

Planning Committee

Tuesday 14 January 2020

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 Kerlake
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

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

Contact

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: 6 January 2020



Planning Committee

Tuesday 14 January 2020
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.	DEVELOPMENT MANAGEMENT	1 - 4
	5.1. 135 PARK STREET, LONDON SE1 9EA AND 4-8 EMERSON STREET, LONDON SE1	5 - 113

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.”

PART B - CLOSED BUSINESS

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

Date: 6 January 2020

Planning Committee

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

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

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

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

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

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

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

Contacts: General Enquiries
Planning Section, Place and Wellbeing
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 7221

Item No. 5.	Classification: Open	Date: 14 January 2020	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 Housing, 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 planning practice guidance (PPGs) and planning policy statements (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

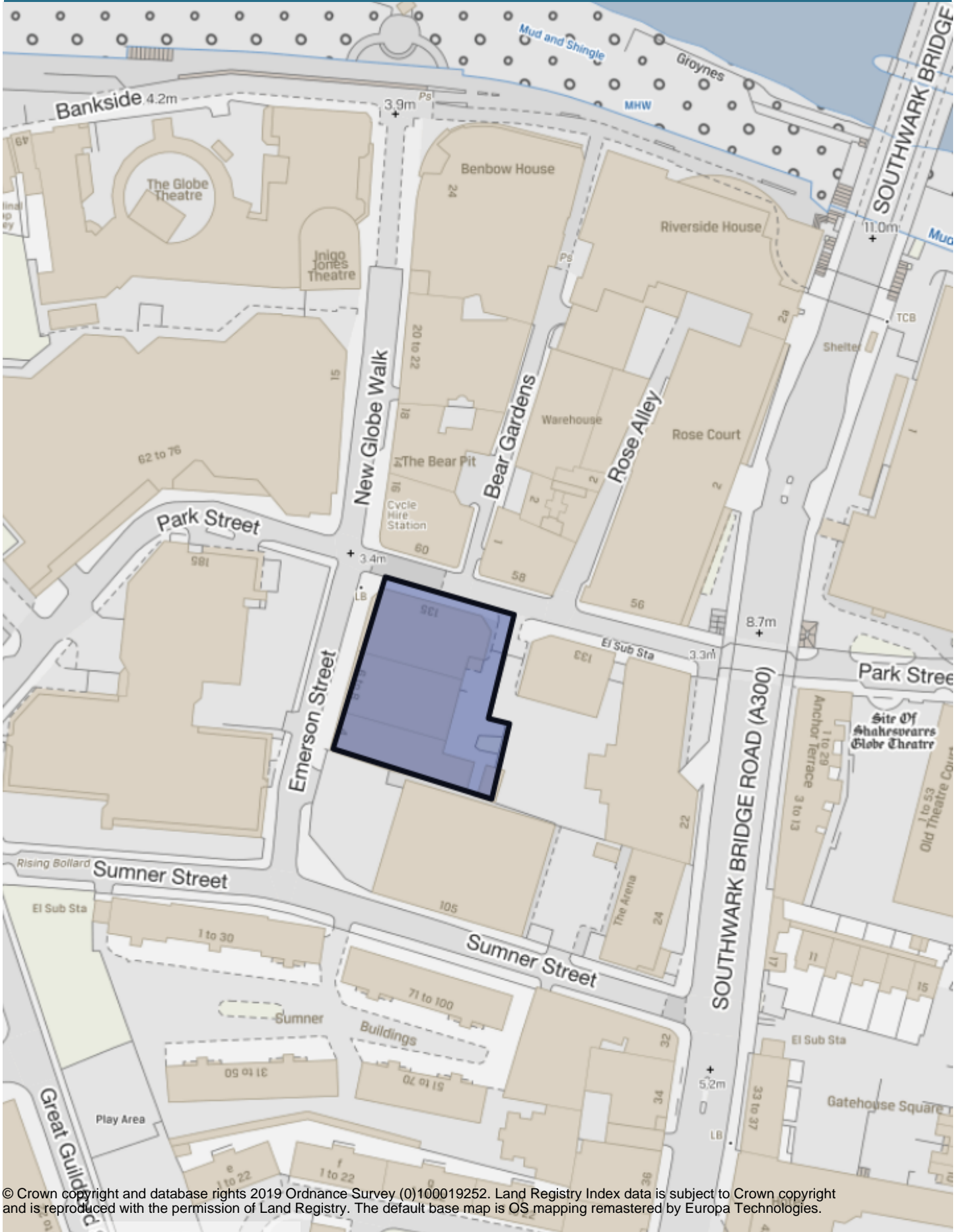
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	6 January 2020		
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			6 January 2020



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Scale = 1250

17-Dec-2019

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Item No. 5.1	Classification: Open	Date: 14 January 2020	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/0240 for: Full Planning Application Address: 135 PARK STREET, LONDON SE1 9EA AND 4-8 EMERSON STREET, LONDON SE1 Proposal: Redevelopment of the site including the demolition of the existing buildings and construction of a 12 storey building (plus basement and roof top plant enclosure) with a maximum height of 50.707m AOD, comprising office (Class B1) floorspace on all floors with a flexible retail/café (Class A1/A3) unit at ground floor level. The development will include cycle parking, servicing, refuse and plant areas, hard- and soft-landscaped public realm improvements and other associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date	15.01.2019	Application Expiry Date	16.04.2019
Earliest Decision Date	28.03.2019	Extension of Time Expiry Date	14.05.2020

RECOMMENDATIONS

1. That full planning permission be granted for 19/AP/0240, subject to referral to the Mayor for London, and to conditions and the applicant entering into a satisfactory legal agreement.
2. That in the event of legal agreement not having been entered into by 14 May 2020, the director of planning be authorised to refuse planning permission for 19/AP/0240, if appropriate, for the reasons set out in paragraph 231 of this report.

EXECUTIVE SUMMARY

3. Located in Bankside, the application site is within the Central Activities Zone and an Opportunity Area. Forming the north-eastern corner of an urban block comprising predominantly commercial buildings, the site presently accommodates two low-rise buildings both in office use. Planning permission was granted in 2005 to replace the existing buildings with an eight storey office development; this permission has been technically implemented and as such could be built out. A number of tall buildings

have been granted planning permission in the vicinity in recent years, as a result of which the area is taking on a denser and more tightly-knit character befitting of its central London location. The site is not within a conservation area, but Bear Gardens Conservation Area, three listed buildings, and a number of Scheduled Ancient Monuments are all within 25 metres of the site.

4. This application proposes to redevelop the site to provide a 12 storey building with one further storey of accommodation at basement level and rooftop plant. The scheme would provide an uplift in office (Class B) floorspace and introduce a new Class A land use to the site in the form of a ground floor flexible café/retail unit. Widened footways and new publicly-accessible realm would also be delivered.
5. Comments were received from eight different members of the public about the application. Six were in objection and two took a neutral stance. The material planning considerations repeatedly raised were:
 - the overall scale and height of the building;
 - the failure to retain and incorporate the existing warehouse façade into the design of the new building;
 - loss of privacy and daylight/sunlight for neighbouring residential properties, and;
 - the cumulative environmental and transport impacts that this development will cause if constructed concurrently with the other consented proposals nearby.
6. As expanded on in the main body of the report, the loss of the attractive warehouse façade is necessary to optimise the quality and quantum of office space on the site. Furthermore, the loss of the warehouse building has been previously accepted as part of the extant planning permission. The replacement building is considered to be of a high quality of design, with a scale and height appropriate to its surroundings, allowing it to sit unobtrusively within London and Borough views. As such, and considering the various other benefits that would flow from the development, the limited harm caused by the loss of the warehouse is justified.
7. The proposal would result in adverse daylight and sunlight impacts to a number of nearby residential windows. In many cases, however, the affected rooms benefit from daylight and sunlight through other windows or are not principal living spaces. Moreover, the losses are not significantly worse than those incurred by the extant scheme and are not untypical of central London. The main body of the report sets out in detail the degree of impact and the mitigating factors. In respect of privacy impacts, the report sets out why the separation distances between the development and surrounding dwellings are considered adequate. It also explains that, through conditions to control hours of use of outdoor spaces, the surrounding occupiers' privacy would not be harmed.
8. The concerns raised by local residents about the cumulative impacts of numerous sites being developed in this location simultaneously are recognised. In response, conditions and legal obligations have been agreed with the developer to mitigate such impacts.
9. As the report explains, the proposal would make efficient use of the land to deliver a high quality and sustainable office development that accords with the development plan in terms of increasing employment in the borough. In addition to the economic benefits brought by this proposal, such as the self-contained affordable workspace

unit, a range of financial contributions will be secured to offset the impacts of the development and assist with local and London-wide infrastructure investment.

BACKGROUND INFORMATION

Site location and description

10. The 0.18 hectare application site comprises a four storey warehouse with raised basement and a 1980s three/four storey office building, both of which are presently being used for office (Class B1) purposes, together with a small servicing area to the rear. It occupies the north-western corner of the urban block bounded to the north by Park Street, to the east by Southwark Bridge Road, to the south by Sumner Street and to the west by Emerson Street. The site has two frontages, one on to Park Street and the other on to Emerson Street. Neither of the buildings on the site is listed. Vehicular access into the site's rear servicing area is from Park Street.

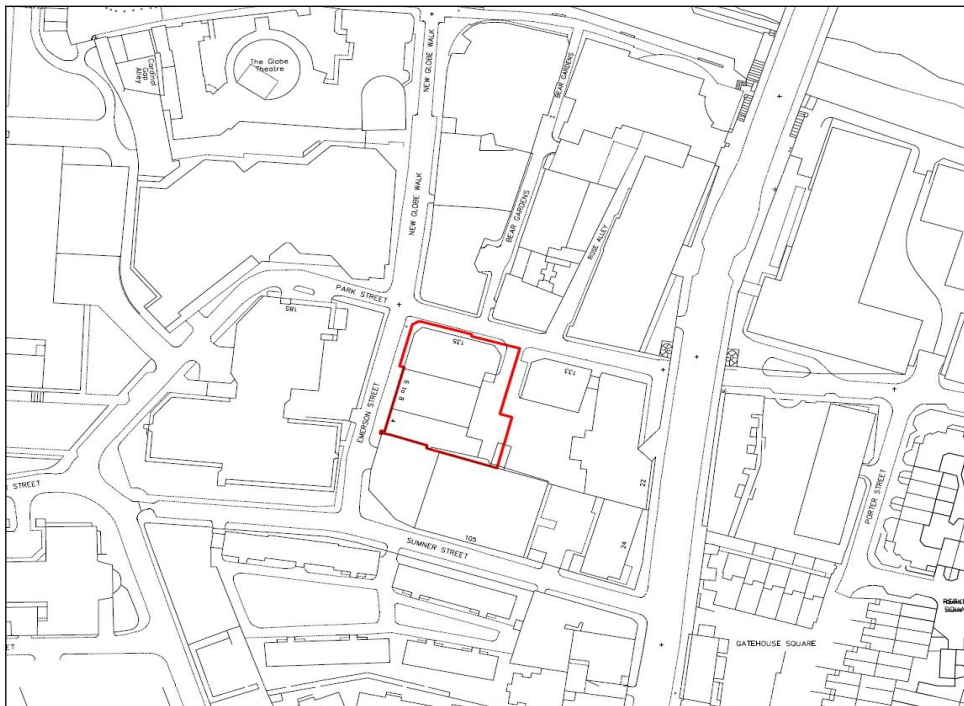


Figure 1: Existing Site Location Plan, with the site edged in red.

11. The area is of a mixed character, comprising offices, residential, commercial, cultural and leisure uses. Nearby to the north of the application site are residential buildings at 60 Park Street and the Bear Pit Apartments, an education use at Sackler Studios, and a leisure use at the Rose Playhouse. To the east of the application site commercial uses predominate. To the south, on the corner of Emerson Street and Sumner Street, is a warehouse temporarily repurposes as a sustainable workspace hub but ordinarily in light industrial use. Further beyond this warehouse, at a distance of approximately 45 metres from the application site, are the residential Sumner Buildings. Within 100 metres of the site are leisure uses at the Tate Modern and the Globe Theatre to the west and north respectively.

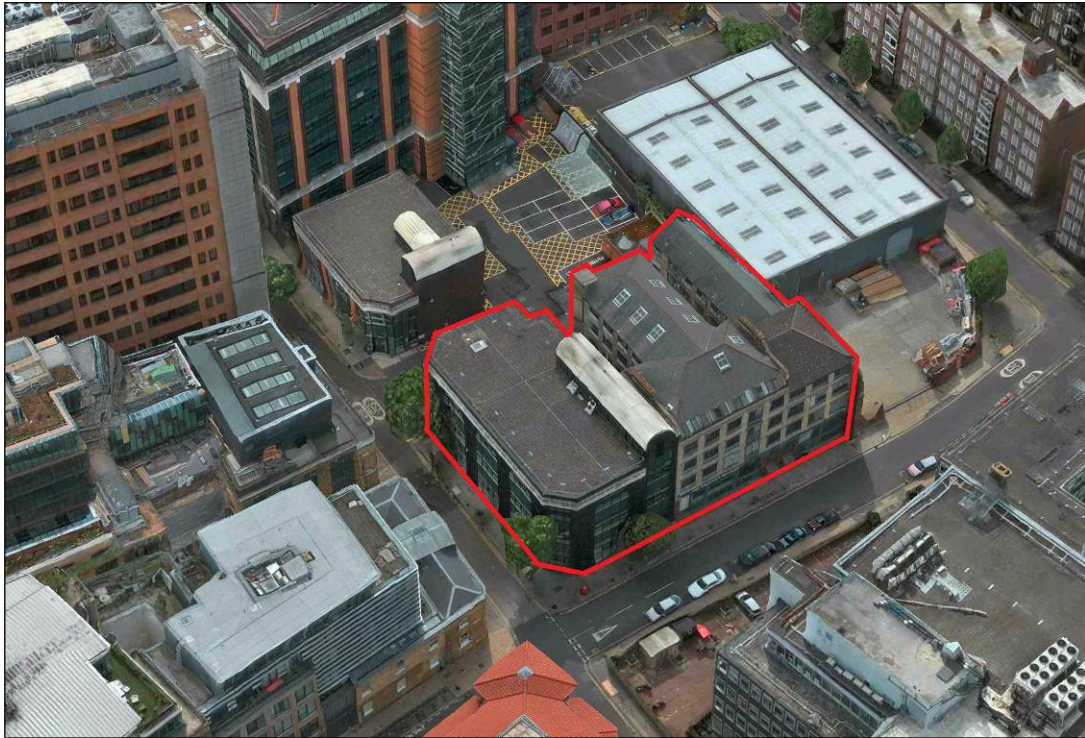


Figure 2: Aerial view of site (with the existing buildings outlined in red) and immediate surroundings.

12. Additional residential accommodation, office space, retail and cultural uses will be provided by the development under construction at 185 Park Street (detailed in the Planning History section below), the plot of land immediately to the west of the application site. The 2017 grant of planning approval for the 133 Park Street and 105 Sumner Street plot, which adjoins the application site along its east and south boundaries, permitted an office-led redevelopment. Both of these forthcoming developments will reinforce the character of the area as a major office location.
13. The heights of the buildings around the site vary considerably, with 60 Park Street being two-storeyed while the tallest nearby building at Rose Court rises to eleven storeys. In the wider Bankside area, there is a cluster of tall buildings around Neo Bankside and Bankside 123.
14. The emerging context will comprise more intensive high-rise development. The aforementioned 185 Park Street scheme will see the introduction of buildings up to nineteen storeys (67.10 metres AOD), while the 133 Park Street and 105 Sumner Street site will, if implemented, stand ten storeys (42.85 metres AOD) high.
15. The site is located within:
 - The Central Activities Zone (CAZ)
 - Bankside and Borough District Town Centre
 - Bankside, Borough and London Bridge Opportunity Area
 - Bankside, Borough and London Bridge Strategic Cultural Area
 - Better Bankside BID
 - An Air Quality Management Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Flood Zone 3
 - PTAL 6B (indicating the highest level of transport accessibility)

- A Controlled Parking Zone
 - The background region of Protected View 1A of the London View Management Framework (Alexandra Palace viewing terrace to St Pauls Cathedral)
 - The Wider Setting Consultation Area of Borough View 2 (Nunhead Cemetery to St Pauls Cathedral).
16. The site lies adjacent to and thus affects the setting of the Bear Gardens Conservation Area. Approximately 50 metres to the east is the Thrale Street Conservation Area, but only within one view (along Park Street) can the application site be glimpsed within the same context as this designated heritage asset.
 17. There are a number of listed buildings in the vicinity of the site. The closest, at a distance of 10 metres from the site, are the Grade II Listed Union Works and posts at the west corners of Bear Gardens and Rose Alley. Within a 100 metre radius are Anchor Terrace, Cardinals Wharf and Southwark Bridge, all of which are Grade II listed.
 18. The application site is currently located within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and when the New Southwark Plan is adopted will be within the newly named 'North Southwark and Roman Roads' Archaeological Priority Area (APA). The Rose Theatre, located approximately 25 metres from the application site in the basement of Rose Court, is a Scheduled Monument and is an internationally important archaeological site. In terms of group value, the associated nearby and broadly contemporary playhouses of the Globe Theatre, the Hope Theatre and the bear-baiting arenas are all scheduled monuments which are as a group of international importance.
 19. The Park Street and Emerson Street footways host four trees, one of which is Category B and three of which are Category C.
 20. The River Thames, approximately 100 metres to the north of the site, is a Site of Importance for Nature Conservation.
 21. London Bridge tube and mainline railway station and Southwark underground station are both approximately eight minutes from the site on foot. Regular bus services operate along Southwark Bridge Road and Southwark Street, and the Bankside Pier riverboat service is also nearby, located at the end of the adjacent New Globe Walk. The pedestrian routes around the application site provide easy access to the bus stops and underground stations.

Details of proposal

22. Planning permission is sought for the demolition of the existing buildings and the redevelopment of the site to provide a 12 storey building with one further storey of accommodation at basement level. Accounting for rooftop plant, the building would stand 50.707 metres AOD at its maximum point. The first nine above-ground storeys would all be broadly similar in terms of their rectangular shape and floor area, although the ground and first floors would be recessed from the Park Street and Emerson Street boundary line to create a more generous pavement width. The uppermost three storeys (floors 10, 11 and 12), which would have a wavy planform, would be set-back from the Park Street and Emerson Street frontage to lessen their visibility from street level.

23. The proposed building would deliver 17,375 square metres GIA of Grade A office floorspace and a separate self-contained 'affordable workspace' unit of 645 square metres GIA. The basement would accommodate plant, showers, WCs, cycle parking and the lower storey of the affordable workspace unit. The ground floor would accommodate the reception/foyer area for the main office, a 145 square metre retail/café (flexible Class A1/A3) unit, a loading/servicing bay, and the upper floor of the 'affordable workspace' unit. The eleven upper floors would be given over to the market rate office accommodation; this would be delivered in an open-plan layout with flexibility for sub-division to accommodate multiple tenants. All floors would be linked by a central circulation core of six lifts and a stairwell.

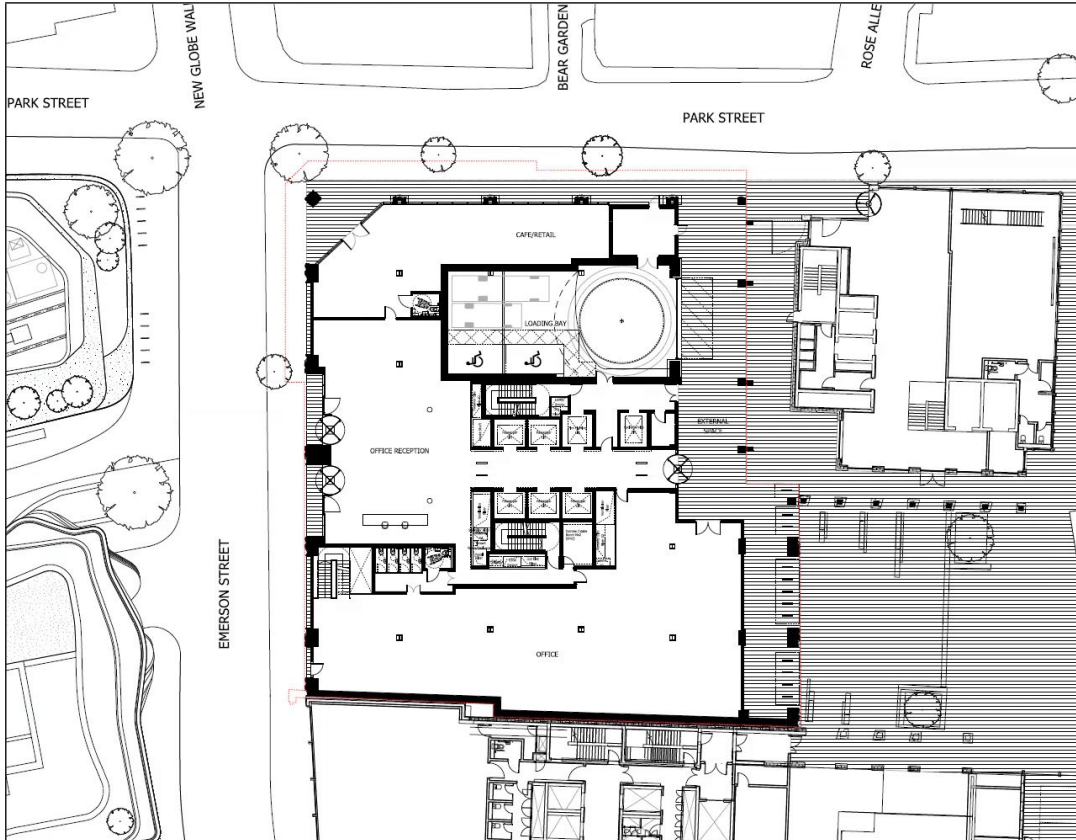


Figure 3: Proposed ground floor layout in context.

24. The building's northwest corner has been chamfered at ground floor level to create a set-back to the entrance of the ground floor retail unit and to provide a more generous area of footway. The same chamfer has been applied to floors 1 to 7, but the floorplate of these storeys extends beyond the chamfer to create corner balconies. Further small balconies would be incorporated on floors 1 to 7, while a series of expansive terraces would be provided on the uppermost three floors. All of the outdoor spaces at first floor level and above would be for use by office workers and would not be publicly-accessible.
25. The sculpted frame of the building would be faced in sand-coloured brick, with the fascia (horizontal banding) elements to be Portland White Stone. The window frames and balcony railings on the main body of the building would be finished in dark bronze and metal respectively. A glazed walling system would be employed to achieve the curving façade of the three uppermost storeys, and enclosure would be provided to the terrace areas by a waist-high planter faced on the outer side by a metal railing and the inner side by a frameless glazed balustrade.

