF	Flat 5 Rankine House Rockingham Estate SE1 6PL
Flat 30 Smeaton Court SE1 6PF	Flat 16 Rankine House Rockingham Estate SE1 6PL
Flat 33 Smeaton Court SE1 6PF	Flat 17 Rankine House Rockingham Estate SE1 6PL
Flat 36 Smeaton Court SE1 6PF	Flat 14 Rankine House Rockingham Estate SE1 6PL
Flat 37 Smeaton Court SE1 6PF	Flat 15 Rankine House Rockingham Estate SE1 6PL
Flat 34 Smeaton Court SE1 6PF	Flat 18 Rankine House Rockingham Estate SE1 6PL
Flat 35 Smeaton Court SE1 6PF	Flat 20 Rankine House Rockingham Estate SE1 6PL
Flat 22 Smeaton Court SE1 6PF	Flat 21 Rankine House Rockingham Estate SE1 6PL
Flat 23 Smeaton Court SE1 6PF	Flat 19 Rankine House Rockingham Estate SE1 6PL
Flat 20 Smeaton Court SE1 6PF	Flat 2 Rankine House Rockingham Estate SE1 6PL
Flat 21 Smeaton Court SE1 6PF	Apartment 2106 251 Southwark Bridge Road SE1 6FN
Flat 24 Smeaton Court SE1 6PF	Apartment 2107 251 Southwark Bridge Road SE1 6FN
Flat 27 Smeaton Court SE1 6PF	Apartment 2104 251 Southwark Bridge Road SE1 6FN
Flat 28 Smeaton Court SE1 6PF	Apartment 2105 251 Southwark Bridge Road SE1 6FN
Flat 25 Smeaton Court SE1 6PF	Apartment 2108 251 Southwark Bridge Road SE1 6FN
Flat 26 Smeaton Court SE1 6PF	Apartment 2202 251 Southwark Bridge Road SE1 6FN
269 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2203 251 Southwark Bridge Road SE1 6FN
270 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2109 251 Southwark Bridge Road SE1 6FN
267 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2201 251 Southwark Bridge Road SE1 6FN
268 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2006 251 Southwark Bridge Road SE1 6FN
271 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2007 251 Southwark Bridge Road SE1 6FN
274 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2004 251 Southwark Bridge Road SE1 6FN

Causeway SE1 6BX	Road SE1 6FN
275 Metro Central Heights 119 Newington	Apartment 2005 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
272 Metro Central Heights 119 Newington	Apartment 2008 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
273 Metro Central Heights 119 Newington	Apartment 2102 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
260 Metro Central Heights 119 Newington	Apartment 2103 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
261 Metro Central Heights 119 Newington	Apartment 2009 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
258 Metro Central Heights 119 Newington	Apartment 2101 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
259 Metro Central Heights 119 Newington	Apartment 2204 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
262 Metro Central Heights 119 Newington	Apartment 2307 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
265 Metro Central Heights 119 Newington	Apartment 2308 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
266 Metro Central Heights 119 Newington	Apartment 2305 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
263 Metro Central Heights 119 Newington	Apartment 2306 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
264 Metro Central Heights 119 Newington	Apartment 2309 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
276 Metro Central Heights 119 Newington	Apartment 2402 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
290 Metro Central Heights 119 Newington	Apartment 2403 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
291 Metro Central Heights 119 Newington	Apartment 2310 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
288 Metro Central Heights 119 Newington	Apartment 2401 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
289 Metro Central Heights 119 Newington	Apartment 2207 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
293 Metro Central Heights 119 Newington	Apartment 2208 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
296 Metro Central Heights 119 Newington	Apartment 2205 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
297 Metro Central Heights 119 Newington	Apartment 2206 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
294 Metro Central Heights 119 Newington	Apartment 2209 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
295 Metro Central Heights 119 Newington	Apartment 2303 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
280 Metro Central Heights 119 Newington	Apartment 2304 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
281 Metro Central Heights 119 Newington	Apartment 2301 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
278 Metro Central Heights 119 Newington	Apartment 2302 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
279 Metro Central Heights 119 Newington	Apartment 2003 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
282 Metro Central Heights 119 Newington	Apartment 1710 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL

