

Planning Committee

Monday 29 June 2020
6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.
Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

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: Gerald Gohler 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 12 June 2020



Planning Committee

Monday 29 June 2020
6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 8
	To approve as a correct record the Minutes of the open section of the meeting held on 1 June 2020.	
6.	DEVELOPMENT MANAGEMENT	9 - 12

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6.2.	LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS, INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR	132 - 244

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 12 June 2020

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (virtual meetings)

Please note:

The council has made the following adaptations to the committee process to accommodate virtual meetings:

- The agenda will be published earlier than the statutory minimum of five working days before the meeting. We will aim to publish the agenda ten clear working days before the meeting.
- This will allow those wishing to present information at the committee to make further written submissions in advance of the meeting in order to:
 - Correct any factual information in the report
 - Confirm whether their views have been accurately reflected in the report
 - Re-emphasise the main points of their comments
 - Suggest conditions to be attached to any planning permission if granted.
- **Those wishing to speak at the meeting should notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

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 in the virtual meeting and wish to speak) for **not more than three minutes each**. **Speakers must notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the three-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). If there is more than one supporter (who lives within 100 metres of the development site) wishing to speak, the time is divided within the 3-minute time slot.
- (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 three-minute time allowance must be divided amongst those wishing to speak. Where you are unable to decide who is to speak in advance of the meeting, the chair will ask which objector(s)/supporter(s) would like to speak at the point the actual item is being considered. The clerk will put all objectors who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting. The clerk will put all supporters who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting.
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, will be speaking in their designated time-slots only, apart from answering brief questions for clarification; this 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 to which is open to the public and there should be no interruptions from members of the public.
10. Members of the public are welcome to record, screenshot, or tweet the public proceedings of the meeting.
11. Please be considerate towards other people and take care not to disturb the proceedings.
12. This meeting will be recorded by the council and uploaded to the Southwark Council YouTube channel the day after the meeting.

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

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

FOR ACCESS TO THE VIRTUAL MEETING (ONLINE/BY TELEPHONE)

PLEASE CONTACT:

Planning Committee Clerk, Constitutional Team
 Finance and Governance

Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk



Planning Committee

MINUTES of the virtual Planning Committee meeting held on Monday 1 June 2020 at 6.30 pm.

PRESENT: 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

OTHER MEMBERS PRESENT: Councillor Richard Livingstone

OFFICER SUPPORT: Simon Bevan (Director of Planning)
 Jon Gorst (Legal Officer)
 Colin Wilson (Head of Regeneration Old Kent Road)
 Tom Buttrick (Team Leader Old Kent Road Team)
 Wing Lau (Team Leader, Planning)
 Neil Loubser (Senior Planning Officer)
 Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair gave notice of the following additional papers which were circulated before the meeting, as part of Supplemental Agenda No.1:

- Addendum report relating to items 7.1 and 7.2

- Members pack relating to items 7.1 and 7.2.

4. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

5. **MINUTES**

RESOLVED:

That the following be agreed as correct records of the meetings and signed by the chair:

- the amended minutes of the meeting held on 3 March 2020 reflecting that Councillors Hamish McCallum and Jane Salmon had been in attendance.
- the minutes of the meeting held on 4 May 2020 including the following amendments:
 - Add "Late GLA Correspondence" to the list under item 3
 - Amend paragraph 4 under item 6 to read: "The committee put further questions to the officers and discussed the information presented to them. The Chair reminded the committee of the late GLA correspondence signed by two of London's Deputy Mayors for Regeneration and Housing, in particular the second sentence of the ninth paragraph which reads "(...) in the unlikely event that a MiP clause was ever triggered we would work with the Social Housing Regulator, LBS and other RPs to ensure that the affordable housing remained as such."

6. **TO RELEASE £1,000,442.43 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, IN ORDER TO DELIVER EXPANSION OF THE DOCKED CYCLE HIRE EXPANSION AND ASSOCIATED HIGHWAY IMPROVEMENTS**

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of funds totalling £1,000,442.43 from the S106 agreements associated with the developments listed in paragraphs 3-8 of the report, in order to deliver the first phase expansion of the docked cycle hire scheme as shown in figure 1 in the report, be agreed.

7. **DEVELOPMENT MANAGEMENT**

RESOLVED:

1. That the determination of planning applications, or formal observations and

comments, the instigation of enforcement action and the receipt of the reports included in the agenda be considered.

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

7.1 747-759 & 765-775 OLD KENT ROAD, SE15 1NZ & LAND AT DEVONSHIRE GROVE, SE15

Planning application number: 19/AP/1239

PROPOSAL

(Detailed Proposals)

Full planning permission for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces, associated landscaping and highways works and a new substation and all associated works.

(Outline Proposals)

Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.

This Application is for a Phased Development for CIL purposes with details of the phasing to be secured by Condition.

This Application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a Preferred Industrial Location.

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

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

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

One of the two representatives of supporters of the application who lived within 100 metres of the development site addressed the meeting and answered questions from members of the committee. The second representative of the supporters was unable to address the meeting due to technical difficulties, and the chair read out a statement they had submitted for this eventuality.

Councillor Richard Livingstone addressed the meeting in his capacity as a ward councillor and answered questions from the committee.

The committee put further questions to the officers and discussed the application. Members of the committee asked officers to ensure that reserved matters applications are referred back to the planning committee for decision.

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

RESOLVED:

1. That planning permission be granted for this Hybrid Planning application, subject to the conditions set out in the report and addendum report, and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 1 October 2020, unless an extension is agreed in writing.
2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of (1) are not met by 1 October 2020, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 538 of the report.
5. That an informative be included regarding the equitable allocation of accessible parking spaces among all five buildings.

7.2 651-657 OLD KENT ROAD, LONDON SE15 1JU

Planning application number: 19/AP/1710

PROPOSAL

Full planning permission is sought for the demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings of 10-storeys plus mezzanine (up to 38.900m AOD) and 19-storeys plus mezzanine (up to 71.500m AOD), comprising 262 residential units (Use Class C3 use),

2,258sqm GEA of flexible retail and commercial floorspace (Class A1/A2/A3/A4/B1 uses) at ground and mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential and retail accommodation in a preferred industrial location.

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

There were no objectors present wishing to speak.

The applicant addressed the committee, and answered questions from the committee.

There were no supporters of the application who lived within 100 metres of the development site wishing to speak.

Councillor Richard Livingstone addressed the meeting in his capacity as a ward councillor and answered questions put by the committee.

The committee put further questions to the officers and discussed the application. The meeting heard that there was an error in the addendum report: the correct figure for children's play provision is 1,117sqm.

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

RESOLVED:

1. That the planning committee grant planning permission, subject to:
 - The recommended planning conditions;
 - The applicant entering into an appropriate legal agreement by no later than 1 October 2020
 - Referral to the Mayor of London.
2. That, in the event that the Section 106 Legal Agreement is not completed by 1 October 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 425 of the report.

The meeting ended at 10.15 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 29 June 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

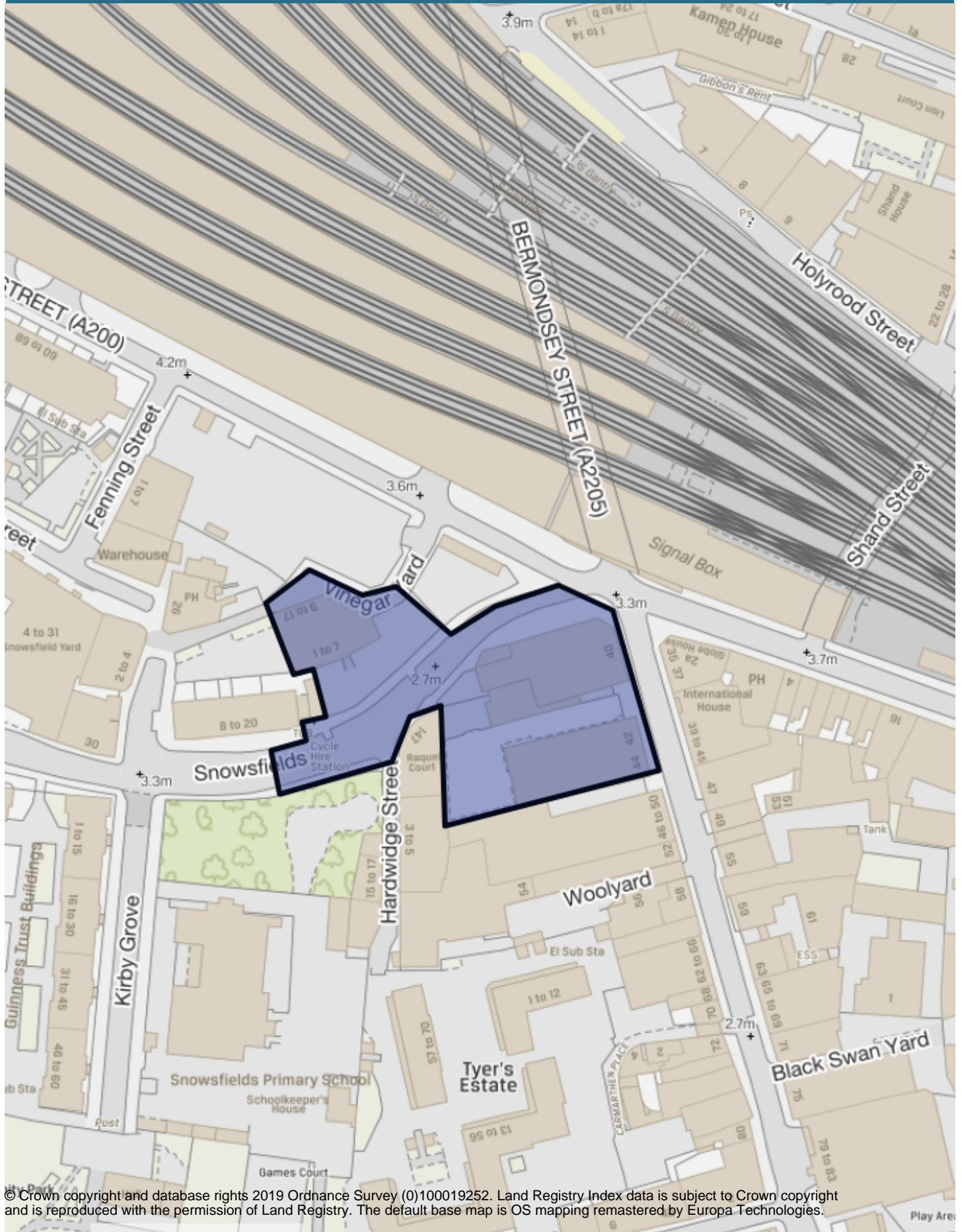
No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	12 June 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		12 June 2020



40-44 BERMONDSEY STREET VINEGAR YARD WAREHOUSE 9-17
VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1



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19-Mar-2020

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Item No. 6.1	Classification: Open	Date: 29 June 2020	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/0404 for: Full Planning Application Address: 40-44 BERMONDSEY STREET VINEGAR YARD WAREHOUSE 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1 Proposal: Demolition of existing buildings at 40-44 Bermondsey Street including partial demolition, rebuilding and refurbishment of existing Vinegar Yard Warehouse and erection of three new buildings (two linked) with up to two levels of basement and heights ranging from five storeys (24.2m AOD) to 17 storeys (67m AOD) to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.		
Ward(s) or groups affected:	London Bridge & West Bermondsey		
From:	Terence McLellan		
Application Start Date 08/03/2019		Application Expiry Date 07/06/2019	
Earliest Decision Date 20/11/2019			

RECOMMENDATIONS

1. That the planning committee grant planning permission subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That, should planning permission be granted, it be confirmed that an Environmental Impact Assessment has been undertaken, as required by Regulation 3 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. That in the event that the requirements of paragraph 1 above are not met by 30 November 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 274.

EXECUTIVE SUMMARY

5. The proposed development is for a mixed use office and retail scheme on a development site at the northern end of Bermondsey Street and Snowfields. The site itself is formed of two parts, Snowfields and Bermondsey with the Snowfields part accommodating the Vinegar yard warehouse which is a local heritage asset and the Bermondsey part accommodating offices.
6. The scheme is conceived as part of a wider development framework that runs between Weston Street to the west and the head of Bermondsey Street to the east and includes the neighbouring development plots of Capital House, Becket House and Vinegar Yard. The sites' landowners have sought to coordinate an approach for comprehensive redevelopment and have established a framework for developing the area.
7. The framework envisages a series of perimeter buildings that reinforce the street edges of Weston Street, St Thomas Street and Snowfields and define a public garden to the rear towards Weston Street and a new public plaza towards Snowfields. It retains north-south routes across the site and opens up a new east-west pedestrian route that bisects the framework area, linking Weston Street with the two new public spaces and through to Bermondsey Street.
8. In this instance, the current planning application is for the complete redevelopment of the Bermondsey part of the site to provide a new part five part 10-storey office and retail building and the redevelopment of the Snowfields site to restore the existing warehouse building as well as constructing a new tower above it. Integral to the development is the creation of a new pedestrian route linking Bermondsey Street and Snowfields as well as the important role the Snowfields site will play in the future public realm of the St Thomas Street sites.
9. A total of 122 objections have been received in response to the proposed development. The main points of the objections are set out below along with the number of times they have been raised. A detailed breakdown of the objections along with a detailed officer response is set out in paragraphs 302-342.