26.



Figure 4: Bird's eye visualisation of the proposed development, shown in the context of the consented but as yet unbuilt 185 Park Street scheme

27. The main office and the affordable workspace unit would each have their own entrance onto Emerson Street. The main office would be served by side-by-side twin doors set-in from the building line to create a recessed visitor threshold/collecting space. The entrance to the retail/café unit would be on the building's chamfered corner at the junction of Park Street and Emerson Street. The remainder of the Emerson Street and Park Street frontage would be glazed, save for a 5.6 metre wide stretch to the front of an integrated substation that would be finished in a bronze decorative screen.



Figure 5: Visualisation taken from street level looking southwards along New Globe Walk.

28. A passageway, located on the eastern side of the proposed building, would provide a route into the centre of the urban block from Park Street. The route would also provide vehicular access from Park Street to an internal loading bay, and as such would function as a 'shared space'. At the end of the passageway and at the centre of the urban block, the application proposes an arcaded area of publicly-accessible realm; this would form an extension of the courtyard due to be delivered as part of the redevelopment of the adjacent plot of land (133 Park Street and 105 Summer Street). Together, the public route and area of courtyard would provide a total of 350 square metres of new publicly-accessible space. To reflect the 'hours of access' arrangement secured at the adjacent site, the route and public square would not be accessible to the public outside of office opening times.
29. All servicing would take place on-site from the internal loading bay. To enable departing vehicles to emerge onto the highway in forward gear, a turntable would be provided within the loading bay.
30. It is proposed to widen the public footways along the western and northern edges of the site by setting the building back from these two boundary lines. This would result in the Emerson Street footway enlarging by 0.6 metres to a maximum width of 3.4 metres and the Park Street footway widening by as much as 1.8 metres to a new maximum width of 4.6 metres. The chamfered corner of the building would create a triangular-shaped area of footway, punctuated by a single column, that would provide approximately 7.2 metres of separation between the retail unit entrance and the two adjacent carriageways. In total, an additional 105 square metres of public footway would be delivered on Park Street and Emerson Street.



Figure 6: Visualisation of the proposed building at the junction of Emerson Street and Park Street, showing the enlarged area of footway that would be created by the chamfered corner.

Relevant planning history of the application site

31. Appendix 1 provides a detailed planning history of the application site. Set out below are the cases of planning history of particular relevance to 19/AP/0240:
32. Application reference no.: 02/AP/1799
Application type: Full Planning Permission

Demolition of the existing buildings and the erection of a basement, ground plus eight storey building for office use (Class B1) and use of part basement and part ground floor as dual retail (Class A1) and/or Class A3 (hot food) purposes.

Decision date: 03.02.2005

Decision: **Granted subject to a legal agreement**

Note:

- The two existing buildings on site accommodate 4,581 square metres GIA of Class B1 floor space. The building proposed by 19/AP/0240 would deliver a total quantum of 18,060 square metres GIA of Class B1 floorspace. This is an uplift of 13,624 square metres on the existing buildings and 6,849 square metres on the 02/AP/1799 (extant) scheme.
- Permission was granted subject to a five-year time limit for implementation.



Figure 7: The scheme consented by 02/AP/1799.

33. Application reference no.: 11/AP/0326
Application type: Certificate of Lawfulness - Existing

The material operations described in the application as comprising the digging of a trial pit, slit trenches and manholes (in the vicinity of the original archaeological investigation trial pit), the consequential removal of infill material and the formation of a length of wall approximately 3.2m long, using form work and a steel mesh cage followed by pouring and compacting of concrete, consistent with works permitted under Planning Permission 02-AP-1799

Decision date: 14.06.2011
Decision: **Granted**

34. Application reference no.: 17/EQ/0056
Application type: Pre-Application Enquiry

Demolition of existing buildings and redevelopment of site to provide one mixed use building of 12 storeys with an additional basement. The development will create 16,580 sqm GIA of B1 floor space and 505 sqm of retail space.

Decision date: 03.08.2017
Decision: **Pre-application enquiry closed**

35. Application reference no.: 18/EQ/0341
Application type: Pre-Application Enquiry

Follow-up pre-application enquiry for: Demolition of existing buildings and redevelopment of site to provide one mixed use building of 12 storeys with rooftop plant and an additional storey at basement level, creating a total of approximately 18,400 sqm GIA of Class B1 floor space and approximately 170 sqm of Class A1 floor space, together with the provision of hard landscaping, servicing, plant areas and other associated works.

Decision date: 11.01.2019

Decision: **Pre-application enquiry closed**

Relevant planning history of adjoining sites

36. There is extensive planning history for sites in this area. The most relevant cases are:

37. 185 Park Street

Application reference no.: 14/AP/3842

Application type: Full Planning

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys (maximum height 19 storeys) containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

Decision date: 12.02.2016

Decision: **Granted subject to a legal agreement**

38. 133 Park Street and 105 Sumner Street

Application reference no.: 16/AP/4569

Application type: Full Planning

Demolition of existing buildings and redevelopment to provide two Class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (Class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.

Decision date: 20.10.2017

Decision: **Granted subject to a legal agreement**

39. 4-8 Emerson Street

Application reference no.: 16/AP/3030

Application type: Full Planning

Change of use of ground and lower ground floor unit in the southern suite from office (Class B1) use to education (Class D1) use for The Royal Central School of Speech and Drama.

Decision date: 10.10.2016

Decision: **Granted**

KEY ISSUES FOR CONSIDERATION

Summary of main issues

40. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Environmental impact assessment;
 - Density;
 - Privacy, noise and outlook impacts of the proposed development on the nearby occupiers;
 - Daylight/sunlight impacts of the proposed development on the nearby occupiers;
 - Impact of adjoining and nearby uses on the users of the proposed development;
 - Design, layout, impact on London and Borough views, and impact on heritage assets;
 - Publicly-accessible realm, landscaping and trees;
 - Ecology and biodiversity;
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;
 - Socio-economic impacts;
 - Planning obligations;
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Consultation responses, and how the application addresses the concerns raised;
 - Community impact and equalities assessment;
 - Human rights;
 - Positive and proactive statement, and;
 - Other matters
41. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

42. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
43. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall

assessment at the end of the report.

Adopted planning policy

National Planning Policy Framework (NPPF)

44. The revised National Planning Policy Framework ('NPPF'), published in February 2019, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
45. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
46. The relevant chapters of the NPPF are:
 - Chapter 2 - Achieving sustainable development
 - Chapter 6 - Building a strong, competitive economy
 - 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 16 - Conserving and enhancing the historic environment

London Plan 2016

47. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
 - Policy 2.10 - Central activities zone (strategic priorities)
 - Policy 2.11 - Central activities zone (strategic functions)
 - Policy 2.12 - Central activities zone (predominantly local activities)
 - Policy 2.13 - Opportunity areas and intensification areas
 - Policy 2.14 - Areas for regeneration
 - Policy 3.1 - Ensuring equal life chances for all
 - Policy 3.2 - Improving health and addressing health inequalities
 - Policy 4.1 - Developing London's economy
 - Policy 4.2 - Offices
 - Policy 4.12 - Improving opportunities for all
 - Policy 5.1 - Climate change mitigation
 - Policy 5.2 - Minimising carbon dioxide emissions
 - Policy 5.3 - Sustainable design and construction
 - Policy 5.5 - Decentralised energy networks
 - Policy 5.6 - Decentralised energy in development proposals
 - Policy 5.7 - Renewable energy
 - Policy 5.8 - Innovative energy technologies
 - Policy 5.9 - Overheating and cooling
 - Policy 5.10 - Urban greening
 - Policy 5.11 - Green roofs and development site environs
 - Policy 5.12 - Flood risk management

- Policy 5.13 - Sustainable drainage
- Policy 5.15 - Water use and supplies
- Policy 5.16 - Waste net self-sufficiency
- Policy 5.17 - Waste capacity
- Policy 5.18 - Construction, excavation and demolition waste
- Policy 5.21 - Contaminated land
- Policy 6.1 - Strategic approach (Transport)
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.4 - Enhancing London's transport connectivity
- Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 - Better streets and surface transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 6.12 - Road network capacity
- Policy 6.13 - Parking
- Policy 7.2 - 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
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.11 - London View Management Framework
- Policy 7.12 - Implementing the London View Management Framework
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community Infrastructure Levy

Relevant Supplementary Planning Documents/Guidance

48. The relevant London-level supplementary planning documents and guidance documents are as follows:
- Mayor of London: Sustainable Design and Construction (SPG, 2014)
 - Mayor of London: Accessible London, achieving an inclusive environment (Saved SPG, 2004)
 - Mayor of London: Use of planning obligations in the funding of Crossrail (SPG, Updated 2016)
 - Mayor of London: Central Activities Zone (SPG, 2016)
 - Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)
 - Mayor of London: London View Management Framework (SPG, 2012)
 - Mayor of London: Transport Strategy (2018)
 - Mayor of London: Climate Change Mitigation and Energy Strategy (2010)
 - Mayor of London: Climate Change Adaptation Strategy (2011)
 - Mayor of London: Crossrail Funding (SPG, 2016)

Core Strategy 2011

49. 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:
- Strategic Targets Policy 1: Achieving growth
 - Strategic Targets Policy 2: Improving places
 - Strategic Policy 1: Sustainable development
 - Strategic Policy 2: Sustainable transport
 - Strategic Policy 10: Jobs and businesses
 - Strategic Policy 12: Design and conservation
 - Strategic Policy 13: High environmental standards

Southwark Plan 2007 (saved policies)

50. With the exception of Policy 1.8 (location of retail outside town centres), the council resolved in 2013 to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy. 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:

- 1.1 - Access to employment opportunities
- 1.4 - Employment sites
- 1.7 - Development within town and local centres
- 2.5 - Planning obligations
- 3.1 - Environmental effects
- 3.2 - Protection of amenity
- 3.3 - Sustainability assessment
- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.8 - Waste management
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.19 - Archaeology
- 3.22 - Important local views
- 3.20 - Tall buildings
- 3.28 - Biodiversity
- 3.31 - Flood defences
- 5.1 - Locating developments
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

Relevant local-level Supplementary Planning Documents

51. The relevant supplementary planning documents and guidance documents from the local development plan are as follows:
- Sustainable Design and Construction (SPD, 2009)
 - Sustainable Transport (SPD, 2010)
 - Section 106 Planning Obligations and CIL (SPD, 2015)
 - Sustainability Assessment (SPD, 2009)
 - Design and Access Statements (SPD, 2007)

Emerging planning policy

Draft New London Plan

52. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Minor suggested changes to the plan were published on 13 August 2018. An Examination in Public (EIP) began on 15 January 2019 and the final session was held on 2 May 2019. The Inspector's report was published on 8th October 2019 and the final version of the plan is expected to be published in December 2019. Until the London Plan reaches formal adoption it can only be attributed limited weight.
53. The following policies are most pertinent to this application:
- Policy SD4 - The Central Activities Zone (CAZ)
 - Policy SD5 - Offices, other strategic functions and residential development in the CAZ
 - Policy D1B - Optimising site capacity through design-led approach
 - Policy D2 - Delivering good design
 - Policy D3 - Inclusive design
 - Policy D7 - Public realm
 - Policy D8 - Tall buildings
 - Policy D9 - Basement development
 - Policy D10 - Safety, security and resilience in emergency
 - Policy D11 - Fire safety
 - Policy D13 - Noise
 - Policy E1 - Offices
 - Policy E2 - Providing suitable business space
 - Policy E3 - Affordable workspace
 - Policy E9 - Retail, market and hot food takeaways
 - Policy E11 - Skills and opportunities for all
 - Policy HC1 - Heritage and culture
 - Policy HC2 - World heritage sites
 - Policy HC3 - Strategic and local views
 - Policy HC4 - London View Management Framework
 - Policy G4 - Open space
 - Policy G5 - Urban greening
 - Policy G6 - Biodiversity and access to nature
 - Policy G7 - Trees and woodland
 - Policy S11 - Improving air quality
 - Policy SI2 - Minimising greenhouse gas emissions

- Policy SI3 - Energy infrastructure
- Policy SI4 - Managing heat risk
- Policy SI5 - Water infrastructure
- Policy SI6 - Digital connectivity infrastructure
- Policy SI7 - Reducing waste and supporting the circular economy
- Policy SI12 - Flood risk management
- Policy SI13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

New Southwark Plan

54. 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 New Southwark Plan Proposed Submission Version: Amended Policies January 2019 was consulted on until 17 May 2019. It is anticipated that the plan will be adopted in early 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.
- 55.
- IP1 - Infrastructure
 - IP2 - Community Infrastructure Levy (CIL) and Section 106 planning obligations
 - IP5 - Monitoring development
 - IP6 - Statement of Community Involvement
 - SP2 - Regeneration that works for all
 - SP4 - Strong local economy
 - SP5 - Healthy, active lives
 - SP6 - Cleaner, greener, safer
 - P11 - Design of places
 - P12 - Design quality
 - P14 - Tall buildings
 - P15 - Efficient use of land
 - P17 - Conservation areas
 - P18 - Conservation of the historic environment and natural heritage
 - P19 - Borough views
 - P20 - Archaeology
 - P26 - Office and business development
 - P28 - Affordable workspace
 - P38 - Business relocation
 - P39 - Access to employment and training

- P46 - Public transport
- P47 - Highways impacts
- P48 - Walking
- P50 - Cycling
- P51 - Transport infrastructure improvements
- P52 - Car parking
- P53 - Parking standards for disabled people and mobility impaired people
- P54 - Protection of amenity
- P55 - Designing out crime
- P60 - Trees
- P61 - Environmental standards
- P62 - Energy
- P63 - Reducing waste
- P65 - Environmental protection
- P66 - Improving air quality
- P67 - Reducing noise pollution and enhancing soundscapes
- P68 - Reducing water use
- P69 - Reducing flood risk

Environmental impact assessment

56. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development.
57. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
58. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds one hectare which is not dwellinghouse development or the site area exceeds five hectares. The application site is 0.18 hectares and therefore does not exceed this threshold.
59. Consideration, however, should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is the redevelopment of an existing commercial site. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts. Therefore an EIA is not required in this instance.

Principle of the proposed development in terms of land use

60. The application site is located within: the Central Activities Zone (CAZ); Bankside, Borough and London Bridge Opportunity Area; the Borough and Bankside District Town Centre and; the Bankside, Borough and London Bridge Strategic Cultural Area.

61. The two existing buildings on site have a combined office floorspace of 4,581 square metres. The application proposes to replace these with a new building providing 18,060 square metres GIA of Class B1 floorspace and 165 square metres GIA of Class A1/A3 floorspace. The development would result in an uplift of 13,734 square metres of Class B1 floorspace with the potential to provide approximately 2,000 full-time employment (FTE) jobs.
62. London Plan Policy 2.10, Strategic Policy 10 of the Core Strategy and emerging Policy P26 of the New Southwark Plan identify sites within the CAZ and Opportunity Areas as appropriate for accommodating significant growth to meet business demand for inner London. These policies require development to, at the very least maintain existing levels of business floor space, but where possible maximise the opportunities to increase office floor space while also bringing forward a mix of other complimentary uses as well as residential to enhance the offer, vitality and long term vibrancy of inner London. This application proposes a significant increase in office floor space which is welcome in principle. The proposed café use (A3) would complement the office and introduce an appropriate town centre use to the site.
63. In order to support the vibrancy and vitality of the CAZ, London Plan policies 2.11 and 4.3 promote mixed use development, including housing, alongside increases in office floorspace. The Mayor's Central Activities Zone SPG contains additional guidance on maintaining an appropriate mix of uses within the CAZ, setting out the weight that should be afforded to office use and CAZ strategic functions relative to residential. While the proposal does not include residential development, the site does maximise commercial use which complements the cluster of surrounding buildings and uses. Given the footprint and constraints of the site it is not considered a building taller than that currently proposed could be adequately accommodated, so the current proposal is considered to be an efficient and effective use of the site. Furthermore there are other larger sites within this part of the Borough coming forward for mixed use development, some of which have the capacity to deliver a significant number of new dwellings.

Retail/café (Class A1/A3) floorspace

64. Policy 2.10 of the London Plan sets out a strategic priority to support and improve the retail and leisure offer of the CAZ for residents, workers and visitors. The CAZ SPG reaffirms this, encouraging "active ground floor frontages where appropriate and supporting a mix of uses that contributes to the unique character of the CAZ including culture, leisure and tourism uses, retail and food/drink". The Southwark Plan and Core Strategy provide further support for realising the CAZ's potential as a centre for leisure, retail and culture. This is complemented by the Draft Bankside, Borough and London Bridge SPG which sets out an ambition for new development in the Bankside and Park Street area to "define the public realm with active frontages" because "active ground floors will bring life to the area and provide new small scale shops, cafes and restaurants".
65. The Bankside area has proved to be a popular location for retail and restaurant/cafe operators. This application proposes a commercial unit fronting the majority of the length of Park Street with a short elevation on Emerson Street. The active frontage and town centre use this would introduce are both welcomed. This unit would be a flexible retail/café use capable of operating as a separate entity to the office use. This accords with development plan policies and aspirations for the area, and as such is considered a benefit of the scheme.

Office (Class B1) floorspace

66. The proposed scheme would deliver a high quality office development generating a significant uplift in employment floorspace and creating new jobs, both in construction and once the development is operational. Not only is this compliant with Southwark Plan and Core Strategy policies but it also fulfils the principle of prioritising new development within the CAZ and Opportunity Areas. The principle of redevelopment is therefore strongly supported. The re-provision and enlargement of B1 office floorspace with high quality, modern and flexible office accommodation is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy, and meets the Core Strategy objective of increasing the number of jobs in Southwark.

Business relocation

67. The existing tenants of the application site comprise office occupiers, all of whom are paying market rents under their current leases. The existing tenants of the 4-8 Emerson Street building are set out in the table below.

68.

Tenant	Premises location	Floorspace occupied (NIA)
Fabrik	Part 1st floor	211 square metres
Gravity Thinking	Part 1st floor	246 square metres
Byte London	Part 2nd floor, part 3rd floor	603 square metres
Stepladder Communications	Part 2 nd floor	213 square metres
Urban Fresh Foods	Part ground floor, part basement	485 square metres

69. The two other commercial units within the 4-8 Emerson Street building (one on the fourth floor, and the other partly at ground floor level and partly in the basement) are currently vacant.

70. The 135 Park Street building is fully tenanted at present. The occupiers are set out in the table below.

71.

Tenant	Premises location	Floorspace occupied (NIA)
Sam Knows	2 nd floor	347 square metres
Fairhurst	1 st floor	343 square meters
The Shakespeare Globe Trust	Ground floor	335 square metres

72. Included in the applicant's submission is an employment and workspace statement. It sets out that:
- the existing tenants are aware of both the extant, implemented planning permission and the new application, and in a number of instances took up occupancy of their unit with the knowledge of the redevelopment;
 - meetings have either been held or are being held with the tenants to discuss their future plans, and;
 - LaSalle (the landowner and developer of the site) manages a large portfolio of property and may, therefore, be able to consider how the tenants could be relocated to alternative premises within the portfolio.
73. On account of the above, it is considered that tenants have received fair prior notice of the intended disposal of the existing premises and that reasonable efforts have been made to consider how these businesses might be relocated elsewhere. As such, the requirements of emerging Policy 38 (Business Relocation) have been satisfied, and it is not considered that any equalities issues would arise as a result of these businesses being required to relocate elsewhere.
74. The Shakespeare Globe Trust has expressed an interest in occupying the affordable workspace unit. The Trust is an existing (market rent) tenant of the 135 Park Street building, as explained above. Although the definition of an eligible 'affordable workspace occupier' is still being refined as part of the New Southwark Plan adoption process, it will include enterprises from a sector that has a social, cultural or economic development purpose including charities, voluntary and community organisations or social enterprises. As a charitable organisation, the Trust would fit this definition. On their behalf, the applicant has requested that the Section 106 includes a clause affording the Trust first refusal on the affordable workspace. This is acceptable subject to, firstly, a reasonable limit being placed on the Trust's timeframe for agreeing a tenancy, and secondly, the affordable workspace marketing timeframe requirements not being triggered until the Trust has refused the workspace or their exclusivity window has elapsed.

Affordable commercial (Class B1) workspace

75. As discussed in the 'Relevant planning history of the application site' section of this Committee Report, a planning application granted approval in 2002 (reference no.: 02/AP/1799) was technically implemented when foundation works were carried out in the mid-2000s. A Certificate of Lawfulness (reference no.: 11/AP/0326) was issued by the Local Planning Authority in 2011 to confirm that 02/AP/1799 had been implemented. This means that, despite the existing buildings not having been demolished and construction works not having progressed, 02/AP/1799 is an extant permission. This entitles the applicant to build out the scheme at any future time if they so wish. Therefore, the extant 2002 planning consent is a material consideration in the determination of 19/AP/0240.
76. Planning permission 02/AP/1799 did not incorporate any 'affordable workspace'. As such, the applicant could deliver a commercial development on this site lawfully free of any 'affordable workspace' obligation by choosing to build out this extant permission.
77. Although not yet adopted, draft London Plan Policy E2 can be attributed weight in the assessment of this application. Policy E2 requires the provision of a range of low-cost B1 business space to be supported to meet the needs of micro, small and

medium sized enterprises and to support firms wishing to start up and expand. The policy states “development proposals for new B1 business floor space greater than 2,500sqm, or a locally determined lower threshold in a local development plan document, should consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium sized enterprises”.