286 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1711 251 Southwark Bridge Road SE1 6FL
287 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1708 251 Southwark Bridge Road SE1 6FL
283 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1709 251 Southwark Bridge Road SE1 6FL
285 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1712 251 Southwark Bridge Road SE1 6FL
257 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1803 251 Southwark Bridge Road SE1 6FL
227 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1804 251 Southwark Bridge Road SE1 6FL
228 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1801 251 Southwark Bridge Road SE1 6FL
225 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1802 251 Southwark Bridge Road SE1 6FL
226 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1701 251 Southwark Bridge Road SE1 6FL
229 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1702 251 Southwark Bridge Road SE1 6FL
233 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1611 251 Southwark Bridge Road SE1 6FL
234 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1612 251 Southwark Bridge Road SE1 6FL
230 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1703 251 Southwark Bridge Road SE1 6FL
232 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1706 251 Southwark Bridge Road SE1 6FL
217 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1707 251 Southwark Bridge Road SE1 6FL
218 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1704 251 Southwark Bridge Road SE1 6FL
215 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1705 251 Southwark Bridge Road SE1 6FL
216 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1805 251 Southwark Bridge Road SE1 6FL
219 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1905 251 Southwark Bridge Road SE1 6FL
222 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1906 251 Southwark Bridge Road SE1 6FL
223 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1903 251 Southwark Bridge Road SE1 6FL
220 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1904 251 Southwark Bridge Road SE1 6FL
221 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1907 251 Southwark Bridge Road SE1 6FL
235 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2001 251 Southwark Bridge Road SE1 6FN
249 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2002 251 Southwark Bridge Road SE1 6FN
250 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1908 251 Southwark Bridge Road SE1 6FL
247 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1909 251 Southwark Bridge Road SE1 6FL
248 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1808 251 Southwark Bridge Road SE1 6FL

Causeway SE1 6BX	Road SE1 6FL
251 Metro Central Heights 119 Newington	Apartment 1809 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
255 Metro Central Heights 119 Newington	Apartment 1806 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
256 Metro Central Heights 119 Newington	Apartment 1807 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
252 Metro Central Heights 119 Newington	Apartment 1810 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
254 Metro Central Heights 119 Newington	Apartment 1901 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
238 Metro Central Heights 119 Newington	Apartment 1902 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
240 Metro Central Heights 119 Newington	Apartment 1811 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
236 Metro Central Heights 119 Newington	Apartment 1812 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FL
237 Metro Central Heights 119 Newington	Apartment 2404 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FN
241 Metro Central Heights 119 Newington	Apartment 2904 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FP
244 Metro Central Heights 119 Newington	Apartment 2905 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FP
245 Metro Central Heights 119 Newington	Apartment 2902 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FP
242 Metro Central Heights 119 Newington	Apartment 2903 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FP
243 Metro Central Heights 119 Newington	Apartment 2906 251 Southwark Bridge
Causeway SE1 6BX	Road SE1 6FP
298 Metro Central Heights 119 Newington	Apartment 2909 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FP
354 Metro Central Heights 119 Newington	Apartment 2910 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FP
355 Metro Central Heights 119 Newington	Apartment 2907 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FP
351 Metro Central Heights 119 Newington	Apartment 2908 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FP
353 Metro Central Heights 119 Newington	Apartment 2805 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
356 Metro Central Heights 119 Newington	Apartment 2806 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
360 Metro Central Heights 119 Newington	Apartment 2803 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
361 Metro Central Heights 119 Newington	Apartment 2804 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
357 Metro Central Heights 119 Newington	Apartment 2807 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
358 Metro Central Heights 119 Newington	Apartment 2810 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
343 Metro Central Heights 119 Newington	Apartment 2901 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FP
344 Metro Central Heights 119 Newington	Apartment 2808 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
341 Metro Central Heights 119 Newington	Apartment 2809 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN