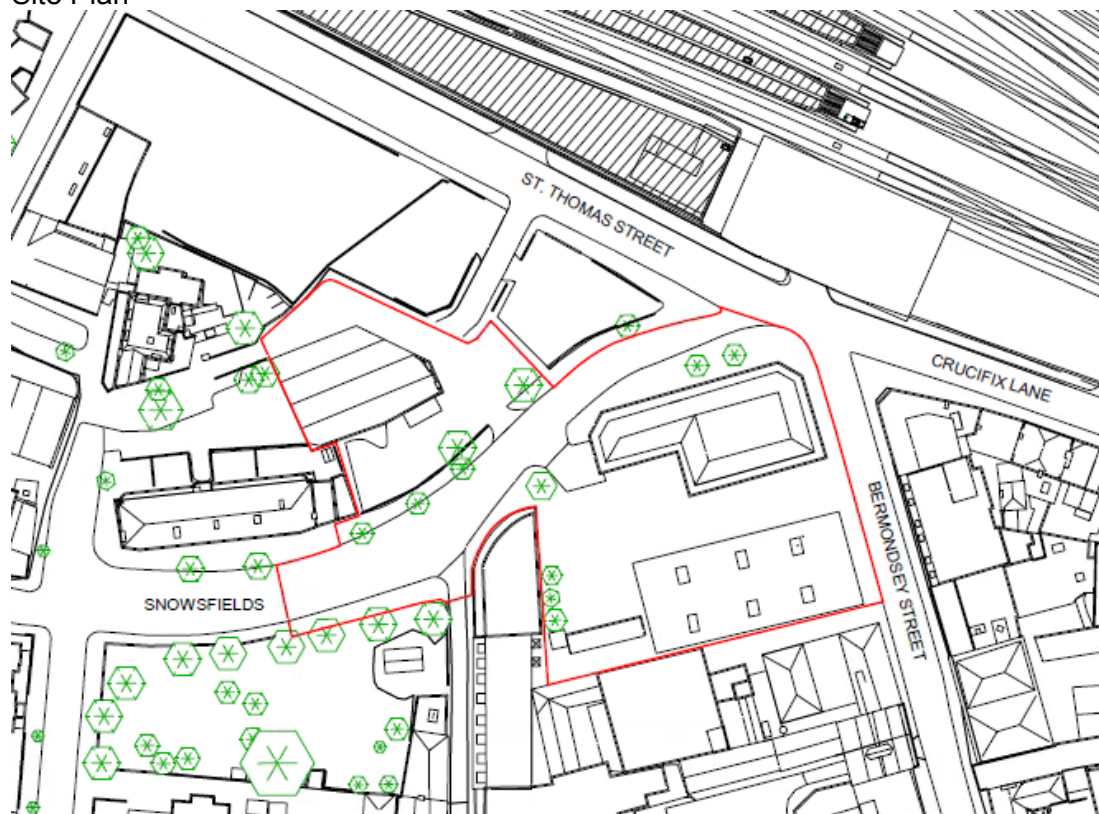
Objection topic	Number of time raised
Heritage and conservation area impacts	75
Height/scale/massing	52
Out of character with the area	37
Daylight/sunlight/overshadowing	30
Wind	27
Disruption during and after construction	26
Transport and traffic impacts	20
Insufficient benefits/no justification	16
Overdevelopment	15
Noise	14
Detailed design	12
Overbearing	12
Views	11
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Privacy	10
Public realm	6
Cumulative impacts	5
Air quality	4
Trees and landscaping	4

BACKGROUND INFORMATION

Site location and description

10. The application site relates to two plots of land divided by Snowfields. The plot to the west of Snowfields is known as the Snowfields site and the plot to the east is known as the Bermondsey Street site. The comprehensive application site (the site) lies to the south of London Bridge Station close to the junction of St Thomas Street, Snowfields, Bermondsey Street and Crucifix Lane.
11. The Snowfields site is bounded by Snowfields on the south/east and Vinegar Yard to the north/west. The site is currently occupied by the building known as the Vinegar Yard warehouse which extends to four storeys in height with an additional semi basement level. The warehouse is currently vacant due to its poor state of repair and various structural issues. The remainder of the plot consists of hard standing. Adjacent to the warehouse to the west is the Horseshoe Inn and to the south is a four storey building with a bar/restaurant on the ground floor and homes on the upper levels. To the north of the site, on the opposite side of Vinegar Yard, is a larger cleared site which is currently in temporary use as a market and food/beverage outlet. There is a cycle hire docking station with capacity for 31 cycles adjacent to the site on Snowfields. Buildings in the immediate vicinity of the Snowfields site range in height from three to six storeys.

Site Plan



12. The Bermondsey Street site is bounded by Bermondsey Street to the east, the junction of Bermondsey Street/St Thomas Street and Crucifix Lane to the north and Snowfields to the west. The Bermondsey Street site is currently occupied by two buildings and a large yard area. The building at the south end of the plot is a warehouse building comprising offices whilst the building to the north is a four storey building with retail at ground floor level and offices on the upper levels. The Bermondsey Street site is adjacent to existing residential buildings to the west at Raquel Court and Hardwidge Street whilst Bermondsey Street to the east

accommodates a range of uses including retail, cultural space, offices, and residential. The Wine and Spirit Education Trust is located adjacent to the site on Bermondsey Street. Buildings in the immediate vicinity of the Bermondsey Street site range in height from four to six storeys.

13. The Bermondsey Street site lies adjacent to the Bermondsey Street Conservation Area on its south and east boundaries. On the Snowsfields Site, the part of the plot occupied by the Vinegar Warehouse sits within the Bermondsey Street Conservation Area which recognises the heritage value of both the Vinegar Warehouse and the Horseshoe Inn which are classed as undesignated heritage assets.
14. The surrounding area is characterised by a range of uses including retail, office, cultural, education and residential. The northern end of Bermondsey Street is dominated by the London Bridge Station railway viaduct, the arches of which have been redeveloped into new retail outlets as part of the station refurbishment.
15. In terms of accessibility, the application site benefits from the highest level of public transport accessibility with a PTAL rating of 6B reflecting the proximity of London Bridge Railway Station and associated Jubilee and Northern lines of the London Underground. Bus routes are available to the north of the site on Tooley Street and west on Borough High Street.

Details of proposal

16. Planning consent is sought for the redevelopment of the site to provide new office Class (B1) and retail space (Class A1/A2/A3/A4) across two new buildings.

Proposed use	Proposed floorspace
Class B1 Office	21,522sqm GIA
Class A1/A2/A3/A4	1,281sqm GIA
Total	22,803sqm GIA

17. Building 1 would be located on the Bermondsey Street site and would be part five part ten storeys in height (44.05m AOD) with one level of basement. The new building would be formed of two distinct parts linked at all levels by bridges spanning the new public route from Bermondsey Street to Snowsfields. Building 1 would incorporate retail use at ground floor with Class B1 office space on all upper levels. Amenity terraces would be provided at fifth floor level.
18. A loading bay would be accessed from Snowsfields which would provide access to an on-site servicing area as well as two accessible car parking bays. The single level of basement would accommodate the cycle parking and showering facilities as well as all relevant plant rooms.
19. Building 2 would be located on the Snowsfields site and would rise to 17 storeys in height (67m AOD), 13 of which would be located above a fully restored Vinegar Yard warehouse. This building would include a large retail unit at ground floor as well as an office lobby and Class B1 office use on all upper levels. An amenity terrace would be provided at fourth floor level where the Vinegar Yard Warehouse meets the new structure.
20. Two levels of basement are proposed with basement Level 2 accommodating all relevant plant and basement Level 1 providing all cycle parking and showering facilities. Servicing for building 2 would take place from an on-street loading bay positioned adjacent to the site on Snowsfields.

21. The development would provide a new public realm in the Snowsfields site that would link up with the open space proposed as part of the adjacent application site known as Vinegar Yard. The public realm improvements would also include the provision of a new route between Bermondsey Street and Snowsfields as well as resurfacing works and tree planting.

Planning history

22. Whilst there is no specific history for the application site that is of relevance, there is a varied and significant planning history for adjoining and nearby sites. Those that are most recent and relevant are set out below:

London Bridge Tower (Shard of Glass) (ref 01/AP/0476):

23. Redevelopment of Southwark Towers for a 306m tower for offices, hotel, residential and public viewing areas. This development is now complete.

Guys Hospital new Cancer Building (ref: 12/AP/2062 granted January 2013):

24. Demolition of existing buildings on the corner of Great Maze Pond and Snowsfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional 2 storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus. This development is now complete.

14-16 Melior Street and Land adjoining to the rear of Our Lady of La Salle and Saint Joseph Catholic Church (ref: 13/AP/3059 granted May 2014):

25. Part demolition and part refurbishment / change of use of existing buildings and erection of new buildings ranging from 4-7 storeys in height to provide 37 residential units (Class C3); a community centre (Class D1) and flexible commercial space at ground floor level (Class A1/A3/B1); cycle storage, new landscaping and associated works.

147 Snowsfields (reference 20/AP/0744):

26. Demolition of existing buildings and construction of a 10 storey building plus basement consisting of 17 residential units, commercial at ground floor and basement and associated cycle and waste storage and other associated works. This application has not yet been decided.

St Thomas Street East Framework

27. The application site forms the eastern boundary of a series of adjacent development plots that have become known as St Thomas Street East. The adjacent sites include Capital House at 42-46 Weston Street, Beckett House at 60 St Thomas Street and the site known as Snowsfields which includes the Vinegar Yard Warehouse as well as the buildings at the top west side of Bermondsey Street (as set out below). The site at Beckett House has been part of an ongoing pre-application enquiry. A planning application for Becket House has recently been received and is out to public consultation. The site at Capital House has a resolution to grant consent (reference 18/AP/0900) for a 39 storey building comprising new student homes and some retail/office space, having been received positively by the Planning Committee on 14 May 2019. Officers are finalising the S106 Agreement with the applicant and then it will be referred to the Mayor of London in accordance with the regulations Details of these applications are set out below:

18/AP/0900 – CAPITAL HOUSE, 42-46 WESTON STREET, SE1 3QD

28. *Redevelopment of the site to include the demolition of Capital House and the erection of a 39-storey building (3 basement levels and ground with mezzanine and 38 storeys) of a maximum height of 137.9m (AOD) to provide up to 905 student accommodation units (Sui Generis use), flexible retail/café/office floorspace (Class A1/A3/B1), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.*
29. This application has been approved by the planning committee and is awaiting referral to the Mayor following negotiation of the S106 Agreement.

18/AP/4171 - LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR:

30. Redevelopment of the site to include the demolition of the existing buildings and the erection of a 5 to 19 storey building (plus ground and mezzanine) with a maximum height of 86.675m (AOD) and a 2 storey pavilion building (plus ground) with a maximum height of 16.680m (AOD) with 3 basement levels across the site providing a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes B1, A1, A2, A3, A4, D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works.
Recommended for approval.

20/AP/0944 – BECKET HOUSE, 60-68 ST THOMAS STREET, SE1

31. Redevelopment of the site to include demolition of Becket House and the erection of a 27 storey building with additional level of plant and basement levels in order to provide office use (Class B1), retail (flexible Class A1/A3), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development.
32. This application has yet to be determined and is currently out to public consultation.
33. As previously stated these sites together have come to be known collectively as St Thomas Street East. The various landowners have been co-operating on an informal basis about a range of issues including design, public realm, new pedestrian routes, and the management of the construction and operational phases of the proposed developments. The landowners have devised a framework document which sets out the co-operation and co-ordination on these issues between the proposed developments and this has been subject to community consultation. The framework is a tool to bring the landowners together to work collaboratively to address the main issues of the redevelopment of these sites. The framework itself is an informal document and is not an instrument of planning policy.

KEY ISSUES FOR CONSIDERATION**Summary of main issues**

34. 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;
- Design, layout, heritage assets and impact on Borough and London views;
- Landscaping and trees;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Transport and highways;
- Noise and vibration;
- Energy and sustainability;
- Ecology and biodiversity;
- Air quality;
- Ground conditions and contamination;
- Water resources and flood risk;
- Archaeology;
- Wind microclimate;
- Planning obligations (S.106 undertaking or agreement);
- 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;
- All other relevant material planning considerations.

35. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

36. 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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

37. 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.

Planning policy

38. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan.

39. The site is located within the:

- Air Quality Management Area
- Bankside, Borough and London Bridge Strategic Cultural Area (Snowfields

- site)
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Central Activities Zone
 - London Bridge District Town Centre (Snowsfields site)
 - The Thames Special Policy Area.
40. The site has a Public Transport Accessibility Level (PTAL) of 6b where 1 is the lowest level and 6b the highest, indicating excellent access to public transport.
41. The site is located within Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding however it benefits from protection by the Thames Barrier.
42. The following listed buildings are adjacent to the site:
- London bridge Station, Platforms 9-16 (Brighton Side) – Grade II
 - 55 Bermondsey Street – Grade II
 - Numbers 59, 61 and 63 Bermondsey Street and attached railings – Grade II
 - 68-76 Bermondsey Street – Grade II.
43. The site is partially located within the Bermondsey Street Conservation Area. The Tooley Street Conservation Area is located to the north on the opposite side of London Bridge Railway Station.
44. The application site is located with LVMF protected view 2A.1 from Parliament Hill summit to St Paul's Cathedral, and 3A.1 from Kenwood viewing gazebo to St Paul's Cathedral.

National Planning Policy Framework (NPPF)

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

London Plan 2016

47. Policy 2.5 Sub-regions
 Policy 2.10 Central Activities Zone – Strategic priorities
 Policy 2.11 Central Activities Zone – Strategic functions
 Policy 2.13 Opportunity Areas and intensification areas
 Policy 2.15 Town Centres

Policy 3.1 Ensuring equal life chances for all
Policy 4.1 Developing London's economy
Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.7 Retail and town centre development
Policy 4.12 Improving opportunities for all
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.5 Decentralised energy networks
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.15 Water use and supplies
Policy 5.16 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 6.2 Providing public transport capacity and safeguarding land for transport
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.5 Funding Crossrail
Policy 6.6 Aviation
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Secured by design
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.7 Location and design of tall and large buildings
Policy 7.8 Heritage assets and archaeology
Policy 7.10 World heritage sites

Policy 7.11 London View Management Framework
 Policy 7.12 Implementing the London View Management Framework
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

The Core Strategy 2011

48. 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 3 - Shopping, leisure and entertainment
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards

The Southwark Plan 2007 (Saved policies)

49. In 2013, the Secretary of State issued a saving direction in respect of certain policies in the Southwark Plan 2007. These saved policies continue to form part of the statutory development plan. 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:

Policy 1.1 Access to Employment Opportunities
 Policy 1.4 Employment Sites
 Policy 1.7 Development within Town and Local Centres
 Policy 2.5 Planning Obligations
 Policy 3.1 Environmental Effects
 Policy 3.2 Protection of Amenity
 Policy 3.3 Sustainability Assessment
 Policy 3.4 Energy Efficiency
 Policy 3.6 Air Quality
 Policy 3.7 Waste Reduction
 Policy 3.8 Waste Reduction
 Policy 3.9 Water
 Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design

Policy 3.13 Urban Design

Policy 3.14 Designing Out Crime

Policy 3.15 Conservation of the Historic Environment

Policy 3.16 Conservation Areas

Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Policy 3.19 Archaeology

Policy 3.20 Tall Buildings

Policy 3.22 Important Local Views

Policy 3.28 Biodiversity

Policy 3.29 Development within the Thames Policy Area

Policy 3.31 Flood Defences

Policy 5.1 Locating Developments

Policy 5.2 Transport Impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car Parking

Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired

Policy 5.8 Other Parking

Supplementary Planning Documents

50. Design and Access Statements SPD 2007
 Development Viability SPD 2016
 Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum
 Sustainability Assessment 2007
 Sustainable Design and Construction SPD 2009
 Sustainable Transport Planning SPD 2009

Greater London Authority Supplementary Guidance

51. Central Activities Zone SPG 2016
 Character and Context (SPG, 2014)
 Energy Assessment Guidance (2018)
 London View Management Framework 2012
 London's World Heritage Sites SPG 2012
 Sustainable Design and Construction (Saved SPG, 2006)
 Town Centres (SPG, 2014)
 Use of Planning Obligations in the Funding of Crossrail 2010

Emerging 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. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.

53. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. 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. The following policies are relevant to this proposal:

GG1: Building strong and inclusive communities
 GG2: Making the best use of land
 GG3: Creating a healthy city
 GG5: Growing a good economy
 GG6: Increasing efficiency and resilience
 SD1: Opportunity Areas
 SD4: The Central Activities Zone
 SD5: Offices, other strategic functions and residential development in the CAZ
 SD6: Town centres and high streets
 SD7: Town centres development principles and Development Plan Documents
 D1: London's form, character and capacity for growth
 D2: Infrastructure requirements for sustainable densities
 D3: Optimising site capacity through the design-led approach
 D4: Delivering good design
 D5: Inclusive design
 D8: Public realm
 D14: Noise
 S1: Developing London's social infrastructure
 E1: Offices
 E2: Providing suitable business space
 E3: Affordable workspace
 E9: Retail, markets and hot food takeaways
 E10: Visitor infrastructure
 E11: Skills and opportunities for all
 HC1: Heritage conservation and growth
 G1: Green infrastructure
 G5: Urban greening
 G6: Biodiversity and access to nature
 G7: Trees and woodlands
 SI1: Improving air quality
 SI2: Minimising greenhouse gas emissions
 SI7: Reducing waste and supporting the circular economy
 SI12: Flood risk management
 SI13: Sustainable drainage
 T1: Strategic approach to transport
 T2: Healthy streets
 T3: Transport capacity, connectivity and safeguarding
 T4: Assessing and mitigating transport impacts
 T5: Cycling
 T6: Car parking
 T7: Deliveries, servicing and construction
 T9: Funding transport infrastructure through planning
 DF1: Delivery of the Plan and Planning Obligations.

New Southwark Plan (NSP)

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 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.

55. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.
56. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).
57. It is anticipated that the plan will be adopted in late 2020 following the 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.

Assessment

Principle of the proposed development in terms of land use

Introduction

58. The redevelopment of the site would be office led, creating a significant uplift in Class B1 office space in addition to retail opportunities at street level and the creation of active frontages where there is currently very little animation and activity at street level.

Policy background

59. The National Planning Policy Framework (NPPF) was updated in 2019. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes. Relevant paragraphs of the NPPF are considered in detail throughout this report.

London Bridge, Borough and Bankside Opportunity Area

60. The London Plan designates Bankside, Borough and London Bridge as one of four Opportunity Areas in the London South Central area.
61. The London Plan notes that this area has considerable potential for intensification and scope to develop the strengths of the area for strategic office provision. This is further reflected in Policy SD2 – Opportunity Areas of the New London Plan which sets a target of 5,500 new jobs.
62. Strategic Targets Policy 2 of the Core Strategy underpins the London Plan and states that Southwark's vision for Bankside, Borough and London Bridge is to

continue to provide high quality office accommodation, retail and around 25,000 jobs by 2026. Additionally, Strategic Policy 10 states that between 400,000sqm and 500,000sqm of additional business floorspace will be provided within the Opportunity Area to help meet central London's need for office space.

Central Activities Zone and London Bridge District Town Centre

63. The site is located within the CAZ which covers a number of central boroughs and is London's geographic, economic, and administrative core. Strategic Targets Policy 2 – Improving Places of the Core Strategy states that development in the CAZ will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. It also states that within the CAZ there will be new homes, office space, shopping and cultural facilities, as well as improved streets and community facilities.
64. In addition, part of the site is within the London Bridge District Town Centre. Saved policy 1.7 of the Southwark Plan states that within the centre, developments will be permitted providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment uses.

Draft New Southwark Plan Site Allocation NSP51

65. The New Southwark Plan is in its Proposed Modifications for Examination version and was submitted to the Secretary of State in January 2020 for Local Plan Examination. The examination in public and formal adoption is set to take place in late 2020 and as such the policies currently have limited weight. The site is listed as an allocated site under the New Southwark Plan. The site allocation (NSP51) sets out that development must provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; provide a new north-south green link from Melior Place to St Thomas Street; enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor; and provide new open space of at least 15% of the site area. NSP51 also states that the development 'should' provide housing as opposed to it being a mandatory requirement under 'must'.

Conclusion on policy designations

66. The principle of a large scale development containing a mix of uses including Class B1 office space and retail would support the role and functioning of the Central Activities Zone and the London Bridge District Town Centre as well as being consistent with the policies for the Opportunity Area. The acceptability of each use will be considered below:

Offices

67. The site falls within the CAZ, which contains London's geographical, economic and administrative core. The London Plan does not protect office floorspace in the CAZ; it simply identifies office use as an appropriate land use in the CAZ and notes that there is capacity for 25,000 jobs in the Opportunity Area. This is further supported by the Mayoral Supplementary Planning Guidance – Central Activities Zone (2016).
68. Core Strategy Strategic Policy 10 Jobs and Businesses states that the council will increase the number of jobs in Southwark and create an environment in which businesses can thrive. The policy goes on to state that existing business

floorspace would be protected and the provision of around 400,000sqm-500,000sqm of additional business floorspace would be supported over the plan period in the Bankside, Borough and London Bridge Opportunity area to help meet central London's need for office space.

69. Saved policy 1.4 of the Southwark plan states that development will be permitted subject to there being no net loss of Class B floorspace with the following exceptions:
- The applicant can demonstrate that convincing efforts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
 - the site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed use, having regard to physical or environmental constraints; or
 - the site is located within a town or local centre, whereby suitable Class A or other town centre uses will be permitted in the place of Class B uses.
70. The site currently provides 4,328sqm of employment floorspace. The proposed development would provide a total of 21,522sqm of Class B1 floorspace resulting in an uplift of 17,194sqm which meets the policy objectives of protecting employment floorspace and is welcomed as a significant benefit of the scheme. The provision of 21,522sqm of Class B1 floorspace would equate to 1,600 jobs which is an uplift of 1,360 jobs and satisfies the aims of the Core Strategy and London Plan in creating new jobs and high quality office space within the Central Activities Zone and the Opportunity Area.

Retail

71. The development would include new retail units (A1/A2/A3/A4) at ground floor level of all buildings. In total, 1,281sqm (GIA) of retail floorspace is proposed.
72. The provision of new town centre uses such as retail is supported by saved Southwark Plan Policy 1.7 since the site lies partially in a town centre. The retail units would activate the ground floor of the development, particularly on Bermondsey Street, Snowsfields and the new public route linking these two streets. The retail units would serve the existing population as well as new workers and would contribute to the vitality and viability of the London Bridge Town Centre. The current buildings have a very inactive frontage whereas the proposal would create a much more attractive and vibrant street environment with retail opening out onto streets as well as the newly formed public space adjacent to the Vinegar Yard Warehouse. The amount and type of retail provision is considered to be acceptable and would help to meet the needs of residents, workers and visitors in the area.
73. In order to protect the amenities of the area, it is suggested that a cap be placed on the amount of floorspace that could be used for Class A4 (drinking establishments) and Class A5 (hot food takeaway). A condition would be attached to this effect.

Conclusions on land use

74. The proposal involves the provision of high quality office floorspace alongside a range of acceptable town centre retail uses. The provision of new offices is fully supported and the provision of a modern, high quality offices is considered to be a benefit of the scheme and will facilitate a growth of employment numbers within the

Central Activities Zone and Opportunity Area. The proposed development includes a mix of uses that are considered to be appropriate for the site's location within the CAZ, Opportunity Area, Strategic Cultural Area and district town centre.

Affordable workspace

75. Draft London Plan Policy E2 - Providing suitable business space, seeks the provision of low cost B1 business space to meet the demand of micro to medium sized business as well as start ups and enterprises looking to expand. The policy is clear that proposals for new B1 spaces over 2500sqm in size (or a locally deemed lower threshold) should consider the provision of a proportion of workspace that would be suitable for these target businesses.
76. Draft London Plan Policy E3 relates specifically to affordable workspace and states that "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.
77. Emerging Policy P30 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
78. Taking into account the requirements of emerging policy P30, the proposed development would need to provide at least 10% of the Class B1 floorspace as an affordable workspace. This would equate to 2152sqm affordable workspace. The applicant proposes to meet this requirement in its entirety within either Building 1 or Building 2 or a combination of both. As such the quantum of affordable workspace being provided is compliant with the emerging London Plan and New Southwark Plan policies.
79. 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.
80. 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 a discount of 25% on the market rent level;
 - no more than 50% of the market rate floorspace can be occupied until the affordable workspace has been fitted-out ready for occupation;
 - detailed plans showing final location of affordable workspace;
 - 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.