78. Policy E3 of the draft London Plan deals specifically with affordable workspace. The policy states “In defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purposes”. The policy identifies the circumstances in which it would be appropriate to secure affordable space. Part B of the policy specifically identifies the CAZ as an important location for securing low cost space for micro, small and medium sized enterprises.
79. Emerging Policy P28 of the New Southwark Plan deals with affordable workspace. Criterion 2 of the policy requires Major ‘B Use Class’ development proposals to deliver at least 10% of the floorspace as affordable workspace on site at a discounted market rent for a period of at least 30 years. The policy recognises that there are many different forms that such space could take depending on the site location, characteristics and existing/proposed uses on site. Only where on-site provision would be impracticable are developers permitted to make an in lieu payment
80. Under the terms of Policy P28, at least 1,806 square metres of the proposed office floorspace should be dedicated as ‘affordable workspace’. The applicant proposes to deliver 685 square metres GIA of affordable workspace. This amounts to 3.8% of the total proposed office floorspace, and therefore falls short of the 10% requirement.
81. The circumstances of the application site are unusual in that there is an implemented planning permission in place which, if built out, would deliver a significant quantum of commercial floorspace without any provision of affordable workspace. The quantum of affordable workspace offered by the applicant equates to 10% of the office floorspace uplift over the extant permission. The table below, which provides all areas in GIA and refers to Class B1 floorspace only, explains the basis on which the applicant has made this offer:

	Existing buildings	Implemented scheme (02/AP/1799, 11/AP/0326)	Proposed development (19/AP/0240)
Class B1 floorspace			
Total quantum of floorspace	4,581 sq. m	11,430 sq. m	18,060 sq. m
Floorspace uplift over the existing buildings	N/A	6,849 sq. m	13,479 sq. m
Floorspace uplift over the implemented scheme	N/A	N/A	6,630 sq. m

Affordable Workspace	
Total quantum	685 sq. m
As a percentage of the proposed Class B1 floorspace	3.8%
As a percentage of the uplift over the existing building	5.1%
As a percentage of the uplift over the implemented scheme	10.3%

83. Taking account of the extant permission, and given that only limited weight can be attributed to P28 of the New Southwark Plan at the present time, the proposed quantum of affordable workspace is considered acceptable when balanced against the other benefits of the proposal (as expanded on in subsequent parts of this report). The affordable workspace unit itself would be able to operate independently of the main office, and would provide high quality modern office accommodation with a frontage onto Emerson Street, all of which are positive attributes.
84. In order to ensure the space is attractive to potential occupiers, conditions will be imposed requiring the affordable workspace to be fitted out to a minimum specification and for the common facilities (such as the bike store, showers and lifts) to remain accessible to staff throughout the lifetime of the affordable workspace unit.
85. In addition, the Section 106 Agreement will include a dedicated 'affordable workspace' schedule. This will ensure, among other things, that:
- the workspace is provided for a 30-year period at 75% of the market rate;
 - no more than 50% of the market rate floorspace can be occupied until the affordable workspace has been fitted-out ready for occupation;
 - a Management Plan is in place to secure the appointment of a Workspace Provider and a methodology for that Provider to support the occupiers;
 - appropriate marketing of the affordable workspace will be conducted;
 - the rates and service charges payable by the tenant will be capped, and;
 - a rent-free period is offered to incentivise uptake.

Privacy, outlook and noise impacts of the proposed development on the nearby occupiers

86. Strategic Policy 13 of the Core Strategy (2011) seeks to ensure that all 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 (2007) states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted 2015 Technical Update to the Residential Design Standards SPD (2011) expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Overlooking/loss of privacy

87. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
88. It should be noted, however, that these rules are principally designed to apply where the ‘facing’ buildings are both in residential use. The proposed building would provide exclusively commercial floorspace. Therefore, while the separation distances set out in the Residential Design Standards SPD are a useful guide, they can be applied with some degree of flexibility in this instance.
89. The dwellings closest to the site, and therefore most susceptible to overlooking from the proposed development, are those at 60 Park Street. The glazed north elevation of the proposed building would face towards the nearest windows of 60 Park Street (those in the south elevation) at a distance of 11.1 metres at ground floor level, 10.7 metres at first floor level and 9.4 metres at second to seventh floors. Although these separation distances fall short of the 12 metres specified in the SPD, the area is characterised by a dense urban grain where buildings front directly onto the highways and consequently have a close relationship to each other. One of the existing buildings on the site faces towards 60 Park Street at a smaller distance than the proposed building, and as such there would be no change to the existing pattern of overlooking, although the scale of the building and consequent number of windows is increased. The building has been set back slightly on the Park Street frontage and a greater separation distance would not be reflective of the character of the area. For these reasons, it is considered that the occupiers of the two flats within 60 Park Street would not experience an additional harmful degree of overlooking.
90. The west elevation of the proposed building would stand, at its closest point, 12.2 metres from the nearest residential tower (“Block 02”) at the consented 185 Park Street development. The tower would be extensively glazed on its undulating eastern elevation, and as such there would be mutual overlooking between the two buildings. However, as the proposed development would face Block 02 across a highway, the proposed separation distance would comply with the 2015 Technical Update to the Residential Design Standards SPD 2011. Therefore, it is considered that the proposed development would not harm the privacy of the future occupiers of the apartments within Block 02.
91. The distances between the application site and all other existing and planned residential dwellings within the vicinity would comply with the standards set out above.
92. In summary, the development would not give rise to an unacceptable level of overlooking of existing or proposed residential uses in the surrounding area.

Outlook

93. In the existing site context, the residential buildings from which the proposed

development would be seen most prominently are the Bear Pit apartments, 160 Park Street and the Sumner Buildings. In the emerging context, the proposal would also affect the outlook from some of the east-facing dwellings within the forthcoming 185 Park Street development.

94. Taking account of the tight urban grain that characterises the Bankside area, the proposed building is considered to be of a sympathetic height, mass and scale in relation to 160 Park Street and the Bear Pit apartments such that no undue increased sense of enclosure or curtailed outlook would be experienced by the occupiers of these dwellings. To further reduce the impact on these nearby residential occupiers, careful consideration has been given to the expression of the building's north and west elevations. Visual relief would be provided by the strong sculptural frame interspersed by stretches of glazing and a predominance of light-coloured brick. The rooftop terraces would be edged with planting and the four existing street trees would be retained, further lessening the building's visual prominence. For these reasons, the Planning Authority is satisfied that the impact on existing residents' outlook would not be harmful.
95. Being located at a comparatively much greater distance from the application site than 160 Park Street and the Bear Pit apartments, the dwellings within the Sumner Buildings would retain an acceptable quality of outlook. In any case, if the consented scheme at 133 Park Street and 105 Sumner Street is built out, it would almost entirely obscure views of the proposed development from the Sumner Buildings.
96. The planning permission for 185 Park Street to redevelop land to the west of the site to provide three tall buildings includes one (Block 02) that would be partly residential and a distance of 12.2 metres from the application site at its closest. Block 02 is characteristic of the emerging context, being a mid-rise building that stands close to the boundary with the public highway. The susceptibility of the east-facing rooms to an increased sense of enclosure will, however, be lessened by the curving glazed facades of the block, which create broad viewframes. While it is recognised that some increased sense of enclosure may arise, in this dense and urbanising context, it is considered that the outlook from this proposed nearby building would be acceptable.

Noise/disturbance

97. The application site currently accommodates two office buildings, and as such the office-led replacement building —despite making more intensive use of the land— would not have an adverse impact on surrounding residential properties by way of increased noise and/or disturbance. Class A land uses are commonplace in this location and thus the new retail/café unit would be compatible with the uses that surround the application site. An hours of use condition is recommended to control the operating times of the retail/café unit in order that neighbours' amenity is safeguarded during night-time hours.
98. To ensure the rooftop terraces can be used only during standard office opening times, an 'hours of use' condition will be attached to the planning permission.
99. Hours between which servicing vehicles can deliver to the retail/café unit and office would be managed through the detailed delivery and servicing plan, which as explained in later parts of this report will be required by condition. This will ensure surrounding residential occupiers are protected from vehicle noise at unsociable

hours.

100. The application was accompanied by an Acoustic Assessment which considers the impact of plant noise. This sets out a strategy for mitigating the impact of noise and disturbance from plant and equipment, which the council's environmental protection team has not raised any objection to.

Daylight impacts of the proposed development on the nearby occupiers

101. This application was accompanied by a daylight and sunlight assessment undertaken in accordance with the BRE Guidelines. The document assesses the extent to which the proposed development would, if built out in the present-day context, affect the dwellings in the following three buildings:

- 60 Park Street;
- The Bear Pit Apartments, and;
- The Sumner Buildings.

102. As the applicant is entitled to build out the extant planning permission (02/AP/1799), they have included within their Daylight and Sunlight Assessment data comparing the daylight impacts that would arise from the proposed development with the daylight impacts that would arise from the extant proposal. These results essentially demonstrate what impact there would be over and above that which has previously been deemed acceptable. This 'comparative' assessment has been conducted in respect of 60 Park Street, the Bear Pit Apartments, and the Sumner Buildings as well as the consented 185 Park Street scheme. The latter building has been included because at the time it was granted permission, the 02/AP/1799 proposal had already been consented and implemented, and thus its impacts on the 185 Park Street development were taken into account as part of the decision-making process. The applicant's report does not include an assessment of 185 Park Street in the existing context because the building was granted permission on the understanding that the future context would include the building consented by 02/AP/1799.

103. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. Appendix F of the BRE Guidelines states that Local Planning Authorities may allow the daylight and sunlight impacts of a consented scheme to be used as an alternative benchmark but it does not provide a methodology for how 'comparative' daylight and sunlight assessments should be produced. Accordingly, this 'Daylight impacts' section of this report focus principally on the daylight impacts of the proposed development if built-out in the present day context, and gives only limited consideration to the comparative impacts.

104. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.

105. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the

change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

- 106. The assessment submitted with this application uses VSC and NSL to analyse the daylight effects of the proposal.
- 107. The diagram below shows the location of these residential buildings in relation to the application site:

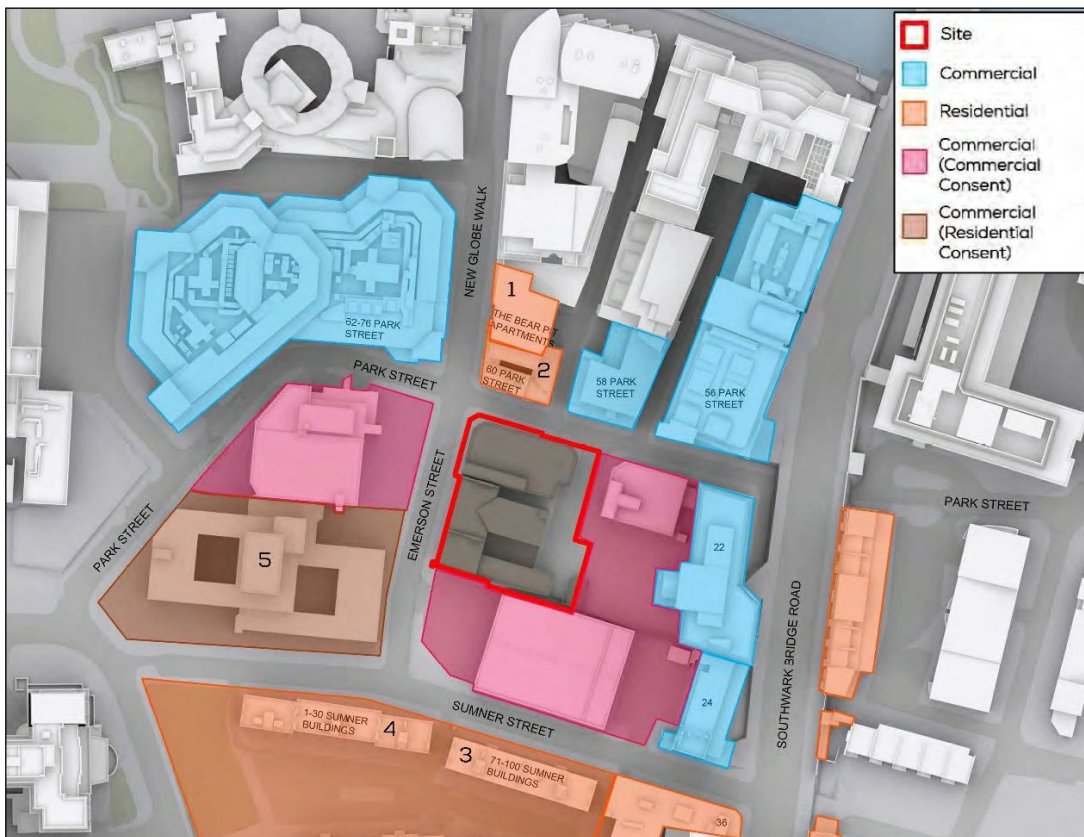


Figure 8: Plan showing the buildings surrounding the application site and their current or consented use

- 108. The table below sets out the nearby residential buildings at which VSC losses of 20% or more would be experienced for some windows. For each of the buildings, the first row of data sets out what the VSC impacts would be if the proposal was to be built in the existing context (i.e. not accounting for either the development currently under construction at 185 Park Street or the development consented at 133 Park Street and 105 Sumner Street). The second row of data sets out the impacts that would arise if the extant/implemented scheme (02/AP/1799) was to be built out.

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	No loss or a loss of up to 20%	20% to 30% (minor adverse impact)	30% to 40% (moderate adverse impact)	40% or over (substantial adverse impact)
60 Park Street				
Proposed development, built in the existing site context	11	3	2	6
Consented/implemented development, built in the existing site context	12	4	1	5
Comparison of impacts: proposed scheme vs. consented/implemented	-1	-1	+1	+1
The Bear Pit apartments				
Proposed development, built in the existing site context	34	18	11	34
Consented/implemented development, built in the existing site context	41	20	9	27
Comparison of impacts: proposed scheme vs. consented/implemented	-13	+2	+2	+7
1-30 Sumner Street and 71-100 Sumner Street				
Proposed development, built in the existing site context	145	56	17	7
Consented/implemented development, built in the existing site context	207	12	0	6

context					
Comparison of impacts: scheme vs. consented/implemented		-62	+44	+17	+1

Impact on 60 Park Street

109. Some of the greatest VSC losses would be experienced at 60 Park Street, which is a two-storey building directly opposite the application site on the northern side of Park Street. The property, which up until 2012 was in use as a restaurant, has been subdivided into a pair of two-storey dwellings. One dwelling occupies the western half of the site, and the other occupies the eastern half. Drawings have been sourced by the case officer from the council's planning register that indicate the internal arrangement of the dwellings.
110. When assessed against the existing context, the proposed development would cause adverse substantial impacts on the following windows:
- West dwelling:
 - First Floor: Open-plan living/kitchen/diner (window ref: W6/101) - 54.0%
 - East dwelling:
 - Ground Floor: Bedroom 01 (window ref: W8/100) - 58.4%
 - Ground Floor: Bedroom 02 (window ref: W9/100) - 68.1%
 - First Floor: Open-plan living/kitchen/diner (window ref: W7/101) - 64.4%
 - First Floor: Open-plan living/kitchen/diner (window ref: W8/101) - 70.6%
 - First Floor: Open-plan living/kitchen/diner (window ref: W9/101) - 74.1%
111. The window map below shows the location of these windows:



Figure 9: Window map of the south elevation of 60 Park Street

112. The living/kitchen/dining room in both dwellings benefits from dual aspect: in the case of the west dwelling, the living/kitchen/diner is served by three windows in addition to those listed above, while in the case of the east dwelling, the

living/kitchen/diner is served by two windows in addition to those listed above as well as a small courtyard. Furthermore, both of these open-plan living spaces receive secondary light from skylights. Additionally, and as explained below, neither of these principal living spaces would have their NSL reduced by more than 20%.

113. With respect to the two affected bedrooms, their daylight demands are not as great as other habitable rooms because their primary function is to provide sleeping accommodation. It should also be noted that the VSC level of these windows is already low and as such any further reduction generates a significant percentage loss. Given the location of these windows at ground floor level, the fact that one of the bedrooms benefits from dual aspect, and their typical use during night-time hours, the resulting VSC losses are considered on balance acceptable.
114. The applicant's 'comparative' VSC assessment shows that, in comparison with the extant 02/AP/1799 planning permission, one more window would experience a moderate adverse impact and one more window would experience a substantial adverse impact. In both cases, the change in VSC in real terms is not sizeable (one window's VSC would be reduced to 9.2 in comparison with 12.8, while the other window's VSC would be reduced to 13.8 in comparison with 16.4). In summary, the comparative VSC assessment supports the conclusion that the proposed development would not significantly reduce the VSC at either of the 60 Park Street dwellings.
115. All the windows at 60 Park Street were also tested for NSL loss. The results show that for all but two of the rooms tested the NSL loss would not exceed 20%. The windows in question are both in the flat on the eastern half of the site:
- Ground Floor: Bedroom 01 (window ref: W8/100) - 41.4%
 - Ground Floor: Bedroom 02 (window ref: W9/100) - 25.9%
116. These results demonstrate that there would be a perceptible reduction in visible sky from within both of these bedrooms. As mentioned previously, both windows serve bedrooms, a room type which the BRE guidance recognises as being less sensitive to daylight losses than living rooms or kitchens. On balance, the harm caused to these two rooms would not be of such magnitude to warrant refusal of the proposal.

Impact on the Bear Pit apartments

117. Standing directly to the rear of 60 Park Street, the Bear Pit apartments is a six-storey mixed-use development completed approximately 10 years ago. All of the upper floors contain dwellings. Drawings have been sourced by the case officer from the council's planning register that indicate the internal arrangement of the dwellings.
118. The proposed development would cause adverse substantial impacts on residential windows in the south elevation of the Bear Pit building. It is important to note, however, that all of the affected windows are fitted with brise soleil (sun shading devices), and as such this building by its own design has a restricting effect on the VSC level. Listed below are those windows where an adverse substantial impact would be experienced. In each case, the use of the room is given, as is (in parentheses) what the loss would be if the building were not fitted with brise soleil:
- Second Floor Flat (west side):
Open-plan living/kitchen/diner (window ref: W11/102) - 46.2% [33.6%]

Open-plan living/kitchen/diner (window ref: W14/102) - 56.4% [40.4%]
 Open-plan living/kitchen/diner (window ref: W15/102) - 60.2% [42.9%]
 Open-plan living/kitchen/diner (window ref: W16/102) - 63.2% [44.9%]

- Second Floor Flat (east side):
 - Open-plan living/kitchen/diner (window ref: W17/102) - 69.5% [48.5%]
 - Open-plan living/kitchen/diner (window ref: W18/102) - 71.0% [50.2%]
 - Open-plan living/kitchen/diner (window ref: W19/102) - 73.5% [51.9%]
 - Open-plan living/kitchen/diner (window ref: W20/102) - 75.8% [53.3%]
 - Open-plan living/kitchen/diner (window ref: W21/102) - 77.4% [54.9%]
 - Open-plan living/kitchen/diner (window ref: W22/102) - 78.9% [55.5%]
- Third Floor Flat (west side):
 - Open-plan living/kitchen/diner (window ref: W11/103) - 46.5% [32.9%]
 - Open-plan living/kitchen/diner (window ref: W12/103) - 49.3% [34.9%]
 - Open-plan living/kitchen/diner (window ref: W13/103) - 52.9% [37.4%]
 - Open-plan living/kitchen/diner (window ref: W14/103) - 56.0% [39.6%]
 - Open-plan living/kitchen/diner (window ref: W15/103) - 58.7% [41.8%]
 - Open-plan living/kitchen/diner (window ref: W16/103) - 61.5% [43.7%]
- Third Floor Flat (east side):
 - Open-plan living/kitchen/diner (window ref: W17/103) - 66.8% [47.3%]
 - Open-plan living/kitchen/diner (window ref: W18/103) - 69.2% [48.9%]
 - Open-plan living/kitchen/diner (window ref: W19/103) - 70.9% [50.6%]
 - Open-plan living/kitchen/diner (window ref: W20/103) - 73.1% [51.9%]
 - Open-plan living/kitchen/diner (window ref: W21/103) - 74.6% [53.1%]
 - Open-plan living/kitchen/diner (window ref: W22/103) - 75.9% [53.9%]
- Fourth Floor Flat (west side):
 - Open-plan living/kitchen/diner (window ref: W11/104) - 42.7% [30.8%]
 - Open-plan living/kitchen/diner (window ref: W12/104) - 45.3% [32.9%]
 - Open-plan living/kitchen/diner (window ref: W13/104) - 48.6% [35.3%]
 - Open-plan living/kitchen/diner (window ref: W14/104) - 51.4% [37.4%]
 - Open-plan living/kitchen/diner (window ref: W15/104) - 53.9% [39.2%]
 - Open-plan living/kitchen/diner (window ref: W16/104) - 56.3% [40.9%]
- Fourth Floor Flat (east side):
 - Open-plan living/kitchen/diner (window ref: W17/104) - 61.2% [44.5%]
 - Open-plan living/kitchen/diner (window ref: W18/104) - 63.0% [45.7%]
 - Open-plan living/kitchen/diner (window ref: W19/104) - 65.0% [47.3%]
 - Open-plan living/kitchen/diner (window ref: W20/104) - 66.7% [49.4%]
 - Open-plan living/kitchen/diner (window ref: W21/104) - 67.9% [49.7%]
 - Open-plan living/kitchen/diner (window ref: W22/104) - 69.2% [50.4%]

119. Provided below is a window map of the south elevation of the Bear Pit apartments that can be cross-referenced with the above data:

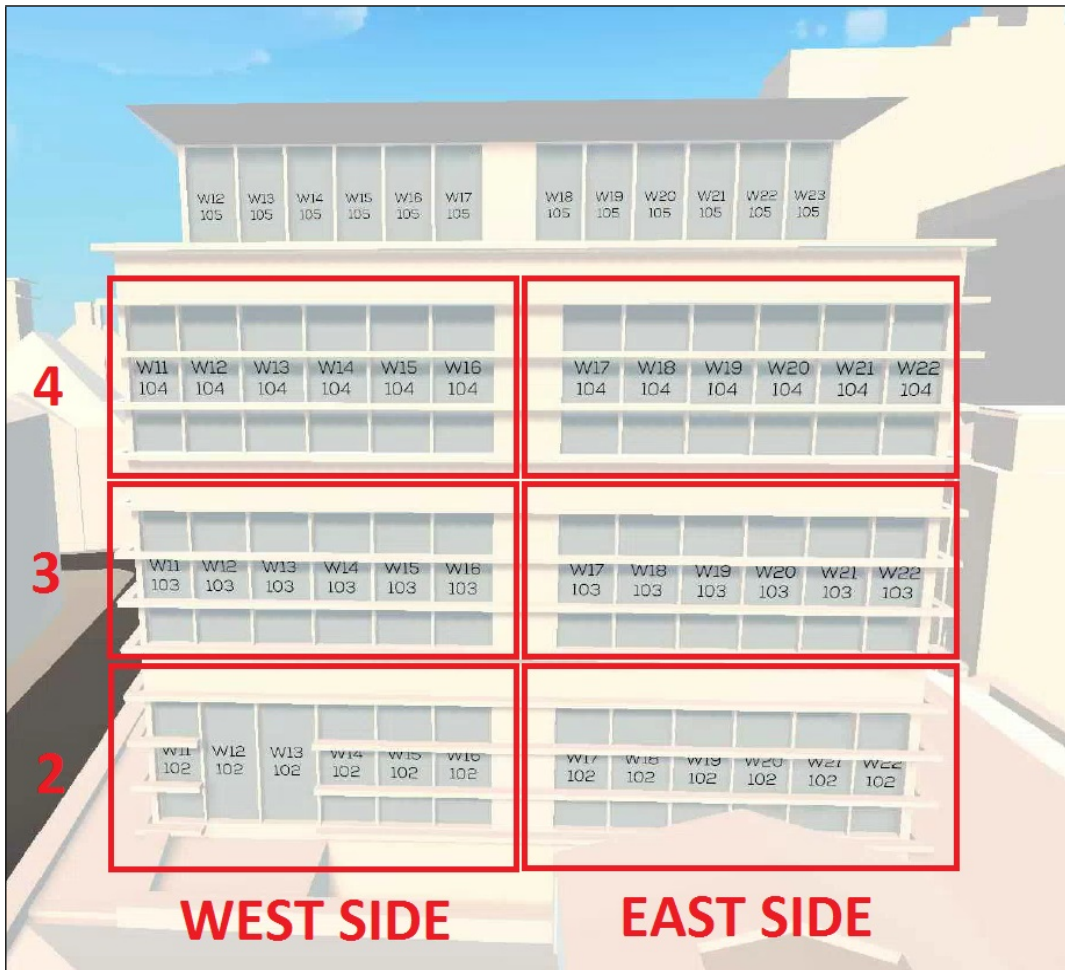


Figure 10: Window map of the south elevation of Bear Pit apartments

120. As the data shows, when the brise soleil is factored-out of the VSC modelling, the losses reduce by some degree. In ten instances, the loss reduces to less than 40%, thereby constituting a moderate adverse impact rather than a substantial adverse impact.
121. The VSC losses are nevertheless considerable, in particular for the three flats on the east side of the building. However, an important feature of the six affected open-plan living/kitchen/diners is that they all benefit from dual aspect, with those on the west side receiving daylight through a 4.5 metre wide west-facing glazed façade and those on the east side receiving daylight through a 4.0 metre wide east-facing glazed façade.
122. The applicant's Daylight and Sunlight Assessment demonstrates that none of these six rooms would experience a loss of NSL in excess of 20%. Taking these factors into account in the round, and noting that the BRE guidelines must be applied in a flexible manner giving regard to the Central London site context, it is considered that the level of impact these dwellings would experience would not be harmful.
123. The applicant's 'comparative' assessment shows that the proposal would result in substantial impacts to seven more windows than if the consented scheme was built

out. The data also shows that, in comparison with the impacts arising from the consented scheme, two more windows would experience a moderate adverse impact and two more windows would experience a minor adverse impact. This comparatively greater impact is an inevitable consequence of the proposal being three storeys taller than the consented scheme. The 11 windows are spread across three different apartments, and so the comparatively greater impact the proposal would cause would not be concentrated on a single dwelling. Moreover, the south façade of the Bear Pit apartments contains a total of 58 windows; as such, the 11 windows that would experience a comparative change from one adverse VSC category to another represents a relatively small proportion of the total.