342 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3001 251 Southwark Bridge Road SE1 6FP
346 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3103 251 Southwark Bridge Road SE1 6FP
349 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3104 251 Southwark Bridge Road SE1 6FP
350 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3101 251 Southwark Bridge Road SE1 6FP
347 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3102 251 Southwark Bridge Road SE1 6FP
348 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3105 251 Southwark Bridge Road SE1 6FP
362 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3108 251 Southwark Bridge Road SE1 6FP
374 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3201 251 Southwark Bridge Road SE1 6FP
375 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3106 251 Southwark Bridge Road SE1 6FP
372 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3107 251 Southwark Bridge Road SE1 6FP
373 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3004 251 Southwark Bridge Road SE1 6FP
376 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3005 251 Southwark Bridge Road SE1 6FP
379 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3002 251 Southwark Bridge Road SE1 6FP
380 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3003 251 Southwark Bridge Road SE1 6FP
377 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3006 251 Southwark Bridge Road SE1 6FP
378 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3009 251 Southwark Bridge Road SE1 6FP
365 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3010 251 Southwark Bridge Road SE1 6FP
366 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3007 251 Southwark Bridge Road SE1 6FP
363 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3008 251 Southwark Bridge Road SE1 6FP
364 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2802 251 Southwark Bridge Road SE1 6FN
367 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2506 251 Southwark Bridge Road SE1 6FN
370 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2507 251 Southwark Bridge Road SE1 6FN
371 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2504 251 Southwark Bridge Road SE1 6FN
368 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2505 251 Southwark Bridge Road SE1 6FN
369 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2508 251 Southwark Bridge Road SE1 6FN
340 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2601 251 Southwark Bridge Road SE1 6FN
312 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2602 251 Southwark Bridge Road SE1 6FN
313 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2509 251 Southwark Bridge Road SE1 6FN

Causeway SE1 6DB	Road SE1 6FN
310 Metro Central Heights 119 Newington	Apartment 2510 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
311 Metro Central Heights 119 Newington	Apartment 2407 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
314 Metro Central Heights 119 Newington	Apartment 2408 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
317 Metro Central Heights 119 Newington	Apartment 2405 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
318 Metro Central Heights 119 Newington	Apartment 2406 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
315 Metro Central Heights 119 Newington	Apartment 2409 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
316 Metro Central Heights 119 Newington	Apartment 2502 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
302 Metro Central Heights 119 Newington	Apartment 2503 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
303 Metro Central Heights 119 Newington	Apartment 2410 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
300 Metro Central Heights 119 Newington	Apartment 2501 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
301 Metro Central Heights 119 Newington	Apartment 2603 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
304 Metro Central Heights 119 Newington	Apartment 2705 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
308 Metro Central Heights 119 Newington	Apartment 2706 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
309 Metro Central Heights 119 Newington	Apartment 2703 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
305 Metro Central Heights 119 Newington	Apartment 2704 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
307 Metro Central Heights 119 Newington	Apartment 2707 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
319 Metro Central Heights 119 Newington	Apartment 2710 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN
332 Metro Central Heights 119 Newington	Apartment 2801 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
333 Metro Central Heights 119 Newington	Apartment 2708 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
329 Metro Central Heights 119 Newington	Apartment 2709 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
331 Metro Central Heights 119 Newington	Apartment 2606 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
334 Metro Central Heights 119 Newington	Apartment 2607 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
338 Metro Central Heights 119 Newington	Apartment 2604 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
339 Metro Central Heights 119 Newington	Apartment 2605 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
335 Metro Central Heights 119 Newington	Apartment 2608 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
336 Metro Central Heights 119 Newington	Apartment 2701 251 Southwark Bridge
Causeway SE1 6DQ	Road SE1 6FN
322 Metro Central Heights 119 Newington	Apartment 2702 251 Southwark Bridge
Causeway SE1 6DB	Road SE1 6FN