Environmental impact assessment

81. The proposed development falls within Schedule 2, Category 10(b) 'Urban Development Project' of the EIA Regulations 2017 and constitutes EIA development having regard to its potential for likely significant environmental effects.
82. Regulation 3 of the EIA Regulations precludes the granting of planning permission unless the council has undertaken an Environmental Impact Assessment, taking account of the environmental information, which includes the ES, any further information, any representations made by consultation bodies, and any other person, about the environmental effects of the development.
83. In accordance with the EIA Regulations, an Environmental Statement (ES) comprising a Non-Technical Summary, Environmental Statement and Technical Appendices accompanies the application. That information has been taken into account. Officers are satisfied that the ES is up to date and that the effects described in the ES properly identify the likely significant effects of the proposed development on the environment.

Alternatives

84. The EIA Regulations requires the ES to provide information on the alternative options considered by the applicant. The 'Do Nothing' alternative would leave the application site in its current state. This scenario is considered in the ES to have no environmental benefits compared with the proposed redevelopment of the site.
85. The ES also describes the design evolution of the scheme as well as environmental factors including townscape; wind microclimate; daylight and sunlight; impacts on views; and air quality. As such, the final version of the scheme has been informed by testing various options and having full regard to the constraints and opportunities presented by the site as well as issues raised during the process.
86. Officers are satisfied that the ES has investigated alternatives for the site and that the proposed development maximises the development potential of the site whilst seeking to minimise environmental impacts. The site occupies a prominent central London location in the Bankside, Borough and London Bridge Opportunity Area. To not develop the site would lead to a missed opportunity to secure a high quality scheme.

Cumulative impacts

87. The ES considers cumulative effects arising from the proposed development in combination with other surrounding consented and planned developments. In most cases the cumulative impacts of the development were limited and were relevant are discussed further in the topic specific chapters later in the report.

Conclusions on the EIA

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

Design

89. The NPPF at Paragraph 56 stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 7 of the London Plan deals with design related matters. In particular, Policy 7.1 sets out the design principles required for new development and Policy 7.6 requires architecture to make a positive contribution to the public realm, streetscape and cityscape. Policy 7.8 asserts that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
90. The relevant Southwark design and conservation policies are Strategic Policy 12 of the Core Strategy and Saved Policies 3.12, 3.13, 3.15, 3.16, 3.17, 3.18 and 3.20 of the Southwark Plan. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height, scale and massing, consideration of local context including historic environment, its character, and townscape strategic and local views

Site context

91. The application site is located at the crossroads of St Thomas Street/Crucifix Lane and Bermondsey Street, occupying much of the junction's southwest quadrant, just south of London Bridge Station viaduct. The site comprises two parts that straddle Snowsfields, a secondary road that runs diagonally into the junction. The "Bermondsey" part contains 2 properties that were built in the late 1980s and front onto Bermondsey Street: no.42-44, a single storey warehouse with mezzanine used for offices; and no.40, a four storey warehouse-style building used for a restaurant/bar with offices above. The "Snowsfields" part contains a derelict, mid-Victorian warehouse building of four storeys above a semi-basement known as the Vinegar Yard warehouse, and a fenced-off area of hardstanding previously used as a car park.
92. The site sits within the varied context of the grade II listed railway arches on St Thomas Street and Crucifix Lane opposite; the 1970s, seven and 10-storey office buildings of Becket House (no.60-89 St Thomas St) and Capital House (no.40-46 Weston St) to the west, and the 1980s, 16-storey Wolfson House (Guy's Hospital) at no.49 Weston Street beyond; and a mixture of modest-scaled, repurposed workshops and warehousing, and housing and social infrastructure that date from the mid Victorian through to the 1930s to the south and east.
93. Its immediate neighbours to the west of the Snowsfields part are the hoarded Vinegar Yard site with its meanwhile food and beverage market; the 1930s council housing block with ground floor retail at 8-20 Snowsfields and a single storey retail annex; and the late Victorian Horseshoe Public House at 26 Melior Street, which together with the application building (no.1-7 Vinegar Yard) form the northeast boundary of the Bermondsey Street conservation area. Those to the east of the application site (Bermondsey) include Raquel Court (147 Snowsfields), a 1990s 5-storey residential building with a commercial ground floor; no.3-5 Hardwidge Street, a four storey Edwardian warehouse converted to offices; and no.46-48 Bermondsey Street, a part 3/ 4-storey Victorian warehouse used as a bar and restaurant with commercial offices above. The latter building and those on the opposite side of Bermondsey (no.35-37 and no.39-41) mark the northern boundary of the Bermondsey Conservation area, which wraps around onto Crucifix Lane, but excludes the Bermondsey application buildings.
94. Tooley Street and its conservation area are located just to the north of the site, immediately beyond London Bridge station and its viaducts; whilst Borough Conservation Area and Tower Bridge Conservation Area are located some 400m to

the west and north-east respectively. The site falls within the Central Activities Zone (CAZ) and the Bankside, Borough and London Bridge (BBLB) Opportunity Area that are characterised in this location by a rich mix of historic and modern buildings, streets and places; the vibrancy and diversity of its uses; and by landmark buildings and infrastructure, including most noticeably the Shard, which dominates the skyline with its monumental scale and outstanding architecture.

95. The scheme is conceived as part of a wider development framework that runs between Weston Street to the west and the head of Bermondsey Street to the east and includes the neighbouring development plots of Capital House, Becket House and Vinegar Yard. The sites' landowners have sought to coordinate an approach for comprehensive redevelopment and have established a framework for the area.
96. Briefly, the framework envisages a series of perimeter buildings that reinforce the street edges of Weston Street, St Thomas Street and Snowsfields and define a public garden to the rear towards Weston Street and a new public plaza towards Snowsfields. It retains north-south routes across the site and opens up a new east-west pedestrian route that bisects the framework area, linking Weston Street with the two new public spaces and through to Bermondsey Street. The redevelopment scheme is mostly for commercial offices, but with significant elements of retail, leisure and student accommodation; and are mainly conceived as tall buildings.
97. In this instance, the planning application scheme is for the clearance of the "Bermondsey" part of the site; the excavation of a single storey basement; and the construction of a new part five part 10-storey building above grade (maximum AOD 44.05m) conceived as two volumes bisected by a new pedestrian route that runs diagonally across the site directly connecting Snowsfields with Bermondsey Street. On the "Snowsfields" part of the site, the Victorian warehouse building (no.9-17 Vinegar Yard) is mostly retained and refurbished, but with its southern portion demolished to make way for the excavation of two basement levels and the construction of 17 storeys above grade (67.0m AOD), incorporating the warehouse into a new tall building. Its perimeter is re-landscaped as additional public open space. All buildings on both sites provide retail at ground floor and commercial offices above. Ancillary services and plant are at basement and rooftop levels.
98. Conceived as part of the St Thomas Street framework, the scheme regards itself as an important townscape moment, transitioning the shift in character and scale from the modern, head-quarter style office developments emerging in the London Bridge Opportunity Area through to the more fine-grained, historic context of the adjoining Bermondsey conservation area. It blends old and new architecture, hi-rise and modest scales, and pavilion-style and street-based buildings; and is intended to moderate the otherwise marked changes in townscape and character, offering a more graduated transition. Whilst the design intent is clear, the key factors are whether the urban design and architecture are convincing and sufficiently high quality, and whether the impacts on the surrounding townscape and heritage assets are acceptable.

Site layout

99. The development's layout is well-conceived and is a distinct improvement on the present condition of a mainly disengaged and under-utilised site. It supports the framework's emerging townscape, whilst remaining respectful of the adjacent, traditional urban context. The new layout promotes good urban design, with a coherent arrangement of legible new buildings and spaces that provide an engaging, functional and safe public realm.
100. The development adopts a perimeter block layout, where the retained and new

buildings respond to the general street form and building alignment, promoting a strongly defined public realm. The warehouse is mostly refurbished and its site hoardings removed, re-establishing the building's positive relationship with Vinegar Yard; whilst its extended form to the south replaces the former car park, infilling the unattractive gap in the street scene and re-establishing the common building line along Snowsfield.

101. The Bermondsey building is laid out with its main facades running parallel to the street, establishing strong building lines and a well-defined corner at the junction of Bermondsey Street with St Thomas Street and Snowsfields. A main feature of its layout is the new public route that cuts diagonally through the building's footprint, offering a direct pedestrian link at grade between Bermondsey Street and Snowsfields. This provides considerable benefits to local permeability and in time connectivity; running onward through the framework area to Guy's Hospital and London Bridge Station beyond. The link is 4.5m in width and would have the feel of an alley or passageway. This could be an attractive route for pedestrians, offering an alternative to the main roads.

Vinegar Yard warehouse



View of South wall from exterior showing vertical crack

102. Importantly, the site layout provides a series of commercial entrances and shopfronts that are more than sufficient to support active street frontages and good informal surveillance of the surrounding public realm, including the new passageway. The warehouse hatch doors are repurposed at grade to provide new retail and an office entrance onto Vinegar Yard. The main commercial office entrance to the Snowsfields building similarly opens onto the plaza space, whilst its highly glazed foyer space flanks directly onto Snowsfields, animating the street scene. The main office entrance to the Bermondsey building sits diagonally opposite that of the Snowsfields offices, creating a moment of heightened activity between the two buildings. A series of small scale retail units within the base of the Bermondsey building brings a pleasing rhythm and good activation of the public realm along the new passageway. Several of the shops have dual access, with additional entrances on Bermondsey Street and St Thomas Street. It is important that these perimeter frontages remain activated and do not become secondary or used only for servicing/emergency egress. This should be secured by condition.
103. It is notable that the building line of the Bermondsey building (southwest volume) is pulled back some 5m behind the kerb line and is recessed behind the common building line along this part of Bermondsey Street. This setback is distinct, but not so obvious as to disrupt the continuity of the built form. Moreover, it creates some additional open space at the mouth of the passageway. The space serves the dual purpose of providing a moment for pause and orientation before emerging onto the bustle of Bermondsey Street; and also of cleverly aligning the passageway so that it has an engaging view of the retained warehouse and oak tree and of the Shard beyond that should aid local wayfinding. The Bermondsey building (northeast volume) then returns forward to re-establish the common building line, which is welcome, maintaining the visual continuity of the streetscape.

104. Overall, the general layout is well-considered and should provide for a successful series of buildings and spaces at grade level that link well between the contrasting townscapes, and subject to scale and landscaping (see below) should make for a coherent urban form and good urban design.

Built form and scale

105. The design premise is a development that links the monolithic, large scale buildings around London Bridge station with the finer-grained context of Bermondsey Street. This is evident in the proposed massing. Arranged as two discrete buildings, the “Snowsfields” and “Bermondsey” buildings both have a role to play in this link, affecting a built form that is engaging and a graduation in scale (height and massing) that is convincing.
106. Looking at each of the buildings in turn, whilst the “Snowsfields” building can be regarded as a tall building sat on top of the warehouse, the architecture is much more subtle and complex. The intricacy of the built form derives from partially demolishing the warehouse and extending it to the rear to form the base of a new office tower. The warehouse is not a simple façade that cloaks the lower floors, but retains the depth and robustness of its built form and would be restored internally. The additional floorspace is not an obvious extrusion sideways or upwards, but is articulated into a series of interlocking volumes that ease the overall sense of scale and, importantly, allows the familiar built form of the warehouse to continue to be read.
107. The lower, rear “extension” onto Snowsfields is conceived as a 4-storey volume that is equal in scale to the warehouse building; thereby maintaining a comfortable massing relationship with the warehouse and continuing the c.15m parapet height round onto Snowsfields where it is generally consistent with the adjoining context. The junction between the warehouse and the “extension” is articulated to help express the separate, but conjoined built forms (see later).
108. The massing is further articulated horizontally to confirm the sense of a base to the building; and vertically to read as two tall volumes that interlock with a central core, which are then stepped in height to create a slender and engaging silhouette. Above the warehouse and “extension” the façade lines are set back onto Snowsfields and above the warehouse to help define the four storey parapet height. The set-in facade is continued over part of the 4th, 5th and 6th floor levels, generating a stepped “girdle” that gives clarity to the base, but also echoes the gable roof form of the warehouse below. Above the girdle, the floorplates return to the general façade line with the massing seemingly hovering above the base. The asymmetrical upper volumes continue in full, before setting back above 15th floor level of the southern volume and concluding the northern volume with a part 16th floor containing offices, a rooftop terrace and enclosed plant. The highly articulated massing gives a dynamic built form that is distinctive and compelling

New pedestrian link



109. Rising to approximately 65m in height (including plant overrun), there is no obvious relationship between the “Snowfields” building and its immediate surroundings, which typically comprise buildings of between 12 and 20m in height. It does, however, relate to the general scale of Wolfson House, Guy’s tower and the lower elements of the Shard complex beyond. It is just within the BBLB opportunity area, where tall buildings are generally appropriate. Importantly, in time it would relate to the remaining framework sites and to the consented Capital House scheme in Weston Street (18/AP/0900, 14/5/2019 and subject to legal agreement and mayoral referral), where it would become part of a new cluster of tall buildings.
110. Looking at the “Bermondsey” building it continues the onward graduation of built form towards Bermondsey Street’s context through a similar process of complex articulation. In this instance it divides its massing into two distinct volumes, bisected by the 4.5m pedestrian route. At five main storeys (c.21m) the volumes shoulder the comparatively narrow route, invoking the historic passageways and servicing alleys of the neighbouring conservation areas. The northeast block tops out at five storeys with a roof-top garden; whilst the southwest block sculpts five further floors, which are set back extensively from its Bermondsey Street façade and have rooftop terrace spaces at fifth and ninth floor levels.
111. At 21m the building will sit less than 2m above the current building on site (no.40 Bermondsey Street), albeit the difference is accentuated by the latter’s pitched roof form. Nonetheless, it will sit at much the same height as the nearby converted signal box above the London Bridge viaduct (no.33 Bermondsey Street) and similar in overall height to the Tanneries building (no.55 Bermondsey Street) diagonally opposite and to International House (no.39-45 Bermondsey Street) directly opposite, albeit the latter has a mansard roof form. Whilst there is a step up in height from the immediately adjacent 3-storey Tanner and Co building (no.46-50

Bermondsey Street), the impact is moderated by the slight setback of the proposed building line and the retention of the access way that sits between the two neighbours. Overall, the development should maintain a comfortable scale onto the street.