Impact on 1-30 Sumner Street and 71-100 Sumner Street

124. The proposed development would cause adverse substantial impacts to six small top lights, which in each case form part of a larger door-and-window unit, at six dwellings within 71-100 Sumner Street. The daylight loss can be partly attributed to the top lights being directly beneath balconies, and so to an extent the inherent design of the building restricts VSC to these three glazed panes. In any case, the remaining glazed panels within each of these door-and-window units would not experience adverse substantial impact, and as such it is considered that the receiving rooms would retain an acceptable level of VSC.
125. In addition to the toplights, there are two ground floor windows —both located towards the eastern end of the north elevation of the 71-100 Sumner Street block— that would experience a VSC loss of more than 40% compared to the existing situation. However, one of these windows is at ground floor level, and, as with the toplights, is located directly below a balcony canopy. Its current VSC level is low at 13.0, and thus any reduction would effect a large percentage change. Similarly, the other window to experience a substantial adverse impact is at ground floor level and has a low VSC at present, creating a substantial percentage loss even though the reduction in the VSC level itself is not significant.
126. The extent of VSC losses at these nearby mansion blocks are fully acknowledged. However, the majority of losses affect rooms served by other glazed apertures. Where this is not the case, the current VSC is low and the resulting percentage reduction is, therefore, not an accurate representation of how the change would be perceived by users of the rooms.
127. The applicant's daylight and sunlight report also includes an assessment that considers the proposal's impact on the two Sumner Buildings taking account of the construction of the 133 Park Street and 105 Sumner Street scheme. The results indicate that the VSC to the majority of the windows would not change. Of the windows that would experience a VSC reduction beyond that caused by 133 Park Street and 105 Sumner Street scheme, the degree of change would be very small. In the case of the most severely affected window, the resulting VSC level would be 3% worse than the VSC resulting from the 133 Park Street and 105 Sumner Street scheme. In real VSC terms, this would be a change from 16.5 to 16.0, which is unlikely to be perceptible to the users of the room. This demonstrates that the proposal would not result in daylight impacts significantly greater than those which have previously been deemed acceptable.

185 Park Street

128. The 185 Park Street scheme once completed will include a part-residential building,

“Block 02”, located on the opposite side of Emerson Street from the proposed development. Differently to how the other surrounding buildings have been assessed, the applicant’s daylight and sunlight report does not use as a benchmark the level of daylight Block 02 would receive in the existing context. Instead, the assessment essentially compares what impact the proposed development would cause to the Block 02 dwellings over and above the impacts that would be caused by the extant proposal. This approach is reasonable and in accordance with the BRE Guidance because the 185 Park Street scheme was granted permission after the consented development was approved and technically implemented.

129. The elevation of Block 02 most susceptible to daylight losses is the east elevation because it faces directly towards the site. Block 02 was intentionally designed to cluster the kitchens and bedrooms (recognised by the BRE as being room types less sensitive to daylight losses) along this eastern side of the building. As the applicant’s results show, of the 409 windows tested, only 10 serve principal living spaces and where the VSC would be reduced beyond the reduction caused by the consented scheme, in none of these instances would it be reduced to less than 27%. This demonstrates that these principal living spaces would continue to receive a good standard of daylighting
130. In respect of the kitchens and bedrooms that would experience losses above those deemed acceptable when the 185 Park Street proposal was granted permission, the rooms were consented on the understanding that their VSC level would be relatively low. Where a VSC level is low, any further reduction will generate a large percentage change. The greatest comparative reduction of 49%, but in real terms would see the VSC drop from 10.4 to 5.3, which is not uncommon for a kitchen in this dense part of the borough. A balcony extends out directly above the window and thus the inherent design of Block 02 had a limiting affect on daylight on receipt. This is common to many of the other most affected windows at Block 02. Thus, in summary, it is considered that, while there may be impacts on the east-facing windows at 185 Park Street, these would not be significant.

Summary

131. While it is recognised that there would be some significant losses of VSC to windows at 60 Park Street and the Bear Pit buildings, all but two of the affected rooms would experience a loss of NSL in excess of 20%. The room that would experience an NSL loss over 20% are both bedrooms, a room type which the BRE recognises as being less sensitive to daylight loss. On balance, while recognising the daylight impacts, the losses are not considerably worse than those incurred by the extant scheme and are not untypical for a central London location such as this.

Sunlight impacts of the proposed development on the nearby occupiers

132. The applicant’s daylight and sunlight report has assessed the impact of the proposed development on the sunlight received at all windows facing within 90 degrees of due south. The BRE guidelines set out that nearby windows must be assessed to determine whether any of the following would be experienced:
- a reduction in sunlight to less than 25% Annual Probable Sunlight Hours (APSH), or;
 - a reduction in sunlight to less than 5% Winter Annual Probable Sunlight Hours (WAPSH) or;
 - both of the above.

133. Where any of the above occurs, if the window's resulting APSH is less than 0.8 times its former value, there may be an appreciable loss of sunlight.
134. The applicant's report does not assess the impact on the dwellings in the Sumner Building because all windows face north.

Impact on 60 Park Street

135. The sunlight assessment shows that one window would experience a reduction in APSH to less than 25% as well as experiencing a reduction in WAPSH to less than 5%. The assessment also shows that two windows would experience a reduction in WAPSH to less than 5%.
136. The window that would experience the WAPSH and APSH losses in excess of the BRE Guidelines is a ground floor bedroom within the east dwelling. The bedroom is also served by another window, which would not suffer WAPSH or APSH losses in excess of the guidance. As such, and giving due regard to the function of the space and its ground floor location, it is considered that the room would continue to experience acceptable sunlight levels.
137. The two windows that would experience the WAPSH reduction in excess of the BRE recommendations serve a living/kitchen/dining room on the first floor of the east dwelling. The room would continue to benefit from acceptable levels of sunlight through three other windows and glazed doors which open onto a courtyard. The use of the room as a principal living space is duly recognised. Notwithstanding, as there would be a number of other apertures that would continue to provide acceptable levels of sunlight to this space, it is considered that the users of this room would not be impacted harmfully.

Impact on the Bear Pit apartments

138. The applicant's daylight and sunlight report indicates that no losses would be experienced at any of the windows at the Bear Pit apartments of less than 25% APSH and/or less than 5% WAPSH. As such, the proposal would preserve an acceptable level of sunlight receipt to all the existing nearby residential properties.

Summary

139. While it is recognised that there would be some significant losses of sunlight to three windows within the east dwelling at 60 Park Street, two of these windows serve a room that benefits from multiple other sunlight sources. The one other affected window serves a bedroom, a use which the BRE guidelines recognise as being less sensitive to sunlight loss, and benefits from dual aspect. No other windows would experience a loss of WAPSH or APSH in excess of the BRE guidelines, and as such no significant concerns remain with regard to sunlight impacts for surrounding occupiers.

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

140. Saved Policies 3.2 and 3.11 of the Southwark Plan (2007) are concerned with upholding high environmental standards and securing the efficient use of land. Together, they set out that planning permission will not be granted where

surrounding uses, in particular those that are noise-generating, would be incompatible with the proposed use such future occupiers of the proposed development would not enjoy an acceptable level of amenity.

141. The site lies in area of mixed use comprising dwellings alongside offices, retail units, cafes and restaurants. None of these are especially noise-generating. As such, the proposed intensification of commercial use on this site would be consistent with the character of the environs, and would secure an acceptable level of amenity for future users of the development.

Design, layout, impact on London and borough views, and impact on heritage assets

Demolition

142. The proposals are for the full demolition of both buildings currently on site. 135 Park Street is a part three- and part four-storey office building that is typical of the 1980s, featuring arched bay openings that project above the main parapet and dark stretcher bond brickwork. The building is of no architectural merit and its demolition is supported. 4-8 Emerson Street is a robust, four-storey, late Victorian-style warehouse building in stock brick with concrete lintels, large multi-paned openings and traditional loading bay openings on the upper floors. The ground floor features glazed brick and classical-styled timber shopfronts that present a rhythm of openings onto the street. The architecture is characterful and, notwithstanding the site's location outside of a conservation area, makes a positive contribution to the townscape. The Emerson Street building is regarded as a non-designated heritage asset.
143. In recognition of this, the applicant was asked during pre-application discussions to explore the options of retaining the building or at least its façade. In response to this, the applicant has argued that the low internal floor-to-ceiling heights within the building would limit its ability to meet modern office requirements. Further arguments made by the applicant against the building's retention are that a conversion would not provide as much floorspace for employees as a new build and that the building is not readily accessible to people with mobility issues owing to its raised ground floor level.
144. If the façade alone was to be retained, limited office floor space could be provided in this part of the proposed development immediately behind the façade. In addition, a stepped slab would be necessary in other parts of the proposed building to account for the change in floor levels, as a result of which the scale and mass would significantly increase resulting in a much bulkier development on this portion of the site. If retained, the façade would be over dominated by the remainder of the immediately surrounding proposed buildings as well as the consented scheme on the adjoining 133 Park Street and 105 Sumner Street site, thus counteracting the benefits of retention. Furthermore, there are other benefits to removing the façade such as the ability to open up views through the site from Emerson Street.
145. On balance, while acknowledging the architectural merit of the existing warehouse, the case for its loss is accepted, where the replacement building is of the highest architectural and urban design quality.

General layout

146. Responding to the regular form and alignment of the street block, a single building is proposed with a large, rectangular footprint that would occupy the majority of the site. In time, it would abut the neighbouring consented buildings in Emerson Street and Park Street, forming a perimeter to the north-western edge of the wider urban block. The proposed building would align with the consented building lines of the neighbouring development, helping to define the public realm and to present a coherent streetscape, which is welcome.
147. The proposal would deliver an enhanced public realm by repeating but extending the chamfered corner at the junction of Emerson Street and Park Street, pulling the façade line back further and extending the recess over ground and first floor levels to create a more generous pavement space on this tight corner. The double-height canted corner would mark the entrance to the new ground floor retail/café unit and would be visible from all directions. The façade has been similarly recessed along Park Street, creating a significantly widened pavement that would be partly covered by the cantilevered building above. In addition to the widened footway on Emerson Street, the application proposes a set-back section at the entry point to the main office, supporting the legibility of this entrance and providing a good-sized threshold space. The twin revolving entrance doors would open onto a large, double-height reception foyer with views through to an outdoor space beyond. An entrance further along Emerson Street would provide separate direct access to the proposed affordable workspace.



Figure 11: the central courtyard plaza

148. The ground floor would be cut back at the rear of the building to form an arcaded outdoor space linked to Park Street by a covered passageway. The passageway has been conceived as a shared space, allowing servicing vehicles to access an off-street integral loading bay, as well as providing a pedestrian route from Park Street into the centre of the urban block. Secondary entrances to the main office and affordable workspace would open directly onto the covered outdoor space, with the

affordable workspace entrance located at the head of the passageway to provide good legibility and visual interest to passers-by on Park Street. The arcaded outdoor space has been positioned beside an area that will in time form a central courtyard within the adjacent consented scheme (133 Park Street and 105 Sumner Street); once both developments have been implemented, they would combine to create a substantial courtyard plaza.



Figure 12: Visualisation from Park Street of the proposed passageway. It is depicted alongside the consented development at the adjoining site, 133 Park Street and 105 Sumner Street.

149. Overall, the general layout is simple but well-conceived, optimising the plot and completing the urban block. It would provide good-sized surrounding pavements that should be well-activated and animated by the new building. The main entrances would be legible, while the setback Park Street façade would open views to the main entrance of the neighbouring consented office building at 133 Park Street and 105 Sumner Street. The ground floor plan makes good use of the limited rear outdoor space by incorporating a colonnaded area of public realm in character with the historic lanes and yards of Bankside. In time, this would combine with the neighbouring development to offer a sizable, overlooked and well-activated courtyard space. The proposed passageway, designed to supplement a consented link on the adjoining 133 Park Street and 105 Sumner Street site, would create a comfortably wide pedestrian route into the centre of the block, as well as offering good onward permeability.
150. In summary, the layout represents good urban design. Through conditions and the Section 106 Agreement, the courtyard and passageway would remain publicly-accessible in perpetuity. The detailed appearance of the loading bay shutters and substation screening are to be required by condition to ensure complementary visual interest.

Scale and detailed massing

151. The proposed building would occupy a substantial footprint and rise to 12 storeys

above ground to an overall height of approximately 47.5 metres, with the plant providing a further three metres of height. The building would have a nine-storey shoulder height in order to reduce the building's sense of scale, with the uppermost three floors set back from the Emerson Street and Park Street facades. The local area is characterised by a marked variety of building heights, including five-storey residential blocks (15 to 18 metres), medium-rise office and hotel buildings of seven and eight storeys (25 to 34 metres), large modern office blocks of 10 to 13 storeys (43 to 60 metres) and residential and towers of 12 to 22 storeys (51 to 80 metres). The taller buildings sit relatively close to the Tate Modern; this is 40 metres to roof height, with its distinctive chimney rising to a much higher 97 metres and the new Switch House extension standing 70 metres tall. The proposed replacement office building, rising to 12 storeys at its highest point with a shoulder height of 9 storeys, would sit comfortably within this varied height profile.

152. Following negotiation and the submission of revised designs through the application process, the proposed setback roof levels successfully ease the visual impact when seen from afar and in the view from the Millennium Bridge in particular. In long and middle distance views the building is either obscured by neighbours or generally sits comfortably on the skyline. It remains, however, a substantial building within its immediate context. As such, the proposal is considered to be the maximum that can be accommodated on the site in terms of its scale (height and bulk), particularly given the relatively narrow widths of the adjoining Park Street and Emerson Street.

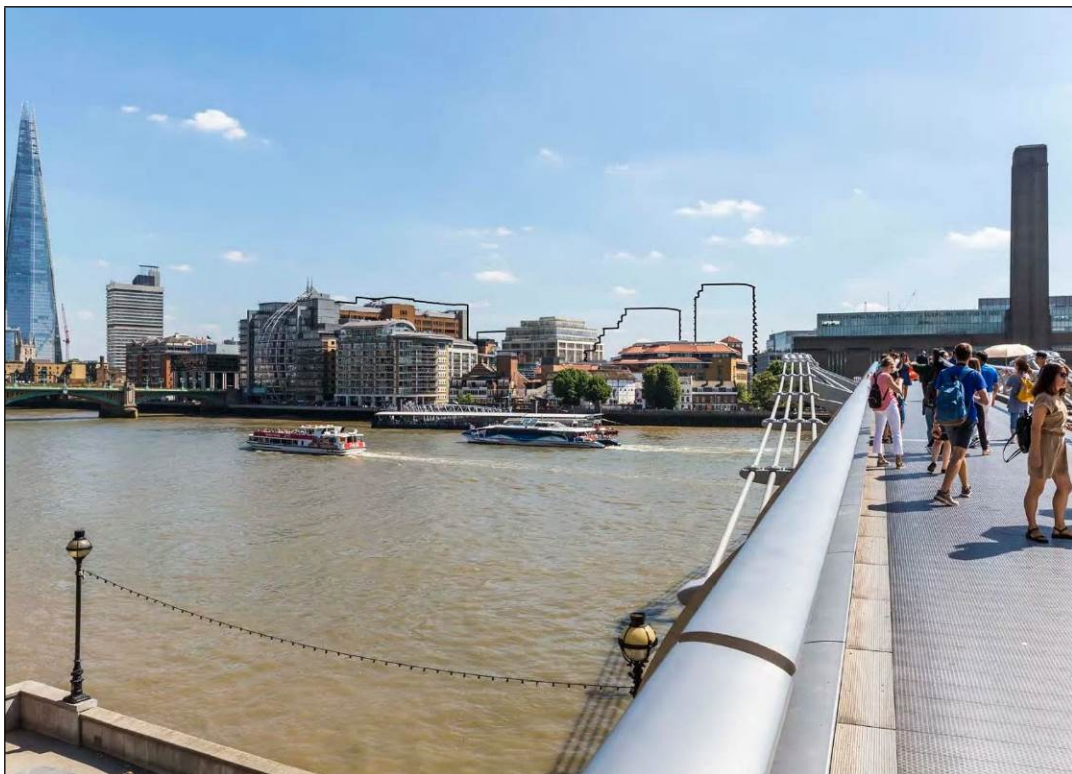


Figure 13: View from Millennium Bridge, showing the proposed development in the existing context but with the outline shown of the consented nearby developments

153. The articulation of the nine-storey shoulder height eases the development within the immediate streetscape and in time should appear coherent with the similar scaled development opposite that is currently under construction at 185 Park Street. Furthermore, the articulation is supported by: the set-back ground and first floor façades onto Park Street; the corner chamfer and stacked corner balconies above,

and; the elevational treatment with its deep façade reveals. Overall, the substantial volume is handled well and does not feel overbearing when experienced at street level, despite the narrow street widths.

Architectural quality

154. The building has been designed to be read in the streetscape as a modern, high specification office headquarters building. The overt expression of the floor-slabs and the engaged columns with setback, dark metal-framed glazing make for a vigorous, contemporary design. Nonetheless, the building has a traditional elevational hierarchy, with a good sense of base, middle and top that, despite the building's overall size, reduces its apparent massing and lends a more human scale. The tall ground floor is read with the first floor and a widened floor-slab above to give a strong base that is proportionate to the street. The middle section comprises six floors ordered into pairs with similar giant order openings, albeit detailed in a slightly reduced scale when compared to the base, suggesting a secondary hierarchy. The final storey of the main body of the building presents as a single floor with a widened floor-slab above, suggesting an attic storey and parapet. Above this, the final three floors are setback and glazed as part of the 'roof'.
155. The building's contemporary style sits well in an area characterised by a mix of historic, pre- and post-war and more recent architectural styles. It has a familiarity with its framework of tall, robust brickwork columns and concrete floorslabs that draws from the traditional warehouse character. The architecture is well-resolved, although much of its design success will depend on the detailing and material finishes. The main elevations are of a calm and ordered composition. The design concept for the brick columns shows strong visual interest: the fluid shaping of the shaft is coupled with a brick finish that offers a textured, warm tone that references the principal material finish in the local area. The Crittal-style windows are high quality and lend a quasi-industrial character, while the dark metalwork framing and infill screens offer the opportunity for visual richness, particularly where textured or etched with a design motif (as is the case with the bronze decorative screens on the substation). Above shoulder height, the setback upper floors take on a different character with their extensively glazed, lightweight appearance and more organic form. Together with their green-fringed terraces, these uppermost storeys are an appealing contrast to the main building, but pick up on the similar dynamic form of the neighbouring part-residential 185 Park Street development currently under construction. The details work well, but should be secured by condition, requiring the submission of detailed bay studies, columns, typical openings (including entrance doors) and materials.

Layout, functionality and flexibility of the internal space

156. The proposals are for a large, high-specification office building that would likely be used as a commercial headquarters, warranting the large entrance foyer and extensive lift provision. Notwithstanding, the building shows good flexibility in terms of its floorplan, which can be subdivided to form up to four separate tenancies per storey. The floor-to-ceiling heights are generous, as is the full floor-to-ceiling glazing, with the projecting floor-slabs and columns offering partial solar shading. The corner balconies and tiered roof terraces offer attractive amenities, whilst the basement offers extensive change facilities and bike storage.
157. The ground floor shows a good use of space, shared between the corner retail/café unit, office reception and affordable workspace. Each activity can operate

independently, but is also interconnected and has easy access to the rear courtyard space. The affordable workspace also benefits from being over ground and basement floors, with an internal stair, lift provision and lightwell providing good access and some amenity. Overall, the interior would provide a high standard of design, aesthetically and functionally.