323 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2609 251 Southwark Bridge Road SE1 6FN
320 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2610 251 Southwark Bridge Road SE1 6FN
321 Metro Central Heights 119 Newington Causeway SE1 6DB	10 Devonshire Square London EC2M 4YP
324 Metro Central Heights 119 Newington Causeway SE1 6DB	92 Rockingham St London SE1 6PG
327 Metro Central Heights 119 Newington Causeway SE1 6DQ	2 Devonshire House, Bath Terrace SE1 6PT
328 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 481 Vantage Building Metro Central Heights SE1 6DT
325 Metro Central Heights 119 Newington Causeway SE1 6DB	119 Newington Causeway Metro Central Heights SE1 6BA

Re-consultation: n/a

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

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing out Crime)

Network Rail (Planning)

Thames Water - Development Planning

Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Apartment 481 Vantage Building Metro Central Heights SE1 6DT

Flat 16 Banks House Rockingham Estate SE1 6QQ

Flat 17 Stephenson House Rockingham Estate SE1 6PP

Flat 3 Stephenson House Rockingham Estate SE1 6PP

Flat 59 Stephenson House Rockingham Estate SE1 6PR

10 Devonshire Square London EC2M 4YP

10 Devonshire Square London EC2M 4YP

119 Newington Causeway Metro Central Heights SE1 6BA

126 Metro Central Heights 119 Newington Causeway SE1 6BB

2 Devonshire House, Bath Terrace SE1 6PT

481 Metro Central Heights 119 Newington Causeway SE1 6DT

92 Rockingham St London SE1 6PG

97 Metro Central Heights 119 Newington Causeway SE1 6BB

RECOMMENDATION

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

Applicant	JH Rockingham Limited	Reg. Number	19/AP/0750
Application Type	Full Planning Application	Case Number	TP/1421-7
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and erection of a 21-storey building (max height 70.665m AOD) with basement and associated roof plant to provide 6,042.3sqm (GIA) of new commercial floor space and redevelopment of 3 railway arches to provide 340.1sqm of flexible commercial space (A1,B1,D1,D2) with associated cycle parking storage, waste/recycling stores and new public realm.

At: 5-9 ROCKINGHAM STREET & 2-4 TIVERTON STREET SE1 6PF

In accordance with application received on 08/03/2019

and Applicant's Drawing Nos. Existing:

Existing Location Plan E0 100 Rev P1
Existing Site Plan E1 001 Rev P1
Existing Contextual Elevation 01 E3- 001 Rev P1
Existing Contextual Elevation 02 E3- 002 Rev P1
Existing Contextual Elevation 03 E3- 003 Rev P1

Proposed:

Proposed Basement Plan P1 099 Rev P1
Proposed Ground Floor Plan P1 100 Rev P1
Proposed Mezzanine Floor Plan P1 101 Rev P1
Proposed First Floor Plan P1 102 Rev P1
Proposed Second Floor Plan P1 103 Rev P1
Proposed Third to Fifth Floor Plan P1 104 Rev P1
Proposed Sixth Floor Plan P1 107 Rev P1
Proposed Seventh to Eleventh Floor Plan P1 108 Rev P1
Proposed Twelfth Floor Plan P1 113 Rev P1
Proposed Thirteenth to Eighteenth Floor Plan P1 114 Rev P1
Proposed Nineteenth Floor Plan P1 120 Rev P1
Proposed Roof Plan P1 121 Rev P1
Proposed Section AA Tiverton Street P2 101 Rev P1
Proposed Section BB Rockingham Street P2 102 Rev P1
Proposed Section CC National Rail P2 103 Rev P1
Proposed Section DD Tiverton Street P2 104 Rev P1
Proposed Contextual Elevation 01 P3 101 Rev P1
Proposed Contextual Elevation 02 P3 102 Rev P1
Proposed Contextual Elevation 03 P3 103 Rev P1
Proposed Detailed Elevation 01 P3 111 Rev P1
Proposed Detailed Elevation 02 P3 112 Rev P1
Proposed Detailed Elevation 03 P3 113 Rev P1
Proposed Detailed Elevation 04 P3 114 Rev P1
Proposed Detailed Elevation 05 P3 115 Rev P1
Proposed Detailed Elevation 06 P3 116 Rev P1
Proposed Detailed Elevation (arches) P3 117 Rev P1