112. The sculpted upper floors of the southwest block are pushed some 16m away from the Bermondsey Street façade and stepped further away at ninth floor level, forming a deep roof terrace. As a result its main massing sits directly onto Snowfields and St Thomas Street. Importantly, the sixth floor is set in by 1-1.5m from the façade line on the west, south and northeast elevations, repeating the earlier ‘girdle’ effect used on its taller sibling and bringing visual coherency to the overall development.
113. Whilst at 10 storeys (approximately 44m) the southwest block will present an increase in contextual scale along Snowfields, the disparity will be moderated to a degree by the girdle suggesting a five-storey shoulder line, and by the street geometry: The new building will be seen axially along the curving street and experienced more as a background building in this view with the elevational treatment of the lower volume easing the impact. The scale of its upper volume will be read in conjunction with the taller sibling building, presenting a considerable step down in massing towards the adjacent context. Nonetheless, the overall additional scale onto Snowfields remains significant.

Architectural treatment

114. The tall “Snowfields” building presents as a composition of large, fractured volumes rather than a single, monolithic built form. The warehouse reads as one of these volumes, paired with a similar scaled volume to its side; with two much larger volumes cantilevering above and interlocking with a central core. This fractured composition is overlaid with an intricate detailed architectural treatment that gives the tall building a distinctive, finer-grained appearance.
115. The derelict warehouse is mostly retained and refurbished, with elements rebuilt to match and as much of its original features restored or re-used as possible. Externally, the street-facing brick elevations are retained and the badly damaged west elevation rebuilt. The hatch rank doorways, segmented brick arches and York stone cills are refurbished or reinstated where missing; whilst the cast iron and steel windows are replaced with steel Crittal windows to match, upgrading their performance. Internally, the intention is to similarly restore the building’s former appearance, retaining and refurbishing the cast-iron columns, beams and timber flooring where possible or matching in suitable replacement elements. It is important that this restoration is carried out to a high standard for the design premise to succeed, and details for the restored brickwork, openings, and replacement windows and doorways should be confirmed by condition as a minimum.
116. The extension and upper volumes transition to a modern, glazed office building, providing a strong distinction with the warehouse, reinforcing the latter’s identity. That said, the modern elevations are cleverly detailed to reflect and respond to the rhythm and detailing of the warehouse below, bringing a visual coherency to the architecture. The new facades are set out in much the same module as the warehouse with the floors and window spacing aligned and a similar vertical emphasis to the elevations expressed. This gives a calm, ordered appearance to the design that locks the warehouse into the composition.
117. The tower’s main built form comprises a framework of steel columns and beams, with composite decks and a reinforced concrete structural core. The steel columns run on the outside of the building envelope between the fourth and sixth floors as the elevations cut back to create the “girdle”. The upper volumes cantilever well

above the warehouse and extension, supported on the steel columns, which gives a moment of drama to the architecture. The columns then drop discreetly through the warehouse and “extension” below, so as not to disrupt their floorplans or appearance. Following revisions, the number of columns has been reduced from 12 to 6 to further limit their visual and physical impacts, which is welcome.

Snowfields building



118. The upper glazed elevations are brought onto the same façade line as the warehouse and extension below, ensuring a continuity of elevational planes. The new elevations of the volume above the warehouse feature window openings set within reveals and a mullion detail that reflects the punched-hole and double door aesthetic below. By contrast, the elevations of the second upper volume comprise flush glazing with no secondary articulation that offers a crisper, more monolithic finish. This contrast is effective and adds to the compositional quality, although the exact detailing should be conditioned to confirm the high quality of finishes.
119. A key feature of the elevational design is the detailing of the glazed envelope, which cleverly uses cast glass in a unitised, double-layered system using clear and opaque glass for its secondary layer. This gives the elevations a sense of solidity and liveliness, and a fine-grained finish that should make for a distinctive appearance. During daylight hours when the light comes in, the cast glass should have an even appearance regardless of the type of backing, with its fine grain and material depth expressing a sufficiently strong sense of mass. This will change during the mornings and dusk, when internal lighting will filter through the clear-backed cast glazing, lending sections of the facades a more translucent and engaging appearance.
120. The proposal is to use cast glass in a brick-style format, suggesting the traditional brickwork of the adjacent warehouse. The detailed format (50x300mm) is more of a Roman brick dimension than Imperial brick, albeit the additional courses will lend slightly more mass and horizontality to the finish. The proposal is to stack the cast glass units rather than use a Stretcher, Flemish or English bond, which distinctly

limits the brickwork effect. Nonetheless, the narrow cast glass format brings a finer grain to the elevations and a richness of detail, which is welcome. It also works well to frame the clear glazed openings and to disguise the horizontal window vents that are incorporated into the unitised system to provide the option of natural ventilation. Its success, however, is dependent on the material finish and detailing, which should be secured by condition (see later).

121. The cast glass finish is particularly well used for the Snowfields “extension”, which is intended to read more as a solid volume, similar in design to the adjacent warehouse. Nonetheless, its material palette and detailing clearly dovetails with the finishes of the main offices above, reading well as part of the tall building composition. The “extension” features a generous lobby that partly steps forward of the common building line, with its entrance onto Vinegar Yard, but animates much the length of its Snowfields elevation. Its scale and design help both to ground the tower and to give the structure its sense of base.
122. It is also notable that a clear glazed “scenic lift” is neatly detailed to sit within the junction of the “extension” and the retained warehouse, helping to articulate the two volumes as discrete neighbours. Expanses of similar clear glazing are also used to detail the building’s girdle on its fourth, fifth and sixth floor levels, and to detail the recessed ‘slot’ that continues above the scenic lift and runs the full height of the upper floors, articulating the two main upper volumes. The recessed clear glazing and slotted junction in particular are effective in expressing the architecture’s compositional quality and contributing to its slender appearance.
123. Lastly, the tower’s upper most storeys feature taller floor-to-floor heights that together with the glazed parapet finish bring a hierarchy and sense of top to the building; albeit the crown is rather understated in its design. That the slot detail is seen to sit lower on the skyline than the adjoining volumes, however, is important in emphasising the stepped massing and the tower’s slender silhouette when viewed at grade from St Thomas Street. The same detail is not required on the opposing elevation, where the irregular floorplan generates a slipped form, which works equally well to express two slender profiles when viewed from the east.
124. Turning to the “Bermondsey” building, it shares the same architectural language of cast glass and steel elevations, but looks to progress the warehouse undertone and integrate the development with the Bermondsey Street context. Working in tandem with its more modest scale, the elevations for the five-storey base offer a stronger interpretation of a traditional built form, featuring modern hatch-rank style doors with balconies, modern bay-fronted shops and a regular grid of recessed upper floor windows for the five storey base that lend a robust, punched-hole character to the facades.
125. The distinctive cast glass and steel frame design is maintained, but its appearance is mediated by the substitution of ceramic for the opaque glass backing, softening its tone. In addition, projecting horizontal metalwork bands are introduced between ground and 1st floors and above the fifth floor, providing a simple string course and cornice detailing and the sense of a traditional elevational hierarchy. Strong mullion details at ground floor help to ‘ground’ the building and project to provide bay windowed shopfronts, not dissimilar to the traditional bow windowed shopfronts along parts of Bermondsey Street. Much of the articulation’s success will be down to the final detailing of the recessed openings, the hatch-rank doors, the decorative finishes and new shopfronts, which should be confirmed by condition; as should the signage, security and lighting strategies for the new retail, offices and servicing bay to ensure that the elevations do not become cluttered or target-hardened, which may otherwise compromise the appearance of the building and streetscene.

126. The outstanding matter, however, is the main material finish of cast glass. As stated earlier, its dynamic appearance and long, thin format could work well to offer a contemporary character that nonetheless is redolent of the predominantly brick context.
127. As with the “Snowsfields extension”, it is acknowledged that the “Bermondsey” building is outside the conservation area. Nonetheless, it is within its setting and is part of a coherent townscape that is predominantly brick. The concerns in this instance are two-fold, its durability and visual appropriateness. It is questioned whether it is sufficiently robust to withstand staining and mechanical damage (collision and abrasion), given the busy, narrow condition of the street and the requirement for regular street cleaning. It may be that some form of plinth device would be required, which could be reviewed by condition.
128. Secondly, whilst the introduction of the ceramic backing may well lend a tonal quality to the cast glass elevations, it is questioned whether the stacked format and neutral colour are sufficiently convincing. It is acknowledged that the cast glass is important to the distinctiveness and visual coherency of the overall scheme. The use of the material for the upper rear volume onto Snowsfields and within the new passageway is supported. Nonetheless, it may be that the architecture could work equally well if these elements were contrasted with attractive conventional stock brickwork for the street facades, which would be both robust and contextual. The design’s success in this instance will greatly depend on whether the final detailed finishes of the ceramic and cast glass are convincing in this location; and therefore a condition for the review of the detailed material palette for the “Bermondsey” building, using on-site sample panels and mock-ups, should be attached.
129. Two further notable features of the “Bermondsey” building are the rooftop amenity spaces and bridge links. Outdoor gardens are proposed at fifth floor level above the two volumes, which will be extensively planted and include trees. The gardens will provide excellent amenity for the office occupiers and soften the building’s roofline onto Bermondsey Street, bringing a green fringe to an otherwise dense, urban context. The two office volumes and rooftop gardens are connected by two ranks of bridges that link the opposing floorplates across the intervening new public route. The bridges are designed to be transparent and discrete, comprising glass and concrete and arranged as physically separate bridges rather than a four-storey element. At 2.9m wide, the bridges offer elements of informal meeting/ breakout space. The bridge links are welcome: They bring added animation and character to the passageway, and give the feeling of traditional dockyard and service-yard warehousing, not dissimilar to Shad Thames. It is important that the bridge links are crisply detailed and retain their openness and visual transparency, and do not become heavy or cluttered in appearance, or impacted upon by modesty screens. These matters should be confirmed by condition.

Tall buildings

130. The “Snowsfields” building reaches a maximum of 65.1m above grade (including rooftop plant) and is significantly taller than its immediate context to the south and east, which comprises buildings of between 12 to 20m in height, although the contextual scale rises westwards towards Guy’s Hospital and London Bridge station beyond. As a tall building it is located within CAZ and the BBLB Opportunity Area where such high-rise intensification of development is generally appropriate. Nevertheless, the tall buildings (both Bermondsey and Snowsfields) are expected to also comply with policy 3.20 in full. Looking at the policy requirements in turn:

Positive contribution to the landscape

131. The development provides several notable extensions to the public realm: Most significant is the new passageway that bisects the “Bermondsey” site and re-provides a direct pedestrian link between Bermondsey Street and Snowsfields. Elsewhere, the “Bermondsey” building (southwest volume) sets back onto Bermondsey Street to provide an extended pavement/ threshold space at the entrance to the passageway; whilst its northeast volume presents orthogonally onto St Thomas Street at its junctions with Snowsfields, creating a wide tree-lined pavement on this busy corner.
132. The removal of the hoarding on the “Snowsfields” site opens up its east and north perimeters as additional public realm, creating a sizeable area of hard landscaping onto Vinegar Yard. As set out in the framework, in time this area would combine with that of the adjacent site to provide a new plaza, as well as new public routes that would connect north-westwards to Fenning Street and possibly westwards to Melior Street, creating a new, highly permeable public realm. Overall, the landscape contribution is commensurate with the proposed scale of development.