Tall Building considerations

158. At 12 storeys (47.5 metres, excluding rooftop plant) above grade the building is regarded as a tall building. Although not significantly higher than its varied context, it is nonetheless above the defining threshold height of 30 metres. The site is located within CAZ and the Bankside, Borough and London Bridge Opportunity Area, where the intensification of development and tall buildings are supported in principle. Nevertheless, any tall building proposal is expected to comply with Saved Policy 3.20 in full. The following sub-sections of this report will assess the proposal for compliance with each of the requirements of Saved Policy 3.20.

Positive contribution to the landscape:

159. As set out in preceding parts of this report, the development would make a number of important contributions to the public realm, most notably providing an additional pedestrian route and arcaded publicly-accessible space that in time will combine with the central courtyard delivered as part of the redevelopment of the 133 Park Street and 105 Sumner Street site, creating an attractive consolidated plaza. Elsewhere, the development would be set back at ground floor onto Park Street and would be chamfered on its northwest corner, creating more generous pavement widths along Park Street and at the junction. A modest footway extension would also be provided on Emerson Street. These changes would deliver a much safer and more pleasant pedestrian environment. The proposed passageway and rear courtyard would be publicly-accessible from 08:00 to 20:00 on weekdays (excluding Bank Holidays). Given the size and constraints of the site, as well as its relationship to surrounding developments, the quantum and quality of proposed public realm is considered to be sufficient. The quality of landscaping, materials, management and access arrangements are to be secured by conditions and, where appropriate, within the Section 106 Agreement.

Point of landscape significance:

160. This will be one of a number of similar, large-scale 'background' buildings that loosely cluster around the Tate Modern, confirming its urban significance. Whilst this individual site has limited significance in the area, it forms part of a wider group of similar heights which collectively identify Bankside as a key destination.

Highest architectural standard:

161. As set out above, the architecture is both well-conceived and well-resolved. Subject to conditions, it should deliver a high-specification office building that is engaging and attractive, and should make for a positive contribution to the townscape.

Relates well to its surroundings:

162. As set out above, although large-scale, the building would relate sufficiently well to its immediate surroundings in terms of its base and general design. The glazed frontages would animate the street and create visual permeability, allowing passers-

by to see into the office foyer and through to the courtyard beyond. This all creates a greater sense of spaciousness within this tight urban context. The architecture, featuring sculpted brickwork columns and structured by an elevational hierarchy, exhibits a rich, warm and familiar warehouse feel. The result is a building of human scale that would sit comfortably within the street.

Positive contribution to the skyline:

163. The building is part of a group of tall buildings within the Bankside area that cluster within the backdrop to Tate Modern. The three rooftop storeys offer an organic form that is lightweight and dynamic, contrasting with the geometry and solidity of the former power station. Where the building is visible on the skyline, its silhouette and roof terraces would be engaging but deferential.
164. Overall, the development's architecture satisfies the policy criteria for a new tall building. However, a significant outcome of the building's scale in terms of both height and massing is its visibility and impacts upon the townscape and heritage assets which are of special concern.

Impact on Borough Views:

165. For the same reasons as set out in the preceding subsections, it is considered that the Wider Setting Consultation Area of Borough View 3 and the viewer's ability to recognise and appreciate St Paul's Cathedral would be preserved.

Impact on heritage assets and townscape

166. The submission includes a townscape visual impact assessment (TVIA), which provides verified images of the development, including night-time views, when seen from locations in and around Bankside, and modelled views that include the relevant protected London panoramas.
167. The site lies within the London View Management Framework Protected Viewing Corridor of Alexandra Palace to St Pauls Cathedral. The TVIA demonstrates that the proposed development would not impact on the viewer's ability to recognise and appreciate St Paul's Cathedral (View 1 of the TVIA). Its effect on the backdrop to St. Paul's in the strategic view from the north appears negligible and the new building appears remote from the Cathedral when seen in the distance from Southwark's protected panoramic view on One Tree Hill and, although evident on the skyline, is eventful rather than disruptive (View 2). Elsewhere, in long and middle distance views, the building is either obscured by neighbours or generally sits sufficiently well on the skyline (Views 4 and 9). Its sculpted, glazed penthouse form works well to address its impact when seen from the Millennium Bridge (View 3).
168. The application site is outside but close to the Bear Gardens Conservation Area. It does not contain any statutory listed buildings or structures, although it is immediately opposite the Grade II listed Union Works building (Park Street) and is relatively near to the Grade II listed Anchor Terrace on the east side of Southwark Bridge Road and the Grade II listed road bridge itself.
169. The Bear Gardens Conservation Area is characterised by a tight and dense urban grain and the contrasting openness of the riverfront. Its buildings define the narrow streets and lanes as they run back from the riverfront, and include converted and extended warehousing, generally of a low and medium scale away from the

riverfront. The Conservation Area includes parts of Emerson Street and Park Street immediately opposite the site. The new building would also terminate the view out of the conservation area along Bear Gardens. In these views the proposed change in scale would appear significant, but the articulated shoulder would ease the impact. Nonetheless, the building would abruptly terminate the view and impose itself above the low-rise setting of Bear Gardens. A number of tall buildings immediately outside the area already intrude on the setting, although they are positioned to either side of the vista. In this instance the impact would be more emphatic, given the close proximity and direct alignment, and overwhelming, rising significantly above the low-rise context. The impact would be less than substantial and not untypical of conservation area boundary conditions, but nonetheless harmful.

170. The experience along New Globe Walk/Emerson Street is less emphatic, as the building is seen obliquely, although it nonetheless generates a notable change in scale and in appearance, presenting a strong focal point and impacting upon a streetscape of generally polite, brickwork warehouse buildings (View 6). The revised roof profile has eased the massing, setting back the top floors and rounding the corner to bring a softer, more dynamic form that plays down its appearance. The switch to brickwork for the columns similarly has brought a more contextual feel to the main elevations, as well as a detailed visual richness. This compares well to the bland, glassy appearance of the existing 1980s corner building and helps redress to an extent the loss of the existing terraced warehouse. On balance, the proposals have a neutral impact on the setting of the Conservation Area in this view.
171. The proposal would also impact upon the view of the short stretch of Park Street that is in the Bear Gardens Conservation Area and includes the Grade II listed Union Works (Views 7 and 8). The increase in scale and change in architecture is similarly abrupt and detracts from the view and setting of the listed building. That the new replacement building extends the corner chamfer and sets back the ground and first floor facades is welcome in providing an element of space, views of the listed building and views into this part of the conservation area. Likewise, the new architecture is significantly more attractive than the current 1980s building, easing the harm, albeit at a significantly larger scale in comparison to its diminutive listed neighbour. The outstanding harm, however, is modest, and would be offset by the planning benefits of the scheme.
172. Regarding Anchor Terrace (not illustrated in the TVIA) and Southwark Bridge (View 9), the intervening built context all but obscures the proposed replacement building, which results in the development having no discernible impacts on the settings of the listed buildings. The nearby Thrale Street Conservation Area is similarly unaffected.

Conclusion

173. The loss of the current handsome warehouse building has previously been accepted and would be difficult to resist where the proposals are of sufficiently high quality. The urban design of the replacement building is successful, providing a strong frontage designed to abut the forthcoming neighbouring development, completing the urban block in so doing and creating animation at ground floor level. The proposal would also deliver widened pavements and improve north-south permeability through the provision of a new passageway. Although the amount of publicly-accessible space to be contributed towards the central courtyard is modest, it is appropriate given the site constraints and commensurate with the building's footprint. The proposed height and massing are successfully articulated to minimise

the building's visual impact in longer distance views, including the protected view of St Paul's Cathedral from Alexander Palace and the panoramic view from Southwark's One Tree Hill. The building's scale is more challenging in local views, but the proposed shoulder height and elevational treatments work well to ease the effect. Nonetheless, the building causes modest harm to views out of the Bear Gardens Conservation Area and to the setting of the Grade II listed building opposite. This harm would be offset by the planning benefits of the scheme.

174. The architecture is bold, but calm and composed. It has a visual richness that is engaging and attractive; the brickwork is warm and textural, while the robustness of dark metalwork lends an industrial/warehouse quality that helps the building relate to its context. The materials and functional qualities of the building are of a high standard. Notwithstanding, detailed finishes should be secured by condition.
175. Overall, the scheme is of high urban design and architectural quality and accordingly no objection is raised on design grounds.

Publicly-accessible realm, landscaping and trees

176. As previously explained, the proposed development would incorporate a hard-landscaped arcaded outdoor space to the rear of the site. It has been designed to form an extension of the courtyard within the adjacent consented scheme at 133 Park Street. As the neighbouring scheme has already been consented and would deliver the majority of the courtyard, the portion of courtyard to be provided by 19/AP/0240 is to be finished in matching materials, thereby ensuring the courtyard reads as a coherent and consolidated outdoor space.
177. Additional outdoor space would be provided in the form of three roof terraces for use by the office employees but not the general public. These areas are to incorporate soft landscaping comprising native and fruiting/flowering species in the interests of promoting biodiversity and ecology.
178. There are four trees located on the Park Street and Emerson Street footways immediately to the front of the application site. All of these trees are to be retained in the construction of the proposal. The council's Arboriculturalist has reviewed the application and has raised no concerns subject to the imposition of conditions to ensure these trees are fully protected throughout the construction works.
179. The courtyard and colonnade would be publicly-accessible on weekdays (excluding Bank Holidays) between the hours of 08:00 and 20:00. This is to match the hours of opening that have already been agreed (as part of planning application 16/AP/4569) on the remainder of the courtyard. While these opening hours are acceptable at this point in time, in the event of the owner of the adjoining site agreeing at a future time to expand the hours of access to the courtyard, the owner of the subject site will be bound to expand the hours of public access to match the newly agreed hours. This obligation will be secured through the Section 106 Agreement.

Ecology and biodiversity

180. The site is not of ecological value and is not located within close proximity of any designated sites. Nevertheless, Policy 5.11 of the London Plan 2016 and Saved Policy 3.28 of the Southwark Plan 2007 require development to create opportunities to enhance ecology and biodiversity. The applicant proposes to achieve this through landscaping and the inclusion of bird boxes on the three rooftop terraces. The

council's Ecologist has assessed the Ecology Report provided by the applicant and concurs with the findings and proposed enhancement. As such, it is recommended that landscaping conditions be imposed together with a condition ensuring swift and sparrow boxes are incorporated into the building design.

Transport and highways

181. The NPPF requires transport issues to be an integral consideration in the determination of development proposals. It places emphasis on locating new development within accessible and sustainable locations, maximising sustainable transport opportunities, reducing parking provision, ensuring safe and suitable access to sites can be achieved for all users and maximising opportunities to enhance access and permeability. Transport policies are critical to achieving high quality public realm and place-making objectives. Paragraph 109 states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". The implementation of this approach is supported by the policies in Chapter 6 of the London Plan.
182. The above approach is reinforced in the existing development plan policies for Southwark. Policy 2 of the Core Strategy 2011 states "We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution". Saved Policy 5.2 of the Southwark Plan 2007 seeks to ensure that developments do not result in adverse highway conditions, Saved Policy 5.3 requires the needs of pedestrians and cyclists to be considered, and Saved Policy 5.6 establishes maximum parking standards.
183. Further reinforcement is provided by emerging Policies P47 to P53 of the New Southwark Plan. These also identify the need to deal with transport effects during construction.

Car Parking

184. London Plan Policy 6.13 states that in locations with high public transport accessibility, car-free developments should be promoted (while still providing for disabled people). The proposed development would be car free save for two disabled spaces to be provided within the loading bay and accessed via the passageway. This level of car parking is appropriate for this use and location. The two spaces would be managed by security and reception staff at the main office building to ensure accessibility at all times. The applicant has provided swept path diagrams demonstrating that, largely because of the turntable, there would be no conflict within the loading bay between disabled vehicle users and servicing vehicles. Details of the parking bay management plan will be required by condition.
185. The colonnade also provides access into the courtyard space at the rear of the site. While vehicle routes would ideally be separate from pedestrian routes, this site is constrained in terms of size, relationship to neighbouring buildings and connections to the surrounding street networks. As such, there is no alternative means of providing pedestrian and vehicular access through the site. The passageway would be a clearly-designated shared space with a relatively narrow carriageway and tactile paving that would help reduce driver speeds. A further measure to ensure that safe access can be provided for vehicles, cyclists and pedestrians is a Servicing and Delivery Plan, which it is recommended be secured by condition.

Cycle Parking

186. 284 long stay spaces are proposed in a dedicated facility at basement level that would be divided into four stores to maximise security. To optimise choice for users, these cycle spaces would be provided in a mixture of formats including two-tier racks, fold-away cycle lockers, Sheffield stands and accessible bays. A dedicated lift would provide easy access from ground floor level. Shower facilities, a drying room and lockers would also be provided at basement level.
187. 24 short stay spaces would be provided, with 12 to be located in the basement-level store rooms and 12 to be positioned in the arcaded portion of the courtyard. The location and amount of cycle parking provision is considered to comply with London Plan Standards as well as Strategic Policy 2 (Sustainable Transport) of The Core Strategy and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.
188. Although the New Southwark Plan would require a greater number of cycle spaces to be provided for a development of this scale than current policy, the applicant has made efforts to deliver cycle parking of the highest quality to actively encourage the uptake of cycling by employees and visitors. The applicant has also agreed to fund an extension to the nearby Santander docking station by way of mitigation. This meets the spirit of Policy 50 of the New Southwark Plan, which permits a reduced quantum of cycle storage where innovative and 'in kind' provision has been made. In any case, the policy is emerging and can only be given limited weight at this time.
189. It is recommended that conditions are attached to the Decision Notice to ensure that the storage and associated facilities are available to all office users, and that these facilities remain in place throughout the lifetime of the development.

Servicing

190. All servicing would take place within the site utilising a loading bay to be accessed from Park Street. The swept path diagrams supplied by the applicant demonstrate that an eight-metre long 7.5 tonne box van would be able to manoeuvre easily through the passageway and into the loading bay; on departure, owing to the turntable, this vehicle would be able to emerge onto Park Street in forward gear. Deliveries would be timed and would only take place outside of peak hours to minimise the effect on the local transport network. A Delivery and Servicing Plan condition will be attached to any grant of planning permission.

Refuse

191. Refuse storage would be accommodated in the basement and collected by a commercial waste contractor. On collection day the waste would be transferred to the ground floor level and collected from the internal loading bay. This refuse management strategy is considered to be sound. A condition will be attached to ensure the refuse storage space is retained as such throughout the lifetime of the development.

Wider transport and highways improvements

192. To mitigate the impact of the development, a package of transport-related contributions will be secured through the Section 106 Agreement. These are detailed in the Planning obligations part of this report.

Energy and sustainability

Energy

193. 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. The proposal would be expected to achieve a 35% reduction against Part L of the building regulations.
194. Core Strategy Policy 13 sets out Southwark's approach to ensuring that new developments tackle climate change, the approach is generally consistent with London Plan Policies whilst also requiring new commercial developments to meet BREEAM 'Excellent'.
195. Energy and Sustainability Assessments based on the Mayor's hierarchy have been submitted by the applicant.
196. The Energy Statement demonstrates how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Lean', 'Clean' and 'Green' measures would achieve the reduction, in line with the GLA guidance on preparing energy statements, the Southwark Core Strategy (2011) and the Southwark Sustainable Design and Construction SPD.
197. The Energy Statement (supported by an Addendum dated October 2019) concludes that the development would achieve a carbon saving of 36.2%, thereby meeting the policy requirement. This has been achieved by proposing a number of 'Lean' measures such as levels of insulation beyond Building Regulation requirements, optimised air tightness, efficient sensor-controlled lighting and ventilation, and natural ventilation supported by mechanical ventilation heat recovery. These measures would be complemented by centralised VRF Air Source Heat Pumps, which are defined as both a 'Clean' and 'Green' measure.
198. A condition will be imposed requiring the development to be constructed in accordance with details and measures set out in the Energy Strategy.
199. Having explored the possibility of connecting to a future district heating network, the applicant originally claims that this would be unviable given the low heat demand of the development. Accordingly, they proposed a localised heat and power source. Notwithstanding, because connection to district heating is a strategic GLA policy and the proposed site is in a district heating opportunity area, fitting-out the development for potential future connection to a district heating network would be expected. This provision must include, among other things, space for heat exchangers in the plant room, isolation valves and a safe-guarded pipe route to the site boundary.
200. The closest known heat network (either existing or at feasibility stage) to the application site is the South Bank Decentralised Energy Network. The South Bank Employers Group (SBEG) covers an area that straddles Lambeth and the westernmost portion of Southwark (Blackfriars Road providing the eastern boundary of the SBEG area), and as such does not incorporate the application site. The site lies just less than 500 metres east of the boundary of the SBEG area. The exact

location and timescale of delivery for this potential future network is currently uncertain. As such, in the short term, connection to this network is not realistic. Despite this and in order to meet the Mayor's strategic objectives, the applicant has now agreed to fit out the development for CHP connection. An obligation within the Section 106 Agreement will secure this.

BREEAM

201. Strategic policy 13 of the Core Strategy requires the development to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken (this is contained within the applicant's Sustainability Statement) 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.

Ground conditions and contamination

202. The application was accompanied by a preliminary Land Contamination Risk Assessment, which the council's Environmental Protection Team has assessed and deemed to be acceptable. A condition is to be imposed requiring a Phase 2 investigation to be conducted and the results submitted to the council for approval, with further remediation measures to apply if should contamination be found..

Air quality

203. 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 operational use of the development. The report concludes that the effects on air quality during construction and operation are considered to be negligible subject to an Air Quality and Dust Management Plan being submitted as part of the CEMP.
204. The council's Environmental Protection Team has reviewed the submission and advised that there is no objection to the proposal subject to conditions to control construction management and continuous monitoring for dust and noise.

Light pollution

205. By reason of its commercial nature, the proposed building would be occupied in the most part during daytime hours. As explained in the applicant's Energy Statement, internal light fittings throughout the building would be motion-sensitive with timed shut-off. As such, on the occasion of one or more staff members working outside normal office hours, internal lighting would be isolated solely to the areas where the staff member(s) is working, the effect of which is that the entire building would not be internally lit-up. As such, it is not considered that the proposed development would contribute to light pollution to an extent that neighbouring residents' amenity would be harmed.
206. Through the imposition of a condition, the Environmental Protection Team wishes to reserve authority over the detailed design of any external lighting (power and position of luminaries, light intensity contours etc.) in the interests of ensuring the surrounding residential occupiers do not suffer from light pollution or have their privacy or visual amenity affected detrimentally. These details are to be agreed and approved prior to occupation of the new building.

Construction impacts

207. A draft construction environment management plan (CEMP) has been submitted. The document, which has been prepared in accordance with the Southwark CEMP Template, includes:
- A draft Construction Programme forecasting a 2.5 year construction duration with a suggested start date of June 2021;
 - A Site Logistics Plan which identifies the HGV route via Sumner Street with a pull-in bay on Emerson Street and a westbound exit on Park Street;
 - Potential construction programmes for surrounding developments which suggests a six-month overlap with the 185 Park Street scheme and 12-month overlap with the 133 Park Street and 105 Sumner Street development;
 - The number of vehicle movements anticipated during construction;
 - An example of a newsletter that would be issued as a regular construction update to local residents, and;
 - Swept path analysis for construction vehicles.
208. The Local Highways Authority, the Transport Policy Team and the Environmental Protection Team have not raised any objections to the draft CEMP. All three consultees recommend that, should 19/AP/0240 be granted permission, the associated legal agreement require the developer to submit for approval a CEMP prior to commencement of development.
209. Residents have raised concerns that cumulative impacts may arise from the proposed development being constructed concurrently with the adjacent approved schemes. It is recognised there are a number of developments in the vicinity of this site that could come forward within the next five years.
210. The applicant has sought to address these concerns from local residents by submitting a draft CEMP which indicates that there will be minimal overlap between construction at this site and adjacent sites. These are simply forecasted overlaps, however, and cannot be guaranteed at this stage. Construction impacts in themselves would not normally be a justifiable reason for refusing planning permission. However, in order to manage the construction impacts of any major development, the council will secure through the Section 106 Agreement the pre-commencement submission and approval of a CEMP. This allows the council to control in detail matters such as hours of working, pollution and noise, as well as traffic management and construction vehicle routing. Before the CEMP is approved, the Local Planning Authority will liaise with colleagues from the Local Highways Authority, Transport Policy and Environmental Protection Teams to ensure that the Plan makes all reasonable steps to minimise the effects. Accordingly, it is recommended that a CEMP be secured through the Section 106 Agreement.
211. In addition, and in direct response to neighbours' concerns, the developer will be bound by the Section 106 to make reasonable endeavours to set up a working group with the Developers of the two nearby sites (133 Park Street and 105 Sumner Street, and 185 Park Street). The purpose of the working group will be ensure that the various stages of the demolition and construction of the three developments have been planned, as much as is reasonably practicable, to limit highways impacts/disruption and to minimise the cumulative strategic environmental and transport issues that may occur from demolition and/or construction taking place on

all three sites simultaneously.

Water resources and flood risk

Flood risk

212. The application site is located within Flood Zone 3 but is outside the area of residual risk and benefits from the Thames tidal defences. The application was accompanied by a Flood Risk Assessment and Basement Impact Assessment.
213. The Environment Agency has reviewed the applicant's Flood Risk Assessment and considers it to be acceptable.
214. The council's Flood Risk Management Team has requested the imposition of conditions requiring a Flood Warning and Evacuation Plan and a Flood Resistance and Resilience Report to be prepared and submitted to the council for approval.

Sustainable Urban Drainage

215. The GLA's Stage 1 response raised concerns with the proposed approach to managing surface water drainage. In order to address this, the applicant has provided additional attenuation storage volume calculations and evidenced how the greenfield runoff rate would be achieved. The council's Flood Risk Management Team has made a preliminary assessment of this and considers it to be sound; the GLA will make their formal assessment as part of the Stage 2 process.
216. The council's flood risk management team initially questioned the suitability of providing a subterranean attenuation tank as the below-ground location can render operations and maintenance more difficult, but later accepted that on constrained sites no other approach may be feasible. The Team are satisfied with the strategy for the site subject to the imposition of a condition relating to detailed surface water drainage design.