Documents:

Design and Access Statement by Collado Collins
Planning Statement by Rolfe Judd
Flood Risk Assessment by Ramboll
Daylight and Sunlight Assessment by Point 2 Surveyors Dated March 2019

Draft Delivery and Servicing Plan by Caneparo Associates Dated March 2019
 Draft Workplace Travel Plan by Caneparo Associates Dated March 2019
 Transport Assessment by Caneparo Associates Dated March 2019
 Preliminary Ecological Appraisal by Ramboll Dated March 2019
 Wind Microclimate Assessment by Ramboll dated March 2019
 Structural Summary Report by Cre8 Structures dated March 2019
 Statement of Community Involvement by Snapdragon dated March 2019
 Outline Construction Logistics Plan by Caneparo Associates Dated March 2019
 Noise and Vibration Impact Assessment by Ramboll Dated March 2019
 Heritage, Townscape and Visual Impact Assessment by Montagu Evans Dated March 2019
 Energy

Subject to the following twenty-seven 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:
 - Proposed Basement Plan P1 099 Rev P1
 - Proposed Ground Floor Plan P1 100 Rev P1
 - Proposed Mezzanine Floor Plan P1 101 Rev P1
 - Proposed First Floor Plan P1 102 Rev P1
 - Proposed Second Floor Plan P1 103 Rev P1
 - Proposed Third to Fifth Floor Plan P1 104 Rev P1
 - Proposed Sixth Floor Plan P1 107 Rev P1
 - Proposed Seventh to Eleventh Floor Plan P1 108 Rev P1
 - Proposed Twelfth Floor Plan P1 113 Rev P1
 - Proposed Thirteenth to Eighteenth Floor Plan P1 114 Rev P1
 - Proposed Nineteenth Floor Plan P1 120 Rev P1
 - Proposed Roof Plan P1 121 Rev P1
 - Proposed Section AA Tiverton Street P2 101 Rev P1
 - Proposed Section BB Rockingham Street P2 102 Rev P1
 - Proposed Section CC National Rail P2 103 Rev P1
 - Proposed Section DD Tiverton Street P2 104 Rev P1
 - Proposed Contextual Elevation 01 P3 101 Rev P1
 - Proposed Contextual Elevation 02 P3 102 Rev P1
 - Proposed Contextual Elevation 03 P3 103 Rev P1
 - Proposed Detailed Elevation 01 P3 111 Rev P1
 - Proposed Detailed Elevation 02 P3 112 Rev P1
 - Proposed Detailed Elevation 03 P3 113 Rev P1
 - Proposed Detailed Elevation 04 P3 114 Rev P1
 - Proposed Detailed Elevation 05 P3 115 Rev P1
 - Proposed Detailed Elevation 06 P3 116 Rev P1
 - Proposed Detailed Elevation (arches) P3 117 Rev P1

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 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 2019.

- 4 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority (in consultation with the Environment Agency) for approval in writing before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority (in consultation with the Environment Agency) for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency).
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

- 5 No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will 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
 - Site perimeter continuous automated noise, dust and vibration monitoring;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - 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 arrangements on site, location of lay off areas, etc.;
 - Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - Details of proposed scaffolding and the proposed location of cranes, with no poles over sailing the railway and protective netting around such scaffolding to prevent debris and dust.

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

Southwark Council's Technical Guide for Demolition & Construction at
<http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
 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 & NRMM London emission standards <http://nrmm.london/>
 The Party Wall Act 1996
 Relevant CIRIA practice notes, and
 BRE practice notes.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other 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 pollution and 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 (2019).