Bermondsey Street view



Point of landmark significance

133. The application site sits at the point of convergence of St Thomas Street, Crucifix Lane, Bermondsey Street and Snowsfields immediately to the south of London Bridge Station, one of London's major transport interchanges. As such the application site is considered to be a point of landmark significance.

Highest architectural standard

134. The tall building is a well-designed modern building in terms of its functional quality and its architecture, but also in its clever incorporation of the warehouse. The offices are well-appointed, with good sized floorplates on the upper floors (370 – 390 sqm per floor) and generally uninterrupted space, with the structural columns pushed to the perimeter. The upper levels benefit from decent ceiling heights of 2.8m (minimum) to 3.3m with exposed services, and floor-to-ceiling windows with the option of natural or mechanical ventilation. The offices benefit from the amenity of Juliette balconies on 1st to 4th floor levels, making use of the restored hatch rank openings; and from south-facing roof terraces at 5th and 16th floor levels. The building is served by a decent sized lobby with the main entrance onto Vinegar Yard, supported by secondary entrances onto Snowsfields and via the warehouse. The lobby is shown opening through to the ground floor of the warehouse, benefitting from its restored character. Intended for retail at ground floor, the warehouse is likely to be used as a café/restaurant facility, serving the offices and general public. The retail opens onto the plaza using the restored hatch rank doorways and an extended window opening.

135. Regarding the elevational architecture, as set out earlier, it is well-conceived and well-detailed, making use of a high quality material palette. The architecture has a strong compositional quality, comprising fractured volumes that interlock around a central core, articulating the height and massing and cleverly suggesting a slender built form. Its detailed finish is textured and variable, with the clever use of layered cast glass that brings both visual solidity and transparency to the elevations, and a sense of a finer-grain. It retains and expresses the warehouse, cantilevering above and juxtaposing the historic building, and yet simultaneously drawing it into the compositional whole as the base of the tower. The outcome is striking, memorable and impressive. Overall, the design is effective and engaging. However, much will depend on the final materials and detailing, and therefore the highest quality should be ensured by conditions.

Relates well to its surroundings

136. As mentioned above, the building will help to consolidate the cluster of tall buildings within St Thomas Street and the wider London Bridge area. Its contribution is generally positive. It mediates reasonably well the distinct change in scale and character from the modern, taller context of Guy's Tower and the Shard beyond down to the historic, finer grain of Bermondsey Village. Its extensively articulated built form, elevational detailing and clean, stepped profile bring an engaging design and slender profile to the tall building, and a pleasing appearance to the local skyline. Overall, the development's designs sufficiently meet the policy criteria for a new tall building. However, a significant outcome of a tall building is its visibility and whilst this is not harmful in itself, the potential effects on the 'receptor' townscape and heritage assets must be considered.

Heritage and townscape

137. The application documents include a Zone of Visual Influence (ZVI) and a townscape visual impact assessment (TVIA). The former comprises a map indicating where in the surrounding area the new tall building would probably be visible from, but excludes the impacts of any tree cover. The latter provides 25 verified images of the development when viewed from chosen locations in and around the Bermondsey and London Bridge areas, and of relevant protected London panoramas.
138. In general, the tall building is less widely visible than its height suggests. In part this is because of the large buildings located mainly to the north and west of the site that often mask the development from wider view; but also because of the tight, historical urban form to the south and east that offers limited visual prospects. Nonetheless, it is likely to remain visible occasionally on the north bank of the Thames (e.g., Lower Thames Street, EC3); to the west and south across open parkland (e.g., Victoria Tower Gardens, SW1; Tabard and Bermondsey Spa Gardens, SE1); from the New Kent Road flyover and a number of intervening streets where the roadway directly aligns with the site.
139. Of more significance, the development is visible in a number of nearby and middle distance views where it impacts upon the settings of designated heritage assets. Looking at the categories of views and townscape in turn:

Protected views

140. The LVMF seeks to protect and manage 27 views across London and some of its major landmarks. The submission demonstrates that at the proposed height the

development will have no impact upon the protected views of St Paul's and little discernible impact upon London's riverside prospects.

141. In the panoramic view from Parliament Hill to St. Paul's (views 1, 1.1), the development is unseen, being obscured from view partly by the Shard in the middle ground and partly by the Cathedral itself. Similarly, from Kenwood (views 2, 2.1) the proposed buildings are completely obscured from view by the two foreground residential towers at no.200 Pentonville Road, N1.
142. Looking at the river prospects, from upstream the development is mostly obscured from view by the GLA building and no.3 More London when looking from Tower Bridge (view 11). It emerges briefly to the west, where it appears distinctly below the general roofline and that of the background Strata building. It has a negligible impact in this view. From downstream the development is unseen from Southwark Bridge (view 12), being completely obscured by the News Building at no.3 London Bridge Street and by the Shard.
143. Though not demonstrated in the submission, the development is unlikely to have any discernible impacts upon the additional key views protected by policies within the Southwark Plan. The scheme would be remote from and unseen in the key-hole view towards St Paul's from Nunhead Cemetery; and whilst it would be visible from One Tree Hill, it would be seen remote from St Paul's and as part of a loose cluster of tall buildings near to the Shard that is stepping down in height (see cumulative view 8, TVIA for Vinegar Yard scheme, 18/AP/4171).

Impacts on the World Heritage Site

144. The Tower of London is a heritage asset of the highest order. It is grade I statutory listed and is recognised internationally as a certified World Heritage Site of Outstanding Universal Value. Any development that intrudes upon views within the Tower complex must be carefully considered.
145. In this instance the development is not visible from within the tower complex. It remains sufficiently low on the skyline to be obscured from view by the tower's buildings and ramparts or by intervening buildings in the middle ground. As demonstrated by the views from within the Inner Ward towards the site of the scaffold (view 3) and the wider setting from the White Tower, the development sits unseen mostly behind the Queen's House, extending only briefly to its west where it is nonetheless hidden behind no.4 More London. In the view from Lanthorne Tower the development remains fully below the ramparts (view 5); whilst from the ramparts themselves, the development is unseen behind no.3 and 4 More London (view 6).
146. The submission includes three selected views from nearby to the Tower of London, looking towards the development and showing the setting of the World Heritage Site. It is evident that the development has no effect on the World Heritage Site's setting in these views. From Tower Hill (view 6) and Wakefield Gardens (view 7), the development is obscured from view by no.1 and 2 More London, whilst in the view of the Tower of London from the Mint (view 8) the proposed development is obscured by the historic complex itself.

Impacts on local heritage assets – Conservation Areas and Listed Buildings

147. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and to pay "special regard to the desirability of preserving or enhancing the character or appearance of that area". Section 66 of the Act also

requires the Authority to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 193). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Pursuant to paragraph 195, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 196 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 197 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.

Significance

148. Part of the application site lies within the Bermondsey Street conservation area. This has the Church of St Mary Magdalen and the high street as its focus, but spurs both eastwards and westwards; the latter spur extending to include the warehouse building at no.9-17 Vinegar Yard. The warehouse is identified within the Conservation Area Appraisal (CAA) as making a positive contribution to the local conservation area. Despite its current poor condition, the warehouse remains a big, robust, stock brick building that clearly expresses its function, and is a strong reminder of the historical industrial character of this part of Bermondsey, and of the brewing and distilling trades in particular. The building is very much part of the character and appearance of the conservation area, and is a non-designated heritage asset. The local area also includes a number of listed buildings: the closest being the grade II listed railway viaduct opposite the site and the grade II listed terraces within Bermondsey Street (no.68-79 and no.68-76 and 78); and most notably the grade II* listed Church of St Mary Magdalen.



View of East and North Elevation of the Vinegar Yard Warehouse

149. Looking in more detail the Conservation Area, its special interest lies in its historic development of tightly packed eighteenth century housing, many with shops, and modest scaled late nineteenth / early twentieth century warehouses and workshops that have adopted the medieval pattern of narrow streets and plots, arched alleyways and rear yards. The tight urban scale, simple classical architecture and industrial detailing have created an evocative and characterful townscape. All but cut-off from the riverside by the construction of London Bridge station in the 1830s, the area has evolved as a quiet hinterland; distinctly different in purpose, scale and character from the wharves, warehouses, institutions and commerce of the nearby Tooley Street and Tower Bridge conservation areas. As its CAA records, this clear change in character has prevailed and is made evident by the close proximity to the hub of activity and large developments associated with Guy's Hospital and the London Bridge area.

Assessment of Heritage Impact

150. The Listed Buildings Conservation Areas Act establishes the desirability to preserve or enhance designated heritage assets and their significance. In this case the designated heritage asset is the Bermondsey Street Conservation Area. The applicant's Heritage Assessment (Feb 2019) and ES Addendum Vol 2 both identify some harm to the conservation area – in some cases at the moderate and some at the major level. Harm arising as a consequence of the development, is due mainly to the visibility of the proposal tested in a number of views scoped in the EIA. Each view is considered in detail in terms of the magnitude of the change (registered on a scale of low, medium or high) and the effect of that change (ranging from No change/negligible to minor/moderate and major) on the significance of the conservation area.

Impact on the Bermondsey Street Conservation Area

151. The development is located at the edge of the conservation area with one part of it located within it. The application documents chart the magnitude and effect of the change and demonstrate that, the impact of the development on the conservation area is extremely localised. The conservation area is large and extends from Snowfields at the north to Grange Road at the south and includes a range of heritage assets primarily located along the Bermondsey Street, Tanner Street and Grange Road spines. The EIA documents demonstrate that, beyond the immediate context of Snowfields and open spaces around Leathermarket Gardens, there will be limited visibility of the proposal from any other location in the conservation area.
152. The visual impact of the development is most obvious in nearby streets and parks within the conservation area (views 20, 22 and 19) or when looking into the conservation area (view 18 and 25). However, the tall building has no impact within Bermondsey Street (views 15 to 17) or the churchyard gardens of St Mary Magdalen (view 14), being obscured from view by the built context. Any harm to the conservation area and its setting by the new tall building is extremely localised; albeit this does not diminish the extent of the impact within the sub-area affected.
153. The “Bermondsey” building occupies an important position at the head of Bermondsey Street at its junction with St Thomas Street, outside but immediately adjacent to the conservation area (sub-area 1). The TVIA presents a progression of views running northwards along Bermondsey Street in which the new “Bermondsey” building can be seen; its profile evident against the foreground context. Whilst the uppermost floor of the southwest volume is seen on the skyline, it is read as part of the general roofline and has a negligible impact. Similarly, the northwest volume sits forward within the streetscene, but not so overtly as to read inconsistent with a common building line that articulates moderately.
154. Where it becomes apparent is not its scale or position, but its material finish that is outstanding. The use of cast glass as the primary elevational finish is distinctive. It draws attention within a generally coherent streetscene where masonry and brickwork predominate. Elements of stucco and painted render are present within the street scene (views 15-17), including the bright paintwork of the Museum of Fashion, whose legibility reflects its role as a public building. In this instance the proposed glazed finish will be eye-catching and reflective. That the ceramic backing could offer a warmth and materiality that will complement the character of the conservation area. The quality of the design will rely to a great degree on the quality of the cladding materials and this will emerge from detailed construction drawings, sample panels and large scale mock-ups to be considered in the context of Bermondsey Street and should be reserved by condition. As stated earlier, this could be assessed on site in more detail and, if required, addressed by substituting traditional brickwork for the cast glass on the street-facing elevations. The use of cast glass could continue to be used within the alleyway and for the upper volume, retaining the visual link with the Snowfields buildings.
155. Elsewhere, the new development has neutral or minor effects on other surrounding conservation areas, such as the Tooley Street conservation area (view 13) given the intervening townscape and tree cover; and similarly neutral or minor impacts on the setting of nearby listed buildings. The closest listed building is the grade II railway viaduct (view 18) where the viewer’s appreciation of the major infrastructure is unchanged by the proposed development opposite; whilst it remains low-key and distinctly in the background when looking towards the grade II Leather Exchange building in Weston Street (view 21). In Bermondsey Street, the glassy finish of the Bermondsey building is visible in the background to the grade II listed terraced properties (no. 68-76 and 78) emerging above the neighbouring roofline and forward of the general building line (views 16 and 17); but not to such an extent than to have more than a minor impact on the group’s special interest. The

development is unseen within the backdrop to the grade II* listed Church of St Mary Magdalen, being obscured from view by the intervening townscape (view 14).