Archaeology

217. The site is of the highest importance for archaeological interest. It currently lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and is in very close proximity to three scheduled monuments: the Rose Theatre; the Globe Theatre, and; the recently designated Hope Theatre and Bear-baiting Arenas.
218. The Rose Theatre is an internationally important archaeological site, famous for its associations with William Shakespeare, Christopher Marlowe and others. Its role in the development of theatres, theatre-going and literature is exceptional, but it also has significance with regard to its role in archaeological planning history and the development of preservation in situ strategies. In terms of group value, the associated contemporary scheduled monuments can also be seen to be of international importance. The site has the potential to contain archaeological deposits from all periods and most probably lies over a palaeochannel, with the potential for palaeoenvironmental remains, as well as later medieval and post-medieval remains relating to the playhouses. It is possible that mid-channel prehistoric deposits relating to those encountered locally such as on Hopton Street and at Neo Bankside 1, 2 and 3 could be present. The buildings on the site are of architectural interest and historic building recording to level 2-3 standard will also be required.

219. As part pre application discussions the applicant was advised to carry out three pre-application stages to ensure that an informed archaeological planning decision could be made in accordance with Saved Policy 3.19 'Archaeology' of the Southwark Plan 2007. The three stages were: submit a desk based assessment; undertake pre-determination evaluation trenching, and; submit the results of a Shallow Groundwater Displacement Survey.
220. The applicant has submitted an archaeological desk based assessment (DBA) by AOC Archaeology and dated January 2019. The revised desk based assessment is a very thorough piece of research and analysis. The desk based assessment provides details of the two separate archaeological evaluations that have taken place on the site and also provides details of other archaeological works on or in the immediate vicinity of the site. The limitations of the previous evaluations on the site, which equate to less than 2% of the total area, are acknowledged by all parties, however it is recognised that the limited scope of these works was determined by the presence of the existing standing buildings.
221. The research in the DBA shows that there is now sufficient information for the Local Planning Authority to make an informed planning decision. The assessment shows that, given their proximity, the potential for remains associated with the Bear Gardens continuing onto the site cannot be entirely discounted. However, historic map regression suggests that the site remained undeveloped until at least 1682. The map evidence also suggests that the line of Park Street has formed an historic boundary since at least the time of the playhouses and it is unlikely that associated monuments would be encountered to the south of the Park Street boundary. The DBA also shows that the site has been truncated by post-medieval buildings which formerly stood in this location, including the terraces along the Park Street frontage, an iron foundry and a boiler works. Notwithstanding the above, given the site's archaeological sensitivity and its proximity to the scheduled remains of the Globe Theatre, the Hope Playhouse and Three Bear Gardens, and the Rose Theatre, a requirement for the full excavation and recording of any archaeological remains which may be present on the site is to be anticipated.
222. The applicant also still needs to carry out a Shallow groundwater displacement survey, the purpose of which is to determine the potential impacts of the new development on the fragile waterlogged elements of the nearby scheduled monuments. The survey is to determine the water quality and availability for the wider catchment area, specifically the Rose Theatre.
223. The archaeological remains preserved in situ at the Rose comprise timber, brick, chalk and soft sediment preserved in waterlogged deposits. Water is pumped slowly into those deposits through a leaky pipe system in the protective sand which seals the archaeology. More water is pumped into a concrete bowl which sits above the sand; this is to ensure the site remains waterlogged and hence preserved. The site is monitored monthly by Historic England to establish whether conditions remain conducive to the protection of the site. Water is at the heart of this, so any development nearby which might affect the water table or dewater the area is of concern. Should water from the theatres be deflected as a result of the new development and any new basements, this could irrevocably damage the scheduled remains.
224. To maintain the preservation of organic materials, such as the fabric of the Rose Theatre it is essential that the conditions which contributed to their survival

(waterlogged; anoxic) remain the same during and after any nearby development. If waterlogged deposits dry out, oxygen will enter and degradation of organic remains will occur. Historic England has published guidance entitled 'Preserving Archaeological Remains. Decision-taking for Sites under Development' (November 2016) and this highlights the likely range of information needed at pre-application stage to promote a viable way forward for sustainable development on what can often be complex waterlogged archaeological sites.

225. A detailed programme of mitigation to protect archaeological interest will be required. This can be controlled by way of pre-commencement archaeological conditions and two Section 106 obligations (refer to the section of this Committee Report entitled 'Planning obligations' for more information).
226. The proposal includes a large basement, which would have a formation level of 4.8m below ground level. This basement would extend across the whole footprint of the proposed new building which would occupy all but the eastern edge of the Site. As high archaeological potential is recognised across the site this endorses the need for further information to properly understand the nature and significance of the buried remains. On present evidence it is unknown whether the site will contain archaeological remains which will inform recognised national and Greater London archaeological research objectives — in NPPF terminology, that is “non-designated heritage assets of archaeological interest”. Moreover, at this time the possibility of finding assets demonstrably of equivalent significance to the nearby scheduled monuments cannot be ruled out. On present evidence and without archaeological mitigation measures there could be an overall adverse impact to archaeological remains from the proposal.
227. In conclusion, there is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission subject to the recommended conditions and the obligations to be secured through the Section 106 Agreement.

Socio-economic impacts

228. In accordance with adopted planning policies there would be a requirement for this development to deliver during the construction phase 38 sustained jobs to unemployed Southwark residents, 38 short courses, and 9 construction industry apprentices. Upon completion, 114 sustained jobs for unemployed Southwark Residents would also be required. These obligations will be secured through the Section 106 Agreement.

Planning obligations (S.106 undertaking or agreement)

229. Saved Policy 2.5 'Planning Obligations' advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 is reinforced by the Section 106 Planning Obligations and CIL (SPD, 2015), which sets out in detail the type of development that qualifies for planning obligations.

230. In accordance with Southwark's Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, the following contributions have been agreed with the applicant in order to mitigate the impacts of the development:

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Construction phase jobs/ contributions	Development to: <ul style="list-style-type: none"> • Deliver 39 sustained jobs to unemployed Southwark residents, • Deliver 39 short courses, and; • Take on 10 construction industry apprentices during the construction phase. <u>Or</u> make the pro-rata Employment and Training Contribution which, at maximum, would be £188,550. This breaks down as: <ul style="list-style-type: none"> • £167,700 against sustained jobs; • £5,850 against short courses, and; • £15,000 against construction industry apprenticeships. 	Agreed
Construction phase employment, skills and business support plan	The Plan would be expected to detail: <ul style="list-style-type: none"> • Methodology of training, skills, support etc. • Targets for construction skills and employment outputs • Methodology for delivering apprenticeships • Local supply chain activity methodology 	Agreed
Post-completion (in-use) phase jobs/contributions	Development to: <ul style="list-style-type: none"> • Deliver 114 sustained jobs to unemployed Southwark residents, <u>And</u> meet any shortfall through the End Use Shortfall Contribution which, at maximum, would be £490,200. This is calculated on the following basis: <ul style="list-style-type: none"> • £4,300 per job. 	Agreed

<p>Post-completion (in-use) phase employment, skills and business support plan</p>	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> • Methodology for filling the Sustained Employment Opportunities (SEOs) and apprenticeships roles • Milestones and profiles for filling the SEOs and apprenticeships • Identified skills and training gaps to gain sustained employment in the completed development • Methods to encourage applications from suitable unemployed Borough residents by liaising with the local Jobcentre Plus and employment service providers 	<p>Agreed</p>
<p>Affordable workspace provision</p>	<p>The floorspace designated as affordable workspace (at ground and basement levels) shall be retained as such for 30 years and made available to eligible occupiers at 75% of the typical market rent for ground/basement level commercial office space in this location.</p> <p>The owner is to offer the affordable workspace to the Globe Theatre for first refusal to enter into a lease to occupy the space, prior to commencing marketing of the affordable workspace.</p>	<p>Agreed</p>
<p>Commercial units management plan</p>	<p>Submit to and receive the LPA's approval of an Affordable Workspace Management Plan.</p> <p>Market the Affordable Workspace in accordance with the marketing strategy contained in the Affordable Workspace Management Plan. The strategy should respond to local demand and target affordable workspace occupiers.</p> <p>Appoint a Workspace Provider to manage the day-to-day operation of the Affordable Workspace.</p>	<p>Agreed</p>

Archaeology		
Monitoring Contribution	A sum of £11,171 pre-paid by the Developer towards monitoring providing technical archaeological support during the works on and in the vicinity of the site.	Agreed
Heritage Asset Promotion Contribution	A sum of £40,000 (Index linked) to be paid by the Developer towards protecting, promoting and enhancing heritage assets within the vicinity of the Development, in particular the Hope Theatre and the bear baiting theatre.	Agreed
Transport and Highways		
Section 278 Highway works	<p>Prior to implementation, the Developer is to submit for approval the s278 specification and estimated costs. This shall comprise the following works:</p> <ul style="list-style-type: none"> • The construction of the vehicular crossover on Park Street, to be constructed as per the council's current standards and appropriate tactile paving should be provided and in liaison with the developer of the adjoining site (planning application ref 16/AP/4569). • Existing tree pits on Park Street and Emerson Street along the development should be upgraded to the council's current standards • Upgrades to street lighting along the development to the council's current standards <p>Prior to commencement of highway works, the Developer is to enter into a Highway Agreement for the purposes authorising the works etc.</p> <p>Prior to construction, an Approval in Principle (AIP) is to be submitted to the Structures Team for approval.</p>	Agreed

Public realm improvements within the wider local area	The provision of a series of public realm improvements.	
Dockless cycle hire contribution	£38,000 to contribute towards 15 spaces within a TfL docking station within the vicinity of the site.	Agreed
DEMP and CEMP	<p>Full DEMP to be submitted to and approved by LPA prior to any demolition.</p> <p>Full CEMP to be submitted to and approved by LPA prior to implementation.</p> <p>Commitment from the Developer to use reasonable endeavours to set up a working group with the Developers of the two nearby sites (refs 16/AP/4569 (133 Park Street and 105 Sumner Street) and 14/AP/3842 (185 Park Street)) to ensure that the various stages of the demolition and construction of the three developments have been planned, as much as is reasonably practicable, to limit highways impacts/disruption and to minimise the cumulative strategic environmental and transport issues that may occur from demolition and/or construction taking place on all three sites simultaneously.</p>	Agreed
Delivery Servicing Plan Bond	<p>For a period of two years from 75% occupancy the daily vehicular activity of the site is to be monitored and returns made on a quarterly basis. If the site meets or betters its own baseline target the bond will be returned within 6 months of the end of the monitoring period. If the site fails to meet its own baseline the bonded sum will be made available for the council to utilise for sustainable transport projects in the ward of the development.</p> <p>The Delivery Service Plan Bond will be £3,920, calculated on the basis of £100 per 500 square metres GFA (this excludes A1/A3 floorspace).</p>	Agreed

	<p>The Bond is to be paid to the council prior to occupation of any part of the development.</p> <p>The council will retain £1,600 of the £3,920 Bond for assessing the quarterly monitoring. This means the refundable sum will be £2,320.</p>	
<p>Future-proofing hours of public access to the colonnade and portion of the courtyard</p>	<p>In the event of the Developer of the adjoining site agreeing at a future time to expand the hours of access to the courtyard, the Developer for 19/AP/0240 will be bound to expand the hours of public access to match the newly agreed hours.</p> <p>All the obligations within Schedule 3 of LEG/RP/PL/S106/143047 will be similarly applied to the colonnade and portion of courtyard forming part of 19/AP/0240 to ensure that the space as a whole functions successfully as a composite entity.</p>	<p>Agreed</p>
<p>Energy, Sustainability and the Environment</p>		
<p>Futureproofing for connection to district CHP</p>	<p>Prior to occupation, a CHP Energy Strategy must be approved setting out how the development will be designed and built so that all parts of it will be capable of connecting to the District CHP in the future.</p>	<p>Agreed</p>
<p>Administration fee</p>	<p>Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.</p>	<p>Agreed</p>

231. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 14 May 2020 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with Saved Policy 2.5 'Planning obligations'”

of the Southwark Plan (2007), Strategic Policy 14 'Delivery and implementation' of the Core Strategy (2011), Policy 8.2 'Planning obligations' of the London Plan (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015)."

Mayoral and borough community infrastructure levy (CIL)

232. 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, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
233. The Mayoral and Southwark Community Infrastructure Levies (gross, pre-relief and subject to indexation) will be £2,604,031.25 and £1,242,879.36 respectively. Thus, the anticipated CIL receipt for this proposed development is circa £3,846,910.61. It should be noted that this is an estimate, and the floor areas including ancillary areas will be checked when CIL Additional information and Assumption of liability forms are submitted after planning approval has been obtained.

Community involvement and engagement

234. This application was accompanied by a statement of community involvement. The documents confirm that the following public consultation was undertaken by the applicant prior to submission of the application:
- 526 residents and businesses were sent a newsletter inviting them to view the proposals at two public consultation events;
 - A public exhibition was held during the day on Saturday 17th November 2018;
 - A second exhibition was held during the early evening on Monday 19th November 2018;
 - 12 local residents attended the exhibition;
 - A communications company operated a telephone consultation line, email address and website.
 - Ward councillors were invited to a presentation of the proposals;
 - The team met with Living Bankside and Better Bankside community groups
235. Issues raised as result of the public consultation included:
- Impact of construction and demolition works;
 - Servicing and post occupation traffic;
 - Improvements to the public realm;
 - Loss of 6-8 Emerson Street frontage
236. The applicant has also provided an Engagement Summary for the Development Consultation Charter, which is now a validation requirement. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising

the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process

237. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices. The responses received are summarised later in this report

Consultation responses

Consultation responses from members of the public

238. In response to public consultation and reconsultation, a total of nine responses have been received. One individual submitted two comments and as such there are eight unique representations. Of these, six were in objection and two were neutral. At the time of writing this report, the Public Access for Planning register is being updated, as a result of which there is temporarily an 'old' register and a 'new' register. All nine responses are viewable on the 'new' register.
239. Summarised below are the material planning considerations raised by members of the public.
240. Design quality and site layout:
- The buildings on Emerson Street should be preserved at part of the conservation area and the fabric incorporated into redevelopment proposals;
 - The proposed building is too big for this site particularly given the width of Park Street;
 - The proposal will harm the conservation area, nearby buildings and the river;
 - 9 storeys should be the maximum height in this location;
 - The proposed east elevation has been drawn incorrectly.
241. Neighbour amenity impacts:
- The submitted daylight/sunlight assessment does not adequately recognise the impact or deal with the effect that this proposal and other recent approved developments will have on existing buildings and open spaces;
 - The rooftop terraces will result in noise and disturbance;
 - Use of the rooftop terraces at evenings and weekends should be prohibited;
 - The floor to ceiling windows will result in light pollution.
242. Transport, parking, highways, construction phase impacts and deliveries/ servicing matters:
- Various sites are due to be developed at the same time, which will have caused increased traffic flow, congestion, pollution and severe disruption for residents;
 - During the construction phase access for residents and emergency services will be affected;
 - Measures must be taken to ensure that traffic flow to New Globe Walk is maintained.

243. Impact on the businesses and the local economy:

- There will be disruption to the Globe Theatre;
- Proper consideration must be given to the need for quiet time for use of nearby external performance spaces for the theatres;

244. Other matters:

- Once complete there will be a significant increase in the number of employees at this site as well as surrounding sites, so the infrastructure must be adequate to deal with this;
- Development at this site must take account of the large number of visitors using the surrounding streets from a safety and access perspective.

245. These matters are addressed comprehensively in the relevant preceding parts of this report.

Consultation responses from internal and divisional consultees

246. The key matters raised by responses from internal and divisional consultees are summarised below, along with the officer's response.

247. Highways Development Management and Highways Licensing

- The provision of wheelchair parking spaces on site is welcome.
- Delivery Servicing Plan must be a condition of planning permission.
- The proposed vehicular crossover on Park Street should be constructed as per the council's current standards and appropriate tactile paving should be provided. This entrance serves the adjacent property (planning application 16/AP/4569 granted) as well. Both developers will need to coordinate and contribute to its construction.
- Existing tree pits on Park Street and Emerson Street along the development should be upgraded to the council's current standards.
- Detailed design and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) should be submitted to and approved by the Highways Development Management Team.
- The basic expectations of the Section 278 works should be prescribed within the Section 106 Agreement.

Officer response to issue(s) raised:

- All of the above items are noted and, where applicable, will be captured through conditions or the Section 106 Agreement.

248. Environmental Protection Team:

- No objection subject to recommended conditions in respect of plant noise, limiting use of the terraces and servicing arrangements, provision of a CEMP, ventilation details for any future A3 Use, external lighting and land contamination.

Officer response to issue(s) raised:

- All of the above items, with the exception of the CEMP, have been recommended as conditions. The CEMP will be secured as an obligation in the Section 106 Agreement.

249. Local Economy Team:

- It is estimated that the delivery of this quantum of B1 office floorspace would deliver up to 2,310 full-time employment (FTE) jobs.
- Assuming agreement and adoption of the economic and employment obligations required by planning policy, LET are happy to support this application which matches the economic, job, and growth plans as discussed in the planning statement.

Officer response to issue(s) raised:

- The recommended local economy contributions will be secured in the Section 106 Agreement.

250. Flood risk management team:

- Southwark strongly discourages the installation of attenuation tanks below building footprints due to the risks from an operational and maintenance perspective and is strongly discouraged unless no other feasible approaches are available. The location of access and inspection chambers for the attenuation tank need to be provided by the applicant before the application is determine.
- The drainage strategy is acceptable at this stage. Permission should be subject to a condition requiring the final drainage details to submitted and approved prior to above grade works.
- The Basement Impact Assessment notes that groundwater was observed above the level of the proposed basement and recommended further investigations of groundwater at the site. Conditions should be imposed to secure these investigations pre-commencement.
- Appropriate flood resistance and resilience measures should be incorporated into the design and construction to minimise potential damage to property from flood events

Officer response to issue(s) raised:

- The suggested conditions pertaining to the final drainage details, groundwater monitoring and flood resistance and resilience have been included on the draft Decision Notice.
- The applicant has provided an indicative drawing within the Drainage Strategy which explains that the attenuation tank will be located in the floor/ceiling zone between ground and basement levels, directly above where the showers are to be located. This is within the footprint of the building, but is permissible given the small site footprint.

251. Ecologist:

- The ecological survey is acceptable

- Ecological enhancement is recommended by the application documents.
- Some soft landscaping on the terraces could provide limited ecological gain.
- Swift and sparrow boxes should be secured by condition.

Officer response to issue(s) raised:

- The condition relating to the final drainage details has been included on the draft Decision Notice.

252. Urban forester:

- There are no existing trees on site. The submitted AMS should be cited in a compliance condition so that all street trees are retained and protected.
- Public realm is enhanced by proposed pavement widening, increased access and shared surfacing materials with the consented adjacent development.
- However, the opportunity exists for more greening within the rear courtyard to soften the dominance of hard surfacing. Any additional planting would require sufficient soil volumes to sustain planters located above the basement

Officer response to issue(s) raised:

- The condition relating to the AMS has been included on the draft Decision Notice.
- Although the ambition for the rear courtyard to contain soft elements is recognised, the area of space available is limited. The remainder of the courtyard (which forms part of planning application 16/AP/4569) would incorporate grasses and planting, and as such it is considered that as a whole the plaza will not excessively hard-surfaced.

253. Waste management team:

- The drag distance from the bin store to the kerbside would be significant.
- A planning condition should be imposed to prevent the developer from placing waste containers on the public highway of Wardens Grove.

Officer response to issue(s) raised:

- On collection day the waste would be transferred from the basement to the ground floor level and collected from the internal loading bay. It would not be taken to the kerbside for collection.
- Wardens Grove is over 100 metres from the application site, and as such there is little likelihood of the developer placing waste containers on this road. Therefore, a condition is not necessary.

Consultation responses from external consultees

254. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

255. Greater London Authority:

- The proposed office development is supported in this CAZ, Opportunity Area and town centre location, subject to the provision of affordable workspace.
- Public access to the proposed courtyard should be secured by a planning obligation.
- Additional information is required to verify the carbon savings claimed and compliance with London Plan and draft London Plan energy policies.
- The surface water drainage strategy needs updating to give regard to the drainage hierarchy and greenfield runoff rate.
- The development should include a green or brown roof.
- The trip generation and impact analysis sections of the Transport Assessment need to be revised and reference should be given to Vision Zero and Healthy Streets.
- The applicant should demonstrate that the entrance to the proposed shared space does not create conflicts between pedestrians, cyclists and servicing vehicles
- The Delivery and Servicing Plan requires further work to demonstrate that the proposals can accommodate demand.
- Cycle storage requires minor amendment to make the stands fully accessible and compliant.
- A contribution should be made towards an expansion of the cycle hire network.
- Once Southwark Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal, take it over for his own determination, or allow the council to determine it itself.

Officer response to issue(s) raised:

- An amended Energy Statement and Surface Water Drainage Strategy have both been prepared and can be reviewed as part of the Stage 2 process.
- Additional planting and green roof spaces have been incorporated on the terrace areas and rooftop plant.
- The applicant has provided an Addendum to the Design and Access Statement (September 2019) that proposes a hatched strip directly to the front of the loading bay entrance to address the concerns around the use of the passageway by pedestrians and vehicles. It is considered that this will ensure the passageway reads as a shared space.
- The width of the passageway, together with the adjoining thoroughfare at the consented 105 Sumner Street and 133 Park Street site will be sufficient to minimise conflict between vehicles, cyclists and pedestrians.
- The applicant has provided an addendum to the Transport Assessment (October 2019) that addresses Healthy Streets and Vision Zero, includes updated collision data and trip generation data. The council's Transport Policy Team and TfL (consulted separately) have assessed this addendum and consider the information to be sound. This brings the Transport Assessment into conformity with the other application documents.
- Although the location of the UKPN station has not been changed, its doors have been relocated onto the passageway and a latticework screen on the north elevation would conceal it from the view of passers-by on Park Street.
- The Delivery and Servicing Plan has been amended and a full detailed DSP will be required by condition.

- Cycle storage has now been updated to meet accessibility standards.
- A contribution towards expanding a nearby cycle hire docking station has been agreed with the developer.

Note: The GLA was reconsulted but did not provide any comments. The application will be referred to the Mayor for Stage 2 in any case.

256. Transport for London:

Original consultation response:

- There is a general lack of clarity and consistency between the Transport Assessment and other application documents, and more work is required to bring it in line with the requirements of Policy T4.
- The location of the UKPN/HV Switch room presents issues in respect of Healthy Streets, cycling and delivery issues.
- The Delivery Servicing Plan requires improvement in order to comply with Policy T7.