- 6 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 2019.

- 7 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 2019.

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.

- 8 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), 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 2019 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.

- 9 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 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

'Prior to the commencement of the development, details of the measures to be incorporated into the development demonstrating how the principles and practices of 'Secured by Design' have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.'

- 10 Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to above grade works.

No less than 4 bird boxes and 3 bat tubes shall be provided on the proposed building 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.

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 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 11 **Tower Mock-up and Materials**

A mock-up at an appropriate scale of the cladding to the tower to be used in the carrying out of this permission shall be presented on site, or at another location to be agreed with the Local Planning Authority, and approved in writing by the Local Planning Authority before any work to the superstructure (excluding cores) in connection with the tower building is carried out. The details shall include:

- mock-up of typical bay studies of the base of the building and the shards at a scale of 1:5
- samples of all facing materials, including balconies, windows and doors;
- 1:20 scale contextual sections; and
- 1:5 & 1:10 scale details of the heads, cills and jambs of openings and balconies, parapets.

The development shall not be carried out otherwise than in accordance with any such approval given. The mock-up 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 saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007) and SP12 Design & conservation of the Core strategy (2011).

- 12 Full details of all external materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail, prior to above grade works, and 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, achieve a quality of design and detailing and would not impact on the operation of trains using the neighbouring railway, in accordance with The National Planning Policy Framework 2019, 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, a Solar Glare Assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail. The Solar Glare Assessment will demonstrate that the materials to be used on the facade of the development would not impede the visibility of train drivers.

Reason:

To ensure compliance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 14 Prior to above grade works details of the Façade Cleaning and Maintenance Strategy for the tower and the railway arches shall be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail. Any maintenance or façade cleaning shall take place in accordance with the approved strategy.

Reason:

To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of the area, in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.12 and 3.13 of the Southwark Plan

- 15 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 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 16 Before any above grade work hereby authorised begins, details of the blue/green roof shall be submitted to and approved in writing by the Local Planning Authority. The details of the blue/green roof shall include:

a minimum water depth of 150mm;
laid out in accordance with the agreed plans;
depth of void required on the roof;
the materials to be used in order to maintain a watertight cover
design of emergency overflow system; and
maintenance plans

The proposed roof shall be installed and maintained in accordance with the approved details.

Reason: To ensure that the development is designed to reduce the amount of surface water run-off from the site in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

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

- 17 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 2019, 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 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 63Hz 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 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 2019, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 19 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts 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.

- 20 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012)

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2019, 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.

- 21 Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 to 20:00 on Monday to Friday, 09:00 to 18:00 on Saturdays and 10:00 to 16:00 on Sundays and Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 22 Once ground water levels are identified by on site ground investigation and prior to the beginning of works, the applicant shall submit an update to the Basement Impact Assessment to and be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details. Further details on preparation of BIA's for flood risk can be found in appendix to Southwark's 2016 SFRA: <https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017); And 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).

- 23 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.

- 24 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 water 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 water utility infrastructure. Piling has the potential to impact on local underground water 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.

- 25 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.

- 26 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Ramboll with project reference number 1700003617 dated March 2019.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

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

- 27 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 2019.

Statement of positive and proactive action in dealing with the application

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

Informatives

The developer must also ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure (including foundations)
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land. Network Rail would like the following added as informatives on the decision notice.

Future maintenance

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 3 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 3m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 3m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments as well as the operational railway.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Asset Protection

Network Rail strongly recommends the developer contacts AssetProtectionLondonSouthEast@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and

maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

The applicant is advised to read Thames Water's guide 'working near our assets' to ensure all workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes> . Should you require further information please contact Thames Water.

Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

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. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment/Workingnearordivertingourpipes>

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Original held in Constitutional Team; all amendments/queries to Virginia Wynn-Jones/Everton Roberts, Constitutional Team, Tel: 020 7525 7055

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