156. In this case the application documents demonstrate that magnitude of the change on the Bermondsey Street conservation area is considered Negligible or Minor due to its limited presence in the wider conservation area. Bearing in mind that the parts of the conservation area that are of the highest significance are concentrated in the Bermondsey Street / Tanner Street spine, the effect of that change on significance of the conservation area as a whole is Low or Negligible due to its limited visibility from these most significant parts. The guidance on assessment of the significance of impact (see table below) places the impact on the conservation area on a sliding scale and confirms that, in this case, the impact would be considered Neutral or Neutral/Slight. (see table below)

	Magnitude of Impact				
Effect on significance	No change	Negligible	Minor	Moderate	Major
Very high	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Moderate or Slight
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

The areas of greatest concern and where additional justification would be necessary are highlighted in grey (the impact of the development on the conservation area is highlighted in green)

157. The NPPF requires decision-makers (in para 193) to consider whether the harm identified is 'Substantial' or 'Less than Substantial'. 'Substantial' harm would be on the order of Large or Very Large impact (above) and includes loss of all significance, such harm would be considered 'wholly exceptional'. 'Less than Substantial' harm covers a range of impacts including Slight and Neutral (above). In this case the harm arising due to the Neutral or Neutral/Slight impact on the Bermondsey Street Conservation Area is considered to be 'Less than Substantial'.

Impact on the non-designated heritage asset (the retained warehouse)

158. The most immediate impact of the proposal will be on the non-designated heritage asset – the Vinegar Yard warehouse. The warehouse is not statutory listed and is of local interest. Its significance to the conservation area is recognised in the conservation area appraisal and the council's adopted policies confirm the general presumption against the demolition of positive contributors like the warehouse. The proposal does not seek to remove the non-designated heritage asset but seeks to restore it both internally and externally and extend it vertically with a new structure introduced within the body of the building.
159. The physical effect of the development on the fabric of the warehouse is limited to the removal of the flank wall facing onto Snowfields and the removal of the roof as well as the localised effects of inserting the new structure. In this respect the magnitude of the impact is considered to be Minor to Moderate due to the large proportion of the warehouse that is preserved by the development. The warehouse itself is of limited significance to the conservation area as a whole mainly due to its

location and its limited contribution to the setting of the highly significant Bermondsey Street / Tanner Street spine. As a consequence, the effect of the change on its significance is considered to be Low to Medium. (see table below)

	Magnitude of Impact				
Effect on significance	No change	Negligible	Minor	Moderate	Major
Very high	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Moderate or Slight
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

The areas of greatest concern and where additional justification is necessary are highlighted in grey (the impact on the warehouse is highlighted in green)

160. Using the same scale and taking the above into account, the impact of the development on the non-designated heritage asset is considered to be Neutral/Slight or Slight. This would again place any harm to the non-designated heritage asset, the warehouse, in the order of 'Less than Substantial'.
161. The NPPF states in para 196 that: "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*" In this way the NPPF enables decision-makers to consider the benefits arising from a development as a whole in the balance when they consider harm to a designated heritage asset. The designated heritage asset in this case remains the Bermondsey Street Conservation Area and there is a strong presumption in law against granting planning permission for development that would fail to preserve the character or appearance of a conservation area.

The public benefits of the proposal

162. The current proposal arises from a direct response to its location in the conservation area. By developing both sites together and introducing a route across the Bermondsey Street site the scheme introduces a direct connection from the core of the conservation area to the non-designated heritage asset. The new lane on the Bermondsey Street site and the yard on the Snowesfield site which are typical features of the conservation area and are both aimed at integrating the warehouse into the core of the conservation area. Coupled with this is the confirmation that the scheme will preserve and restore the Vinegar Yard Warehouse inside and out causing minimal harm to its fabric. In this way, some of its most obvious public benefits of the development arise out of a deep understanding of the historic setting and the desire to preserve or enhance it.
163. In terms of the impact on the non-designated Vinegar Yard warehouse, as set out earlier, the scheme proposes to retain and restore much of the building's historic fabric, both externally and internally; reinstating missing features, including brick segmental arches, Portland stone cills and hatch rank doors. It also proposes to rebuild the scarred and damaged brickwork of the building's west façade. The intention is to convert the building for mainly retail at ground floor and offices above,

and allow staff and the public to experience its repurposed historic character. The extensive repairs and restoration work are positive features in terms of preserving its physical presence, and in revitalising the building and its contribution to this part of the conservation area.

164. There are parallels to this proposal in the 47-49 Tanner Street (ref: 18/AP/0896) determined by the Planning Committee on 28 October 2018 (and approved on 28 February 2019). Both that proposal and this current proposal involve the fulsome restoration of the original warehouse building (also identified as a positive contributor to the conservation area) and the addition of a substantial extension above, albeit to a lesser degree at 47-49 Tanner Street. That scheme was consented subject to specific conditions added by the Committee, to capture the fragile nature of the existing historic building, taking into account the implications of its fulsome restoration, and its incorporation into a substantial new development. These conditions would be recommended here as well to ensure a consistent approach.
165. Regarding the proposed tall building above the warehouse, it has to be considered in the context of the two sites working together to develop a closer link between the conservation area and the non-designate heritage asset – the warehouse. Its location at the edge of the conservation area but also in the CAZ and immediately adjacent to one of London’s most significant transport hubs at London Bridge Station requires a design of the highest quality to deliver a scheme that will enhance this sensitive historic setting. The proportions and detailed design of the tall building have been carefully calibrated to ensure that the warehouse retains its primacy. Whilst the building is of a significant scale, it is of a design quality of the highest order and can therefore be considered to enhance the character and appearance of the conservation area.

Conclusions on design and heritage

166. The proposals are for an office-led development that features a new tall building and is partly located within the Bermondsey Street conservation area. The designs are unusual in that they incorporate an existing warehouse into the architecture of the new tall building, using the mid-Victorian building to form part of its base, with the 65m glazed tower cantilevering above. The tower is notable for its steel columns that emerge from the building envelope immediately above the warehouse; its fractured form, reading as two tall volumes above the base; and for its use of cast glass in a stacked brick format as the material finishes. The warehouse is a non-designated heritage asset and makes a positive contribution to the conservation area, and as such the scheme proposes to refurbish or sensitively replace much of its historic fabric, both external and internal; albeit the majority of its roof and southern elevation are demolished to make way for the new build. The scheme also includes the demolition of two, modest scaled 1980s buildings that front onto nearby Bermondsey Street, but which are outside the conservation area; and their replacement with a new part 5/ part 10-storey office building that provides ground floor retail and a pedestrian route that runs diagonally across the site, directly connecting the high street with Snowsfields and the proposed plaza of the emerging St Thomas Street framework. The new building features the same material finish of cast-glass, albeit with a coloured backing.
167. The development is large, though the height and massing have been adjusted to avoid impact upon Protected Strategic Views and key borough-wide views, and so as not to appear in the direct backdrop to the Tower of London as a protected World Heritage Site. It is also articulated to minimise its townscape impacts within Bermondsey Street, albeit its success is dependent on the detailed material finish of the cast glass, which could draw undue attention within the local townscape,

detracting from the streetscene. This can be addressed through the imposition of suitably worded conditions.

168. Regarding the tall building, its architecture is complex, but it has an engaging, compositional quality and slender built form. Its junctions with the retained warehouse are well-handled in terms of their detailed designs, and the material finishes are high quality. The designs should make for a local landmark building, adding to the sense of place within the framework area. The associated public realm provision is commensurate with the building's scale. However, these positive features must be set against the adverse impacts of the tower on the warehouse and on this part of the local conservation area as non-designated and designated heritage assets respectively.
169. The proposed tower would be visible and of a distinctly different character to the surrounding buildings in terms of scale, composition and material finish however this contrast is not in itself disagreeable and officers consider any harm arising to the conservation area and the non-designated heritage asset – the warehouse – to be 'Less than Substantial'. The restoration of the warehouse fabric and incorporating it into the development, thus securing its future is a notable public benefit; as are the characterful new pedestrian route and the visual connection the passageway creates between two separate parts of the conservation area, which improves its setting. Other features of the scheme are as much the policy requirements of tall buildings and good design. The scheme is of high quality, with an accomplished architecture and urban design.
170. As there is less than substantial harm to the significance of Bermondsey Conservation Area as a designated heritage asset, great weight must be given to the conservation of the heritage asset, and a judgment must be formed as to whether the harm is outweighed by the public benefits of the proposals. In this case the public benefits to be taken into consideration are three-fold:
1. The restoration of the warehouse (inside and out). The application sets out that the whole building is being restored, not just its façade and special conditions included to require the applicant to get the council's agreement for:
 - a) a detailed condition survey and archaeological recording of the building;
 - b) a method statement for removal, repair and reinstatement of historic fabric; and
 - c) include monitoring of the works – which will require funding via S106.
 2. The public realm benefits to the setting of the Conservation Area and the non-designated warehouse, including the creation of a new route across the site and the new landscaped public space on the Vinegar Yard site. The new route not only opens up new east-west connections but picks up on the historic character of yards and lanes typical of the Bermondsey Street conservation area and extends this character across the site and onto Snowfields. Further, the new route focusses in on the existing retained warehouse opening up views and highlighting its contribution to the area. A large part of the Vinegar Yard site will be landscaped with mature planting to create a local focus and contribute positively to new routes and connections.
 3. The provision of a substantial uplift in office floorspace that will bring up to 1,600 high quality jobs to the borough in addition to 2,152sqm of affordable workspace.
171. As referenced earlier, the retention and refurbishment of much of the warehouse is

of benefit, particularly given the careful restoration both externally and internally; albeit an appreciation of the restored building is tempered by the incongruity of the tall building above. Its construction above the warehouse does allow a large scale development to be achieved without greater recourse to the Bermondsey Street site, where arguably the impacts on the designated heritage assets – the conservation area – would be more significant. In addition, there is the uniqueness of the new architecture and its compositional quality of using the warehouse as its rusticated base. This brings a sense of place to the scheme and to the wider framework area.

172. As well as the contribution to local permeability there is the benefit of opening up a characterful new route that connects two parts of the Bermondsey Street conservation area, albeit the route itself is outside the conservation area. Nonetheless, the link does reveal an attractive new view, with traditional warehouses glimpsed at either end.
173. Having given great weight to the conservation of the Conservation Area, officers are satisfied that the 'Less than Substantial' harm to the Bermondsey Street Conservation Area and the non-designated heritage asset – the warehouse – is outweighed by the substantial public benefits arising from this development including the exceptional quality of design and public realm of the new route and public space, the conservation/restoration benefits to the warehouse itself and the connectivity of the conservation area, as well as the wider public benefits associated with the delivery of office and retail floorspace.

Landscaping and public realm

174. The scheme includes a number of public realm benefits, most notably the new passageway that links Bermondsey Street directly with Snowfields; and a sizeable forecourt area onto Vinegar Yard that in time would connect through to Melior Place and would become part of a significant new plaza, as set out in the collective framework. In addition, the scheme provides short stretches of widened pavement onto Bermondsey Street and onto St Thomas Street.
175. The proposals also include the upgrading of footways and the suggestion of raising the carriageway finish to within 25mm of the kerb along part of Snowfields. This effectively creates a single surface and the sense of a more generous public realm between the two new buildings, as well as enhancing the connection between the passageway and plaza. The landscaping throughout comprises high quality natural stone, using York stone for the paving and granite setts for the carriageways. It includes the retention of a number of trees, including the large oak tree in Vinegar Yard, which will become a focal point for the forecourt area and for the view along the new passageway. It provides 5 replacement trees and 14 additional street trees, including onto St Thomas Street, where they will help soften the streetscape. The palette is high quality, although the landscaping details (including tree species) should be conditioned to co-ordinate with the adjoining sites and wider public realm, and to avoid any corporate fee. The conditions should include the requirement for new public art that would add to the local sense of place.
176. Looking at the climatic conditions within the new public realm generated by the development, the new passageway from Bermondsey Street through to Snowfields is generally in shadow for much of the daytime. This is not surprising, with sunlight penetration limited by the route's orientation and narrow width, combined with the height of the Bermondsey building. However, the new route remains comfortable for strolling and standing, with wind conditions remaining sufficiently moderate. The daylighting within the forecourt/plaza area is not unreasonable, with the area shown to be sunlit over the lunchtime period (12-3pm)

during Spring and Autumn. The space is suitable for standing rather than sitting, due to the wind, though this would improve slightly with the proposed tree planting and the development of the neighbouring Vinegar Yard site. The main concern is the wind conditions within Snowfields and between the two proposed buildings in particular, where it is shown to be moderately windy and unsuitable for outdoor seating. Nonetheless, it remains sufficiently comfortable for walking throughout the year, with the extensive new tree planting providing some cover. As such, the climatic conditions remain sufficiently benign without any mitigation features beyond the new tree planting, which is welcome in maintaining an attractive, clutter-free design.