Re-consultation response:

- The provision of draft London Plan compliant cycle parking is welcome.
- The revised trip rates and consequent trip generation numbers show that transport capacity is unlikely to be severely adversely affected. Officer workers will have a wide range of public transport options, so no single node or link will be acutely loaded.
- Active travel measures should be the focus of both mitigation and the travel plan (cycle hire business accounts, pool bikes for off-site meetings etc.)
- There is generally spare capacity on the river services system, and as such the travel plan should promote river services and improved signage on the routes nearest to the pier. Contributions towards services are not, for this planning application, necessary.
- TfL's re-consultation comments should not prejudice any subsequent Mayoral planning decision on this application.

Officer response to issue(s) raised:

- The conditions suggested by Transport for London have been included on the draft Decision Notice. An appropriate sum, agreed with Transport for London, has been committed by the developer towards cycle hire investment locally.

257. London Fire and Emergency Planning Authority:

- No objection.

258. Environment Agency:

- No objection subject to recommended conditions in respect of land contamination, sustainable drainage and piling.

Officer response to issue(s) raised:

- The conditions suggested by the Environment Agency have been included on the draft Decision Notice.

259. London Underground

- No comment.

260. Thames Water:

- No objection to the proposal in terms of the impact waste will have on the combined water network infrastructure capacity
- The existing water network infrastructure would be unable to accommodate the water needs of the proposed development. Thames Water will contact the developer in an attempt to agree a position on water networks but given the time available, a condition should be imposed to require the applicant to enter into discussions.

Officer response to issue(s) raised:

- A condition has been included on the draft Decision Notice to require the applicant to engage with Thames Water in respect of how the existing water network infrastructure can be made capable of accommodate the needs of the proposed development.

261. Historic England:

- No objection.

262. Natural England:

- No objection. Standing advice applies.

263. Metropolitan Police:

- The development is capable of achieving the security requirements of Secured By Design, and this should be controlled by condition.

Officer response to issue(s) raised:

- The two-part condition suggested by the Metropolitan Police has been included on the draft Decision Notice.

264. Many of these matters have also been addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

265. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

266. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

267. 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:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. 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.
 3. 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.
268. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

269. 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.
270. This application has the legitimate aim of redeveloping this site for a multiple-storey mixed-use building comprising office and retail/café floorspace, together with publicly-accessible realm. 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.

Positive and proactive statement

271. 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.
272. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

273. Positive and proactive engagement: summary table	
Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES

Conclusion

274. The proposed scheme would deliver a high quality office-led development resulting in a substantial uplift in employment floorspace and a significant number of new jobs, both in construction and once the development is operational. Not only is this compliant with Southwark Plan and Core Strategy policies but it also fulfils the principle of encouraging significant new development within the CAZ and Opportunity Areas. The proposed retail unit, which would be at ground floor level and create active frontages along Park Street and Emerson Street, would introduce a new and appropriate town centre use to this site that would support the residential, working and tourism offer of this part of the borough. The principle of redevelopment is therefore strongly supported.
275. The provision of affordable workspace, to be offered at 75% of the market rate for a period of 30 years, is in line with emerging London Plan and New Southwark Plan policies and is a clear benefit of the proposal, albeit that the quantum relates to 10% only of the uplift from the extant permission.
276. Through the course of extensive pre-application discussions and the planning application process, the design of the proposed development has evolved considerably. The final proposal is considered to be of an appropriate density, height and mass, with the three upper floors suitably recessed to reduce the building's scale and apparent bulk from street level. The materials are robust and the elevational details, such as the sculptural brick frame, are well-resolved. Conserving the relevant London and Borough views and causing no substantial harm to the nearby designated heritage assets, the building would make a high quality addition to the townscape. In design terms, it is a significant improvement on the extant permission for the site.
277. It is acknowledged that there would be an adverse impact on daylight and sunlight to a small number of nearby properties. However, the losses are not considerably worse than those incurred by the extant scheme and are not untypical for a central London location such as this. On balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission.
278. The application raises no other neighbour amenity concerns. While a number of objections were received about the cumulative noise, pollution and transport impacts that would arise during the construction of this development concurrently with other consented schemes in the immediate vicinity, it is considered that the

impacts can be mitigated through the imposition of conditions and Section 106 obligations.

279. The servicing arrangements, cycle storage facilities, wheelchair parking provision and travel plan principles are all acceptable. As a precautionary measure, a bond will be secured so that highways impacts can be monitored over the course of the first two years of operation. Further highways and transport mitigation is to be secured through the Section 106 Agreement.
280. In line with the requirements of the NPPF, the council has applied the presumption in favour of sustainable development. The proposal would accord with sustainable principles and would make efficient use of the land to deliver a high quality development that is in accordance with the council's aspirations for the area. It is therefore recommended that permission is granted, subject to referral to the Mayor for London, and to conditions as set out in the attached draft decision notice, and the timely completion of a Section 106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1523-135 & 1523-4 Application file: 19/AP/0240 Southwark Local Development Framework and Development Plan Documents	Department of Place and Wellbeing, 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 5535 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken and replies received
Appendix 2	Draft decision notice

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Patrick Cronin, Senior Planning Officer	
Version	Final	
Dated	17 December 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, 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		17 December 2019

APPENDIX 1

CONSULTATION UNDERTAKEN AND REPLIES RECEIVED		
Notices:		
<u>Site Notice:</u>	• Date Notice was displayed: 28.02.2019	• Expiry Date of Notice: 20.03.2019
<u>Press Notice:</u>	• Date Notice was published: 18.01.2019	• Expiry Date of Notice: 08.02.2019
Consultation Letters to Neighbours and Local Groups:		
<u>Recipient Address:</u>	<u>Date Letter Sent</u>	<u>Reply Received?</u>
• Flat 18, Old Theatre Court, 123 Park Street	26.02.2019	No
• 105 Sumner Street, London, SE1 9HZ	26.02.2019	No
• 15 Gatehouse Square, London, SE1 9HN	26.02.2019	No
• 12 Gatehouse Square, London, SE1 9HN	26.02.2019	No
• 11 Gatehouse Square, London, SE1 9HN	26.02.2019	No
• 14 Gatehouse Square, London, SE1 9HN	26.02.2019	No
• Flat 53, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 50, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 37, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 36, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 39, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 38, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat E, 17 Southwark Bridge Road, London	26.02.2019	No
• Block E Flat 13, Peabody Estate, Southwark Street	26.02.2019	No
• Flat 12, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 11, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 15, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 13, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 10, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 7, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 6, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 9, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 8, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 22, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 21, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 25, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 23, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 20, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 17, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 16, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 19, Old Theatre Court, 123 Park Street	26.02.2019	No
• 13 Gatehouse Square, London, SE1 9HN	26.02.2019	No
• Flat 2, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 1, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 5, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 3, Old Theatre Court, 123 Park Street	26.02.2019	No
• Shakespeare Globe Theatre, 21 New Globe Walk, London	26.02.2019	No
• 62-76 Park Street, London, SE1 9DZ	26.02.2019	No

• 22 New Globe Walk, London, SE1 9DR	26.02.2019	No
• Flat 6, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 8, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 7, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 10, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 9, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• 15 New Globe Walk, London, SE1 9DR	26.02.2019	No
• 3 Anchor Terrace, 125 Park Street, London	26.02.2019	No
• 2 Anchor Terrace, 125 Park Street, London	26.02.2019	No
• 5 Anchor Terrace, 125 Park Street, London	26.02.2019	No
• 4 Anchor Terrace, 125 Park Street, London	26.02.2019	No
• Flat 17, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 16, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 19, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 18, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 15, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 12, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 11, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 14, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 13, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 32, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 31, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 35, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 33, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 30, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 27, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 26, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 29, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 28, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 52, Old Theatre Court, 123 Park Street	26.02.2019	No
• Flat 51, Old Theatre Court, 123 Park Street	26.02.2019	No
• 1 Anchor Terrace, 125 Park Street, London	26.02.2019	No
• 64 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 63 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 66 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 65 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 62 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 59 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 58 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 61 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 60 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 73 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 72 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 75 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 74 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 71 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 68 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 67 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 70 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 69 Sumner Buildings, Sumner Street, London	26.02.2019	No

• 6 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 50 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 8 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 7 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 5 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 47 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 46 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 49 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 48 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 55 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 54 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 57 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 56 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 53 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 100 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 9 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 52 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 51 Sumner Buildings, Sumner Street, London	26.02.2019	No
• Flat A, 33 Southwark Bridge Road, London	26.02.2019	No
• 99 Sumner Buildings, Sumner Street, London	26.02.2019	No
• Flat C, 33 Southwark Bridge Road, London	26.02.2019	No
• Flat 20, 20 New Globe Walk, London	26.02.2019	No
• Flat 19, 20 New Globe Walk, London	26.02.2019	No
• Flat 22, 20 New Globe Walk, London	26.02.2019	No
• Flat 21, 20 New Globe Walk, London	26.02.2019	No
• Flat 74, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 18, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 21, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 20, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 64, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 63, Benbow House, 24 New Globe Walk	26.02.2019	No
• 4 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 1 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• Basement Unit L, South Building, 185 Park Street	26.02.2019	No
• Block H Flat 18, Peabody Estate, Southwark Street	26.02.2019	No
• 35 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 34 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 37 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 36 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 33 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 30 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 3 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 32 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 31 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 43 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 42 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 45 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 44 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 41 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 39 Sumner Buildings, Sumner Street, London	26.02.2019	No

• 38 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 40 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 4 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 19 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 18 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 20 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 2 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 17 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 14 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 13 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 16 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 15 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 27 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 26 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 29 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 28 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 25 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 22 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 21 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 24 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 23 Sumner Buildings, Sumner Street, London	26.02.2019	No
• Block H Flat 6, Peabody Estate, Southwark Street	26.02.2019	No
• Level 3, Tate Modern, Sumner Street	26.02.2019	No
• Level 2, Tate Modern, Sumner Street	26.02.2019	No
• Level 5, Tate Modern, Sumner Street	26.02.2019	No
• Level 4, Tate Modern, Sumner Street	26.02.2019	No
• Level 1, Tate Modern, Sumner Street	26.02.2019	No
• Davies House, 60A Park Street, London	26.02.2019	No
• The Swan Bar And Restaurant, Shakespeare Globe Theatre, 21 New Globe Walk	26.02.2019	No
• 25 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• Pepys House, 60B Park Street, London	26.02.2019	No
• Sixth To Eighth Floors Excluding Seventh Floor Rear, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• First Floor North Building, 185 Park Street, London	26.02.2019	No
• Block H Flat 1, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 1, Peabody Estate, Southwark Street	26.02.2019	No
• Fifth Floor North Building, 185 Park Street, London	26.02.2019	No
• The Hub Lexington Catering, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Level 6, Tate Modern, Sumner Street	26.02.2019	No
• Third Floor North Building, 185 Park Street, London	26.02.2019	No
• 4B At Fourth Floor, 185 Park Street, London	26.02.2019	No
• Mezz, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Block G Flat 7, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 6, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 9, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 8, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 5, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 2, Peabody Estate, Southwark Street	26.02.2019	No

• Block E Flat 18, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 4, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 3, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 3, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 2, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 5, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 4, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 14, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 11, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 10, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 13, Peabody Estate, Southwark Street	26.02.2019	No
• Block G Flat 12, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 6, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 5, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 8, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 7, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 4, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 1, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 1, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 3, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 2, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 15, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 14, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 17, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 16, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 10, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 9, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 12, Peabody Estate, Southwark Street	26.02.2019	No
• Block E Flat 11, Peabody Estate, Southwark Street	26.02.2019	No
• Bankside Community Space, 18 Great Guildford Street (Junction With Zoar Street), London	26.02.2019	Yes 20.03.2019 12.04.2019
• Flat 26, 20 New Globe Walk, London	26.02.2019	No
• Flat 73, Benbow House, 24 New Globe Walk	26.02.2019	No
• 22 Southwark Bridge Road, London, SE1 9HB	26.02.2019	No
• Flat 72, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 69, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 68, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 71, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 70, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 7, 20 New Globe Walk, London	26.02.2019	No
• Flat 6, 20 New Globe Walk, London	26.02.2019	No
• Flat 9, 20 New Globe Walk, London	26.02.2019	No
• Flat 8, 20 New Globe Walk, London	26.02.2019	No
• Flat 5, 20 New Globe Walk, London	26.02.2019	No
• Flat 2, 20 New Globe Walk, London	26.02.2019	No
• Flat 1, 20 New Globe Walk, London	26.02.2019	No
• Flat 4, 20 New Globe Walk, London	26.02.2019	Yes 12.04.2019
• Flat 3, 20 New Globe Walk, London	26.02.2019	No

• Estate Workshop, Sumner Buildings, Sumner Street	26.02.2019	No
• 11 Sumner Street, London, SE1 9JZ	26.02.2019	No
• 9 Sumner Street, London, SE1 9JZ	26.02.2019	No
• First Floor, 34 Southwark Bridge Road, London	26.02.2019	No
• Ground Floor, 34 Southwark Bridge Road, London	26.02.2019	No
• Third Floor, 34 Southwark Bridge Road, London	26.02.2019	No
• Second Floor, 34 Southwark Bridge Road, London	26.02.2019	No
• Flat 34, 20 New Globe Walk, London	26.02.2019	Yes
		12.04.2019
• Flat 33, 20 New Globe Walk, London	26.02.2019	Yes
		19.03.2019
• Flat A, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat 16, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 32, 20 New Globe Walk, London	26.02.2019	No
• Flat 29, 20 New Globe Walk, London	26.02.2019	No
• Flat 28, 20 New Globe Walk, London	26.02.2019	No
• Flat 31, 20 New Globe Walk, London	26.02.2019	No
• Flat 30, 20 New Globe Walk, London	26.02.2019	No
• Fourth Floor, 4-8 Emerson Street, London	26.02.2019	No
• Flat G, 37 Southwark Bridge Road, London	26.02.2019	No
• 1 Southwark Bridge Road, London, SE1 9EU	26.02.2019	No
• Flat F, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat C, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat B, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat E, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat D, 37 Southwark Bridge Road, London	26.02.2019	No
• Flat 67, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 19, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 17, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 13, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 12, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 15, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 14, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 28, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 27, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 30, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 29, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 26, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 23, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 22, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 25, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 24, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 26, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 25, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 28, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 27, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 24, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 21, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 20, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 23, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No

• Flat 22, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 9, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 8, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 11, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 10, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 7, Benbow House, 24 New Globe Walk	26.02.2019	No
• The Rose Playhouse, 56 Park Street, London	26.02.2019	No
• Flat 29, Anchor Terrace, 3-13 Southwark Bridge Road	26.02.2019	No
• Flat 6, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 5, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 55, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 54, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 57, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 56, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 53, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 50, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 49, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 52, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 51, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 66, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 65, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 62, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 59, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 58, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 61, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 60, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 37, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 36, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 39, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 38, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 35, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 32, Benbow House, 24 New Globe Walk	26.02.2019	Yes
		16.04.2019
• Flat 31, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 34, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 33, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 46, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 45, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 48, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 47, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 44, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 41, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 40, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 43, Benbow House, 24 New Globe Walk	26.02.2019	No
• Flat 42, Benbow House, 24 New Globe Walk	26.02.2019	No
• 21 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 20 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 23 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 22 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 19 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No

• 16 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 15 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 18 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 17 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• First Floor Right, 4-8 Emerson Street, London	26.02.2019	No
• First Floor Left, 4-8 Emerson Street, London	26.02.2019	No
• Seventh Floor Rear, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• 24 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• Lower Ground And Mezzanine And Third Floor And Fourth Floor, 36 Southwark Bridge Road, London	26.02.2019	No
• 3 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 2 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	Yes
		21.03.2019
		12.04.2019
• 5 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• Suite Seven Part First Floor South Building, 185 Park Street, London	26.02.2019	No
• Tenth Floor, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• South Building Ground Floor 5, 185 Park Street, London	26.02.2019	No
• Suite Three Part First Floor South Building, 185 Park Street, London	26.02.2019	No
• 12 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 11 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 14 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 13 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 10 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 7 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 6 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 9 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• 8 Bear Pit Apartments, 14 New Globe Walk, London	26.02.2019	No
• Third Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Second Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• First Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Fourth Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Sixth Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Ground Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Basement, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Suite 4 Ground Floor South Building, 185 Park Street, London	26.02.2019	No
• Suite Five Ground Floor South Building, 185 Park Street, London	26.02.2019	No
• Suite One Third Floor South Building, 185 Park Street, London	26.02.2019	No
• Suite Two Third Floor South Building, 185 Park Street, London	26.02.2019	No
• South Building Part Third Floor, 185 Park Street, London	26.02.2019	No
• Cafe, 1 Bear Gardens, London	26.02.2019	No
• Basement Unit G, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit F, South Buliding, 185 Park Street	26.02.2019	No

• Basement Unit I, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit H, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit E, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit B, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit A, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit D, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit C, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit O, South Buliding, 185 Park Street	26.02.2019	No
• Fifth Floor, Intel House, 24 Southwark Bridge Road	26.02.2019	No
• Basement Unit N, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit K, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit J, South Buliding, 185 Park Street	26.02.2019	No
• Basement Unit M, South Buliding, 185 Park Street	26.02.2019	No
• Health And Safety Executive, Rose Court, 2 Southwark Bridge Road	26.02.2019	No
• 25A Sumner Street, London, SE1 9JZ	26.02.2019	No
• 47 Bankside, London, SE1 9JE	26.02.2019	No
• First Floor, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Empire Warehouse, Bear Gardens, London	26.02.2019	No
• Unit 3, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Suite 6 Ground Floor South Building, 185 Park Street, London	26.02.2019	No
• Unit 2, 133 Park Street, London	26.02.2019	No
• The Real Greek, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Eat Cafe, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Second Floor, Notcutt House, 36 Southwark Bridge Road	26.02.2019	No
• Suite Three Ground Floor South Building, 185 Park Street, London	26.02.2019	No
• Third Floor, 32 Southwark Bridge Road, London	26.02.2019	No
• Ground Floor, 32 Southwark Bridge Road, London	26.02.2019	No
• Tate Modern, Sumner Street, London	26.02.2019	No
• First Floor, 32 Southwark Bridge Road, London	26.02.2019	No
• Ground Floor, 135 Park Street, London	26.02.2019	No
• First Floor, 135 Park Street, London	26.02.2019	No
• Basement, 32 Southwark Bridge Road, London	26.02.2019	No
• Second Floor, 135 Park Street, London	26.02.2019	No
• 60 Park Street, London, SE1 9EA	26.02.2019	No
• 1 Bear Gardens, London, SE1 9ED	26.02.2019	No
• First Floor, Notcutt House, 36 Southwark Bridge Road	26.02.2019	No
• Units 2 To 3, Benbow House, 24 New Globe Walk	26.02.2019	No
• 16 New Globe Walk, London, SE1 9DR	26.02.2019	No
• Unit 1, Benbow House, 24 New Globe Walk	26.02.2019	No
• Arches 15 And 16, 54 Park Street, London	26.02.2019	No
• Ninth Floor, Riverside House, 2A Southwark Bridge Road	26.02.2019	No
• Arches 1 To 12, 54 Park Street, London	26.02.2019	No
• Arches 13 And 14, 54 Park Street, London	26.02.2019	No
• Ground Floor To Fifth Floor And Eleventh Floor, Riverside House, 2A Southwark Bridge Road	26.02.2019	No

• South Building Fourth Floor, 185 Park Street, London	26.02.2019	No
• Suite Four Part First Floor South Building, 185 Park Street, London	26.02.2019	No
• South Building Fifth Floor, 185 Park Street, London	26.02.2019	No
• Part Second Floor Left, 4-8 Emerson Street, London	26.02.2019	No
• Fifth Floor North, Rose Court, 2 Southwark Bridge Road	26.02.2019	No
• Fifth Floor, Rose Court, 2 Southwark Bridge Road	26.02.2019	No
• South Building Ground Floor 4, 185 Park Street, London	26.02.2019	No
• North Building Second Floor West, 185 Park Street, London	26.02.2019	No
• North Building Second Floor East, 185 Park Street, London	26.02.2019	No
• Second Floor Front, 32 Southwark Bridge Road, London	26.02.2019	No
• Suite Six Part First Floor South Building, 185 Park Street, London	26.02.2019	No
• Basement, 6-8 Emerson Street, London	26.02.2019	No
• Basement, 4 Emerson Street, London	26.02.2019	No
• Suite 5 Part First Floor South Building, 185 Park Street, London	26.02.2019	No
• North Building Ground Floor 3, 185 Park Street, London	26.02.2019	No
• North Building Ground Floor 2, 185 Park Street, London	26.02.2019	No
• Suite Two Ground Floor South Building, 185 Park Street, London	26.02.2019	No
• South Building Ground Floor 2, 185 Park Street, London	26.02.2019	No
• North Building Ground Floor 1, 185 Park Street, London	26.02.2019	No
• Ground Floor Left Suite H, 4-8 Emerson Street, London	26.02.2019	No
• Second Floor Rear, 32 Southwark Bridge Road, London	26.02.2019	No
• Third Floor, 4-8 Emerson Street, London	26.02.2019	No
• Suite Right Second Floor, 4-8 Emerson Street, London	26.02.2019	No
• Block F Flat 14, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 13, Peabody Estate, Southwark Street	26.02.2019	No
• Union Works, Bear Gardens, London	26.02.2019	No
• Block F Flat 12, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 9, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 8, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 11, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 10, Peabody Estate, Southwark Street	26.02.2019	No
• 10 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 1 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 12 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 11 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 52 Bankside, London, SE1 9JE	26.02.2019	No
• 35 Southwark Bridge Road, London, SE1 9HH	26.02.2019	No
• 51 Bankside, London, SE1 9JE	26.02.2019	No
• 49 Bankside, London, SE1 9JE	26.02.2019	No
• Block H Flat 13, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 12, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 15, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 14, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 11, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 8, Peabody Estate, Southwark Street	26.02.2019	No

• Block H Flat 7, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 10, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 9, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 5, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 4, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 7, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 6, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 3, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 17, Peabody Estate, Southwark Street	26.02.2019	No
• Block H Flat 16, Peabody Estate, Southwark Street	26.02.2019	No
• Block F Flat 2, Peabody Estate, Southwark Street	26.02.2019	No
• Flat B, 33 Southwark Bridge Road, London	26.02.2019	No
• 98 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 95 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 94 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 97 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 96 Sumner Buildings, Sumner Street, London	26.02.2019	No
• Flat B, 17 Southwark Bridge Road, London	26.02.2019	No
• Flat A, 17 Southwark Bridge Road, London	26.02.2019	No
• Flat D, 17 Southwark Bridge Road, London	26.02.2019	No
• Flat C, 17 Southwark Bridge Road, London	26.02.2019	No
• Intel House, 24 Southwark Bridge Road, London	26.02.2019	No
• Flat E, 33 Southwark Bridge Road, London	26.02.2019	No
• Flat D, 33 Southwark Bridge Road, London	26.02.2019	No
• Flat G, 33 Southwark Bridge Road, London	26.02.2019	No
• Flat F, 33 Southwark Bridge Road, London	26.02.2019	No
• 82 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 81 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 84 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 83 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 80 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 77 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 76 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 79 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 78 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 91 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 90 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 93 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 92 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 89 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 86 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 85 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 88 Sumner Buildings, Sumner Street, London	26.02.2019	No
• 87 Sumner Buildings, Sumner Street, London	26.02.2019	No
• Flat 16, 20 New Globe Walk, London	26.02.2019	No
• Flat 15, 20 New Globe Walk, London	26.02.2019	No
• Flat 18, 20 New Globe Walk, London	26.02.2019	No
• Flat 17, 20 New Globe Walk, London	26.02.2019	No
• Flat 14, 20 New Globe Walk, London	26.02.2019	No
• Flat 11, 20 New Globe Walk, London	26.02.2019	No

• Flat 10, 20 New Globe Walk, London	26.02.2019	No
• Flat 13, 20 New Globe Walk, London	26.02.2019	No
• Flat 12, 20 New Globe Walk, London	26.02.2019	No
• Flat 25, 20 New Globe Walk, London	26.02.2019	No
• Flat 24, 20 New Globe Walk, London	26.02.2019	No
• Flat 27, 20 New Globe Walk, London	26.02.2019	No
• Flat 26, 20 New Globe Walk, London	26.02.2019	Yes
		08.04.2019
• Flat 23, 20 New Globe Walk, London	26.02.2019	No
Re-consultation Letters to Neighbours and Local Groups:		
<u>Recipient Address:</u>	<u>Date Letter Sent:</u>	<u>Reply Received?</u>
• Shakespeare Globe Theatre, 21 New Globe Walk, London	12.09.2019	No
• Bankside Community Space, 18 Great Guildford Street (Junction With Zoar Street), London	12.09.2019	No
• Flat 26, 20 New Globe Walk, London	12.09.2019	No
• Flat 4, 20 New Globe Walk, London	12.09.2019	No
• Flat 34, 20 New Globe Walk, London	12.09.2019	No
• Flat 33, 20 New Globe Walk, London	12.09.2019	No
• Flat 32, Benbow House, 24 New Globe Walk	12.09.2019	No
• 2 Bear Pit Apartments, 14 New Globe Walk, London	12.09.2019	No
• Flat 26, 20 New Globe Walk, London	12.09.2019	No
Consultation Letters to Internal Consultees:		
<u>Name of Internal Consultee:</u>	<u>Date Letter Sent:</u>	<u>Reply Received?</u>
• Design and Conservation Team [Formal]	26.02.2019	Yes
• Environmental Protection Team	26.02.2019	Yes
• Highways Licensing Team	26.02.2019	Yes
• Highways Development Management Team	26.02.2019	Yes
• Waste Management Team	26.02.2019	No
• Ecology Team	26.02.2019	Yes
• Economic Development Team	26.02.2019	Yes
• Housing Team	26.02.2019	No
• Archaeologist	26.02.2019	Yes
• Planning Policy Team	26.02.2019	No
• Transport Policy Team	26.02.2019	Yes
• Urban Forester	26.02.2019	Yes
• Flood Risk Management Team	26.02.2019	Yes
• CIL and Section 106 Team	26.02.2019	Yes
Re-consultation Letters to Internal Consultees:		
<u>Name of Internal Consultee:</u>	<u>Date Letter Sent:</u>	<u>Reply Received?</u>
• Design and Conservation Team [Formal]	18.10.2019	Yes
• CIL and Section 106 Team	10.12.2019	Yes

Consultation Letters to External Consultees:

<u>Name of External Consultee:</u>	<u>Date Letter Sent:</u>	<u>Reply Received?</u>
• Environment Agency	26.02.2019	Yes
• Thames Water	26.02.2019	Yes
• Transport for London	26.02.2019	Yes
• Network Rail	26.02.2019	Yes
• Greater London Authority	26.02.2019	Yes
• EDF Energy	26.02.2019	No
• English Heritage	26.02.2019	Yes
• London Fire and Emergency Planning Authority	26.02.2019	Yes
• London Underground	26.02.2019	Yes
• Metropolitan Police	26.02.2019	Yes
• Natural England	26.02.2019	Yes

Re-consultation Letters to External Consultees:

<u>Name of External Consultee:</u>	<u>Reply Received?</u>	<u>Reply</u>
• Transport for London	21.11.2019	Yes
• Great London Authority	21.11.2019	Yes

SITE VISIT

Case officer site visit date:	21.03.2019
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DECISION NOTICE

Town and Country Planning Act 1990 (as amended)

www.southwark.gov.uk

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

LBS Reg. No.: 19/AP/0240

Date of Issue of Decision:

Applicant Lasalle Investment Management

Pending legal agreement for the following development:

Redevelopment of the site including the demolition of the existing buildings and construction of a 12 storey building (plus basement and roof top plant enclosure) with a maximum height of 50.707m AOD, comprising office (Class B1) floorspace on all floors with a flexible retail/café (Class A1/A3) unit at ground floor level. The development will include cycle parking, servicing, refuse and plant areas, hard- and soft-landscaped public realm improvements and other associated works.

At 135 Park Street London SE1 9EA And 4-8 Emerson Street London SE1

In accordance with the valid application received on 15 January 2019 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

CONDITIONS

Permission is subject to the following Approved Plans Condition:

- 1 The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
G200_E_E_001 - Rev C - Proposed East Elevation With Consented Context Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_E_E_002 - Rev B - Proposed East Elevation Without Consented 133 Park Street Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_E_N_001 - Rev H - Proposed North Elevation Dated 10.12.2019, produced by Squire & Partners	18.12.2019

Continued overleaf...

DECISION NOTICE

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Date of issue of this decision:

G200_E_S_001 - Rev B - Proposed Elevation South With Consented Context Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_E_S_002 - Rev B - Proposed Elevation South Without Consented 105 Sumner Street Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_E_W_001 - Rev G - West Elevation - Proposed Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_P_RF_001 - Rev H - Proposed Roof Plan Dated 10.12.2019, produced by Squire & Partners	18.12.2019
G200_P_00_001 - Rev I - Proposed Plan Ground Floor Dated 24.09.2019, produced by Squire & Partners	09.10.2019
G200_P_B1_001 - Rev J - Proposed Basement Floor Plan Dated 24.09.2019, produced by Squire & Partners	09.10.2019
G200_01_001 - Rev B - Proposed First Floor Plan Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_P_T1_001 - Rev D - Proposed Typical Floor plan Floors 2 - 7 Inclusive Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_P_08_001 - Proposed 8th Floor Plan Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_P_09_001 - Rev D - Proposed Level 9 Floor Plan Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_P_10_001 - Rev D - Proposed Level 10 Floor Plan Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_P_11_001 - Rev E - Proposed Level 11 Floor Plan Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_S_AA_002 - Rev A - Proposed Section AA Dated 05.08.2019, produced by Squire & Partners	09.09.2019
G200_S_BB_001 - Rev A - Proposed Section BB (East-West) Dated 05.08.2019, produced by Squire & Partners	09.09.2019

Reason:

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

Permission is subject to the following Time Limit:

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.

Permission is subject to the following Pre-Commencements Condition(s)

3. PROGRAMME OF ARCHAEOLOGICAL MITIGATION

DECISION NOTICE**LBS Registered Number:** 19/AP/0240

www.southwark.gov.uk

Date of issue of this decision:

Before any work hereby authorised begins, excluding demolition to ground level only, 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

4. ARCHAEOLOGICAL BUILDING RECORDING

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording, in accordance with: Planning Policy Statement 5; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

5. ARCHAEOLOGICAL EVALUATION

Before any work hereby authorised begins, excluding demolition to ground level only, 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: in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

6. ARCHAEOLOGY PUBLIC ENGAGEMENT PROGRAMME

a) Prior to commencement of the development hereby permitted including any demolition, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;

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Date of issue of this decision:

2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);

4) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved.

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the event (referred to in part a.1) shall be carried out.

d) Before first occupation of any part of the development, the display case or signage referred to in part a.4 shall be installed and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason:

To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

7. ARCHAEOLOGICAL FOUNDATION CONTROL

Before any work hereby authorised begins, excluding demolition to ground level only, 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

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Date of issue of this decision:**8. CONTAMINATION INVESTIGATION, RISK ASSESSMENT AND REMEDIATION STRATEGY**

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed that assesses the nature and extent of any contamination on the site, irrespective of whether it originates on the site.

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

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

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

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

In processing applications to discharge any of the four component parts listed above, the Local Planning Authority shall do so in liaison with the Environment Agency.

Any changes to these components require the express consent of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and

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neighbouring land are minimised, together with those to controlled waters (owing to this site being located over a Secondary Aquifer and potentially affected by historic contamination), property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards), and; Saved Policies 3.2 (Protection of Amenity) of the Southwark Plan 2007.

9. GROUNDWATER MONITORING

No works shall commence until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and an update to the Basement Impact Assessment is submitted to and approved in writing by the Local Planning Authority. Investigations should include those recommended in the Basement Impact Assessment prepared by Site Analytical Services (December 2018), as follows:

- Trial excavations to the proposed basement depth to investigate soil stability and groundwater;
- Groundwater monitoring immediately prior to and during works;
- Monitor pumped water for fines during any dewatering;
- Contractor to provide details of how they intend to control groundwater and maintain the stability of excavations.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark's Strategic Flood Risk Assessment (2016).

10. PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

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

Reason:

To protect workers, neighbours, other off-site receptors and future users of the development from potential risks associated with the use of piling where contamination is an issue, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards), and; Saved Policies 3.2

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(Protection of Amenity) of the Southwark Plan 2007.

11. CONSTRUCTION LOGISTICS PLAN

No demolition or construction works shall begin until a Construction Logistics Plan, to be developed in liaison with Transport for London, to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

The Construction Logistics Plan shall provides details of the use of a consolidation centre for construction traffic. It shall also explore opportunities to co-ordinate and co-operate with adjacent development sites to achieve efficiencies and reduce the overall volume of vehicles and the traffic to be managed.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To ensure that construction works do not have an adverse impact on the transport network in accordance with Policies 6.11 (Smoothing Traffic Flow and Tackling Congestion and 6.12 (Road Network Capacity) of the London Plan 2016, and to minimise the impact of construction activities on local air quality in accordance with Policy 7.14 (Improving Air Quality) of the London Plan 2016.

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

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

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

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

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007 .

13. SECTION DETAIL-DRAWINGS

Section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through all relevant parts of the proposal, to including at least:

- Facades, (to include two side-by side bays at ground floor level and two side-by-side bays on one of the upper floor levels);
- The sculpted brick-faced columns, including their intersection with the ground, fascia (horizontal banding) elements and balcony balustrades;
- Entrances;
- Loading bay shutters;
- Substation screening;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring consented development at 133 Park Street and 105 Sumner Street (ref: 16/AP/4569);

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and

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detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of 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

14. SECURED BY DESIGN

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby approved, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

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.

Permission is subject to the following Grade Condition(s)

15. MATERIALS SCHEDULE AND ON-SITE PRESENTATION OF SAMPLES

Before any above grade works commence (excluding demolition):

- 1) a materials schedule providing the specification of all facing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority, and;
 - 2) sample panels of at least 1 square metre in surface area of all external facing materials and surface finishes to be used in the carrying out of this permission shall be presented on site;
- and the Local Planning Authority's written approval of both 1) and 2) shall be required.

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve

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a quality of design and detailing, are suitable in context and consistent with the consented scheme 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.

16. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), as well as the roof terraces at Level 9, Level 10 and Level 11 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

17. BIRD NESTING FEATURES

Prior to above grade works commencing, details of no fewer than six swift bricks and two sparrow boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the eight habitats.

Prior to the first occupation of the building to which they form part, the six swift bricks and two sparrow boxes shall be installed strictly in accordance with the details so approved. All eight habitats shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation

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of habitats and valuable areas for biodiversity in accordance with: the National Planning Policy Framework; Strategic Policy 11 of the Southwark Core strategy; Policies 5.10 (Urban Greening) and 7.19 (Biodiversity and Access to Nature) of the London Plan 2011, and; Saved Policy 3.28 of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

18. TRAVEL PLAN

Before the first occupation of any part of the development hereby approved, the applicant shall submit to and receive the Local Planning Authority's approval of a Travel Plan. The Travel Plan shall set out the measures to be taken to encourage the use of modes of transport other than the car by all users of the building.

Active travel measures should be the focus of the travel plan. There is generally spare capacity on the river services system, and as such the travel plan should promote river services.

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

19. DELIVERY AND SERVICING MANAGEMENT PLAN

Before the first occupation of any part of the development hereby approved, a Delivery and Servicing Management Plan (DSP) detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall incorporate meaningful measures to reduce freight traffic over time, and should demonstrate accordance with Transport for London's guidance. The Plan shall also set out measures to ensure that deliveries to the loading bay are managed to eliminate any conflict with pedestrians and other non-vehicle users within the passageway. It shall also confirm that associated service vehicle operators will subscribe to a 'Gold' standard FORS.

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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.

20. PROVISION AND RETENTION OF THE CYCLE STORAGE AND ASSOCIATED FACILITIES

Before the first occupation of any part of the development hereby approved, the cycle storage facilities comprising:

- 196 two-tier cycle racks;
- 60 fold-away cycle lockers;
- 26 Sheffield stands;
- 2 accessible cycle bays;
- 4 charging points;
- 1 cycle maintenance station;
- 276 lockers;
- the dedicated cycle/service lift, and;
- changing, shower and toilet facilities;

shall be provided to the specification and in the locations shown on drawings/documents:

- Transport Addendum: Response to Consultee Comments [Dated September 2019, produced by Caneparo Associates]
- G200_P_00_001 - Proposed Plan Ground Floor - Revision I - [Dated 24.09.2019, produced by Squire & Partners]
- G200_P_B1_001 - Proposed Basement Floor Plan - Revision J - [Dated 24.09.2019, produced by Squire & Partners]

Thereafter, the facilities shall be retained and the space used for no other purpose.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

21. CAR PARKING MANAGEMENT STRATEGY

Prior to first occupation of the development hereby approved, the applicant shall submit to the Local Planning Authority and receive their approval of a Car Parking Management Strategy. This Strategy shall detail the two disabled car parking spaces within the loading bay and how they will be managed to ensure:

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- equitable use of the spaces by users of the retail/cafe unit, main office and affordable workspace;
- access to and departure from the loading bay is straightforward for vehicle users (e.g. through the use of an intercom system);
- the occupation of one space by a vehicle would not prohibit access to the other space (e.g. a vehicle swept path analysis showing a vehicle accessing an unoccupied bay manoeuvring past the other bay when taken, or through a concierge system that rotates vehicles depending on their estimated arrival and departure times);
- facilities manager(s), reception staff or other appropriate person(s) would be available to assist vehicle users in access the bay and manoeuvring into and out of the spaces.

Prior to first occupation of the development hereby approved, the two disabled car parking spaces approved shall be provided and be available for use by the occupiers and users of the premises. The facilities shall thereafter be retained and the two spaces used for no other purpose without the prior written consent of the Local Planning Authority.

Reason:

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development in order in accordance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for the Mobility Impaired) of the Southwark Plan 2007.

22. BREEAM CERTIFICATION

Before the first occupation of any part of the development hereby approved, 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 BREEAM 'Excellent' standards 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.

23. COMMERCIAL KITCHEN EXTRACT VENTILATION

Prior to the commencement of an A3 use within the development hereby approved, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In order to ensure that that any installed ventilation, ducting and ancillary equipment

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will not cause harmful amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building, in accordance with: the National Planning Policy Framework 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.

24. PROVISION AND RETENTION OF THE REFUSE STORAGE FACILITIES

Before the first occupation of any part of the development hereby approved, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers. These refuse storage facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: The National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and Policy 3.7 (Waste Reduction) of The Southwark Plan 2007.

25. THAMES WATER: ACCOMMODATION OF ADDITIONAL WATER FLOWS

Before the first occupation of any part of the development hereby approved, written confirmation shall be provided that either:

- all water network upgrades required to accommodate the additional flows from the development have been completed, or;
- an infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where an infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Permission is subject to the following Compliance Condition(s)

26. HOURS OF OPERATION: CLASS A USE

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The flexible Class A1/A3 use hereby approved shall not be carried on outside of:
- 07:00hrs to 23:00hrs on Mondays to Saturdays, and;
- 10:00hrs to 22:30hrs on Sundays.

Reason:

To safeguard the amenities 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.

27. HOURS OF PUBLIC ACCESS TO PASSAGEWAY AND COURTYARD

The north/south passageway and the area of courtyard in the southeastern corner of the development hereby approved shall remain open for use by members of the public between the hours of 08:00 and 20:00 on weekdays (excluding Bank Holidays).

Reason:

In the interests of amenity and to retain effective planning control.

28. HOURS OF USE: ROOF TERRACES AND CORNER BALCONIES

The outdoor spaces listed below within the development hereby approved shall not be used, other than for means of escape, outside the hours of 08:00 to 22:00 on any day of the week including Bank Holidays:

- the roof terraces at Level 9, Level 10 and Level 11, and;
- the balconies on the northwestern corner of the development at Level 2 to Level 8.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, 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.

29. UNRESTRICTED STAFF ACCESS TO COMMON FACILITIES THROUGHOUT THE LIFETIME OF THE AFFORDABLE WORKSPACE

The common facilities within the host building shall be accessible to the affordable workspace staff at all times that the main office building is open.

The common facilities comprise:

- the basement-level cycle store;
- the associated cycle lift;
- the showers and changing areas;
- the short-stay cycle parking within the courtyard plaza, and;
- all circulation space that provides access between the affordable workspace and the aforementioned facilities.

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This 'shared access' arrangement shall remain as such throughout the lifetime of the affordable workspace unit.

Reason:

To ensure that those facilities within the main host building intended to be shared with the affordable workspace staff remain available throughout the lifetime of the affordable workspace unit, in accordance with: the National Planning Policy Framework 2019, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

30. EXTERNAL LIGHTING

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 Policies 12 (Design and Conservation) and 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.

31. ENERGY STRATEGY COMPLIANCE

The development hereby permitted shall be carried out in accordance with the agreed energy strategy which comprises the following documents:

- Energy Statement - Dated 08.01.2019, produced by XCO2 [except for those parts which are superseded by the two following documents];
- Energy Statement Response to GLA - Ref 9205;
- Energy Statement Addendum - Ref 9205;

unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Policy 5.2 (Minimising Carbon Dioxide Emissions) of the London Plan 2016, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan 2007.

32. SERVICING HOURS

Any deliveries or collections to any part of the development hereby approved shall only be between 08.00hrs to 20.00hrs Monday to Saturday. No deliveries or collections shall take place to any part of the development hereby approved on Sundays and Bank

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Holidays.

Reason:

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) of the Southwark Plan 2007.

33. NO INTO-GROUND INFILTRATION FROM SURFACE DRAINAGE SYSTEM

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.

34. RESTRICTION ON THE INSTATEMENT OF APPURTENANCES

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings.

Reason

To ensure such works do not detract from the appearance of the buildings 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.

35. PLANT NOISE LIMITATION

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 plant Specific 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 in full accordance with the methodology of BS4142:2014

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;

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Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

36. **RESTRICTION ON THE INSTATEMENT OF ROOF PLANT AND OTHER ROOF STRUCTURES**

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

37. **RESTRICTION ON THE INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT**

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

38. **ARCHAEOLOGY REPORTING SITE WORK**

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:

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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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Signed: Simon Bevan Director of Planning

INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

0 **INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT**

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies.

0 **INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT**

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

0 **INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT**

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM),
<https://www.southwark.gov.uk/transport-and-roads/roadworks-and-highway-improvements/southwark-streetscape-design-manual-ssdm>

0 **INFORMATIVE FROM LBS FLOOD RISK MANAGEMENT TEAM**

Since the site is at residual risk of flooding in the event of failure of the River Thames defences, appropriate flood resistance and resilience measures should be incorporated into the design and construction to minimise potential damage to property from flood

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events, using guidance contained within the Department for Communities & Local Government document, 'Improving the flood performance of new buildings: flood resilient construction'.

0 INFORMATIVE FROM THAMES WATER

There are water mains crossing or close to this development. Thames Water do not permit the building over or construction within 3 metres of water mains. If significant works are planned within 3 metres of Thames Water mains, Thames Water will need to check that the development would not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provides in any other way. The applicant is advised to read Thames Waters guide to working near or diverting any of their pipes.

- 0 The proposed development is located within 15 metres of Thames Water's underground assets. As such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure the workings are in line with the necessary processes uif works are to be carried out above or near Thames Water's pipe infrastructure or other structures.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

0 INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT

The developer will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways. The developer is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980; Detailed drawings should be submitted as part of the s278 application confirming this requirement.

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IMPORTANT NOTES TO THE APPLICANT RELATING TO THE COUNCIL'S DECISION	
<u>Conditions</u>	
1.	If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
2.	Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12 Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal
<u>Community Infrastructure Levy (CIL) Information</u>	
3.	If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information , Form 2: Assumption of Liability and Form 6: Commencement Notice to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development. Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms. To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance: https://www.gov.uk/guidance/community-infrastructure-levy All CIL Forms are available to download from Planning Portal: https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5 Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk
<u>National Planning Policy Framework</u>	
4.	In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.
<u>Appeal to the Secretary of State</u>	

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<p>5. If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.</p> <p>6. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.</p> <p>7. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.</p>
<p><u>Purchase Notice</u></p>
<p>8. If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.</p>
<p><u>Provisions for the Benefit of the Disabled</u></p>
<p>9. Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:</p> <ul style="list-style-type: none">(i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].(ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].(iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

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10.	Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
<u>Other Approvals Required Prior to the Implementation of Planning Permission</u>	
11.	The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
<u>Works Affecting the Public Highway</u>	
12.	You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
<u>The Dulwich Estate Scheme of Management</u>	
13.	Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
<u>Building Regulations</u>	
14.	You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
<u>The Party Wall Etc. Act 1996.</u>	
15.	You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].
<u>Important:</u>	
16.	This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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135 Park Street London SE1 9EA And 4-8 Emerson Street (ref 19/AP/0240) ;

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OPEN**MUNICIPAL YEAR 2019-20****COMMITTEE:****PLANNING COMMITTEE****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gerald Gohler/Everton Roberts, Constitutional Team, Tel: 020 7525 7420

OPEN

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