177. Lastly, the new landscaping extends to several high-level gardens and roof terraces above both buildings that provide welcome greening. The gardens at 5th floor level onto Bermondsey Street are notable for being extensive and including some 40 new trees. The planting should bring an attractive fringe to the building's parapets, as well as soften the townscape when viewed obliquely along Bermondsey Street. Overall, the landscaping and public realm are high quality and commensurate with the scale of development.

Design Review Panel

178. The proposals were considered by the council's DRP at the pre-application stage in October 2018. At the meeting the scheme was presented along with the pre-application proposals for the neighbouring Vinegar Yard site, and within the context of the informal St Thomas Street framework. The Panel generally endorsed the framework, subject to the clearer definition of the new east-west pedestrian route, better landscaping and confirmation of benign climatic conditions. Nonetheless, it did support the concept of the new connection through to Bermondsey Street.
179. The DRP generally supported the proposed development heights across the sites, acknowledging that the scale onto Bermondsey Street as shown was adequate and was part of a change in scale across Snowfield and onwards towards London Bridge. However, the Panel was concerned with the tall building and its uncomfortable relationship with the warehouse below; in particular the flat soffit that at the time came close to the top of the warehouse gable roof and felt unresolved. These matters have been addressed to a large extent by subsequent revisions to the scheme.

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

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

the refusal of planning permission.

Overlooking

182. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This distance is met between the Snowfields building and the adjacent residential building across Snowfields known as Raquel Court. The residential properties at 8-20 Snowfields are not directly opposite the Snowfields building, which is set at almost a right angle to the existing homes and would not have any windows at comparative floor levels. On Bermondsey Street the distance is not met however this is a result of maintaining the building line on Bermondsey Street which is a character of the conservation area and would not result in any additional or intensified overlooking. Overall, the development is not considered to give rise to any unacceptable effects on amenity as a result of overlooking.

Daylight

183. A daylight and sunlight report has been submitted as part of the Environmental Statement. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
184. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments and areas of modern high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings. This area south of St Thomas Street and the redeveloped London Bridge Station has been identified as an area where tall buildings are appropriate and there are existing tall buildings in the area such as the Shard and Guys Hospital Tower as well as consented schemes at Capital House which are within close proximity to the site.
185. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (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 about 20% of their original value before the loss is noticeable. The ES categorises the impacts in terms of loss of VSC as follows;

Reduction in VSC	Level of impact
0-20%	Negligible
20.1-30%	Minor
30.1-40%	Moderate
40% +	Major

186. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
187. The ES considers the impact on the following neighbouring buildings:

- 72 Weston Street
- 70 Weston Street
- 123 Snowsfields, The Rose PH
- Nelson Rec. Ground 115-122 Snowsfields
- 62-66 Weston Street, 38-43 Snowsfields
- Land Adjoining, 14 Melior Street
- La Salette Church & 14 Melior Street
- 52-54 Weston Street
- 48-50 Weston Street
- Wolfson House, 49 Weston St
- 7-25 Bermondsey Street
- Buildings at Holyrood St and Magdalen St
- 2 Crucifix Lane
- 4 Crucifix Lane
- 6 Crucifix Lane
- 10-14 Crucifix Lane
- 16 Crucifix Lane
- 60-66 Whites Grounds Estate
- 67-91 Whites Grounds Estate
- 23-59 Whites Grounds Estate
- 1-22 Whites Grounds Estate
- 99-108 Whites Grounds Estate
- 79-83 Bermondsey Street
- 60 Bermondsey Street
- Tyers Estate
- 68-70 Bermondsey Street
- 72 Bermondsey Street
- 2 Carmarthen Place
- 4 Carmarthen Place
- Land to rear of 72-76 Bermondsey Street
- 74 Bermondsey Street
- 76 Bermondsey Street
- 78 Bermondsey Street
- 80 Bermondsey Street
- Part of 82-84 Bermondsey St, 2 Tyers Gate
- 4-6 Tyers Gate
- 8 Tyers Gate
- 1 Tyers Gate

188. The daylight report has considered a large number of windows and rooms around the site. It assessed 2,388 windows serving 1,596 rooms across 37 buildings for daylight amenity. Of the 2,388 windows assessed 2,242 (93.9%) would satisfy the BRE recommended levels for VSC. Of the 1,596 rooms assessed, 1,567 (98.2%) would meet the BRE standards for NSL. The following buildings would experience a negligible daylight impact as a result of the proposed development.

- Bermondsey Village Hall
- 16 Hardwidge Street
- 145-147 Guinness Court
- 80 Weston Street
- 72 Weston Street
- 70 Weston Street
- 123 Snowsfields, The Rose PH
- Nelson Rec. Ground, 115-122 Snowsfields

- 62-66 Weston Street, 38-43 Snowfields
- Land Adjoining, 14 Melior Street
- Our Lady of La Salette Church & Adjoining
- 14 Melior Street
- 4 Carmarthen Place
- 52-54 Weston Street Street
- 48-50 Weston Street
- Wolfson House, 49-55 Weston St
- 7-25 Bermondsey St
- Buildings at Holyrood St & Magdalen St
- 2 Crucifix Lane
- 4 Crucifix Lane
- 6 Crucifix Lane
- 10-14 Crucifix Lane
- 16 Crucifix Lane
- 60-66 Whites Grounds Estate
- 67-91 Whites Grounds Estate
- 23-59 Whites Grounds Estate
- 1-22 Whites Grounds Estate
- 99-118 Whites Grounds Estate
- 79-83 Bermondsey Street
- 60 Bermondsey St
- 68-70 Bermondsey Street
- 72 Bermondsey St
- Land to rear of 72-76 Bermondsey Street
- 74 Bermondsey Street
- 76 Bermondsey Street
- 78 Bermondsey Street
- 80 Bermondsey Street
- Part of 82-84 Bermondsey St, 2 Tyers Gate
- 4-6 Tyers Gate
- 8 Tyers Gate
- 1 Tyers Gate

189. The tables below outline the general results in terms of the loss of VSC and NSL that would be experienced by the remaining buildings and a more localised assessment of the affected properties is detailed below;

Table – Impact of proposed development on VSC

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in VSC	No. with moderate adverse impact of between 30%-39.9% reduction in VSC	No. with major adverse impact of over 40% reduction in VSC
26 Melior Street	20	13	1	5	1
8-20 Snowfields	74	64	5	1	4
2 Melior Place	13	11	2	0	0
4-31 Melior Street	148	140	4	4	0
Globe House, 2A Crucifix lane	38	19	1	8	10
147 Snowfields, Raquel Court	56	17	0	3	36

Snowsfields Primary School	96	81	13	1	1
1-114 Guinness Court	337	336	1	0	0
Tyers Estate	168	124	24	6	14
2 Carmarthen Place	16	15	1	0	0

Table – Impact of proposed development on NSL

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in NSL	No. with moderate adverse impact of between 30%-39.9% reduction in NSL	No. with major adverse impact of over 40% reduction in NSL
26 Melior Place	9	7	1	1	0
8-20 Snowsfields	63	60	0	0	3
Globe House, 2A Crucifix Lane	13	10	0	0	3
115-144 Guinness Court	68	67	1	0	0
1-114 Guinness Court	272	270	2	0	0
Tyers Estate	134	116	6	6	6

26 Melior Street

190. A total of 20 windows and nine rooms have been tested for VSC and NSL at 26 Melior Street. There would be noticeable changes to VSC at seven windows and alterations to NSL within two rooms. In terms of the VSC, one room would experience a minor reduction of 25.53% which is considered acceptable. Five rooms would experience reductions of between 32.71% and 37.13% however they would still achieve at least 20% VSC which is considered acceptable within an urban area. The window that experiences a reduction in VSC in excess of 40% serves a room where there are two additional unaffected windows and is therefore considered acceptable. In terms of NSL only two rooms would be affected and whilst the reductions in NSL would be classed as minor and moderate respectively, they would be served by windows that achieve in excess of 20% VSC and as such the impact is considered acceptable.

8-20 Snowsfields

191. There are 74 windows serving 63 rooms at this property. A total of 10 windows and three rooms would experience changes beyond the BRE guidelines with the proposed development in place. Of the affected windows, there would be five with minor impacts of VSC reductions of between 20.34% and 29.54%; one window with a moderate reduction of 37.34%; and four with a major reductions of between 44.64% and 70.82%. All of the windows with minor impacts (5) and moderate impacts (1) would continue to have BRE compliant NSL and as such would have good daylight access. Of the four windows categorised as having major VSC impacts, one is a bedroom which is less sensitive to daylight levels and would also continue to have BRE compliant NSL. The remaining three windows would see NSL reductions in addition to the VSC reductions set out above, however these rooms do not appear to be principle living accommodation and as such the reductions

would not have significant amenity impacts. On balance, the impact of the development on this building is considered acceptable.

2 Melior Place

192. VSC has been tested at 13 windows in this property with 11 remaining fully compliant with the BRE. The two affected windows would experience reductions of between 24.55% and 28.53% VSC which is considered to be a minor impact and all rooms would continue to have BRE complaint NSL. The impact on this property is therefore considered acceptable.

4-31 Melior Street

193. A total of 148 windows serving 70 rooms have been assessed at this property for VSC and NSL respectively. Eight windows would experience reductions in VSC with four windows being categorised as minor reductions (20.22% - 24.48%) and four being categorised as moderate reductions (34.79% - 39.21%) however in all cases, the rooms these windows serve would continue to be fully BRE compliant in terms of NSL and as such the impact is considered acceptable.

Globe House, 2A Crucifix Lane

194. There are 38 windows serving 13 rooms at this property. Three of the 13 rooms would continue to be BRE compliant in terms of both VSC and NSL. Of the remaining 10 rooms, three would experience reductions to both VSC and NSL beyond the BRE guidelines. One of the rooms would experience a moderate reduction in VSC with a 34.14% reduction leading to a retained VSC level of 21.36% which is considered acceptable within an urban environment. The remaining two rooms would experience major impacts to both VSC (reductions of between 42% and 47.07%) and NSL however, from information obtained from the planning register these rooms are bedrooms which by their typical use are less sensitive to daylight reductions. The impact on this property is therefore considered to be acceptable on balance.

147 Snowsfields

195. A total of 56 windows serving 30 rooms have been assessed at this property for VSC and NSL respectively. 17 of the windows would continue to achieve BRE compliant VSC whilst three windows would experience moderate impacts with reductions of between 33.92% and 35.8% and 36 would see major VSC reductions of between 40.89% and 58.14% however in all instance, all windows would continue to be fully BRE compliant in terms of NSL. The majority of affected rooms have VSC levels that are high for such an urban area as a result of the open aspect of the adjacent development site.
196. The proposed development would reduce the VSC to these windows to levels which are more typical of those found in highly urbanised locations. This results in high percentage VSC changes against the baseline level for each window as the previously low rise/open development site is redeveloped and these VSC changes would all be of moderate to major adverse significance as set out above. However, despite the material changes in VSC, the affected windows serve rooms that benefit from multiple windows and as such the changes in NSL to these rooms are all fully compliant with the BRE guidelines compliant and all of the rooms would retain daylight distribution to between 83.4% and 100% of their area. This is above the BRE Guidelines recommended minimum and is positive for an urban location.

Snowsfields Primary School

197. 96 windows have been assessed for VSC at Snowsfields Primary School and whilst there would be reductions in VSC to 15 windows, seven of these windows are located in rooms served by additional unaffected windows and the remaining eight windows have residual VSC levels of between 20.53% VSC and 26.10% VSC which is considered acceptable within an urban area. It should also be noted that all of the assessed rooms would continue to have BRE compliant NSL indicating that good levels of daylight would be achieved.

1-114 Guinness Court

198. A total of 337 windows and 272 rooms have been assessed for VSC and NSL respectively at this property. Only one window would see a reduction in VSC beyond the BRE guidelines. The affected window would only marginally exceed the BRE threshold at 20.72% and would continue to achieve BRE compliant NSL. Two rooms would experience minor reductions in NSL however they would continue to achieve BRE compliant VSC. The impact is therefore considered acceptable.

Tyers Estate

199. 168 windows and 134 rooms have been assessed for VSC and NSL respectively at the Tyers Estate properties. A total of 44 windows would see changes beyond the BRE guidance in terms of VSC reductions whilst 18 rooms would notice impacts on NSL. Of the 44 windows assessed for VSC, seven windows would serve rooms that would also benefit from additional unaffected windows. Furthermore, 26 of the windows would serve rooms that would continue to achieve compliance with the BRE in terms of NSL. Of the 18 rooms that would see reductions in NSL, one room would benefit from a window that meets the BRE guidelines.
200. The remaining affected 18 windows would be located in 17 rooms that would also see reductions in NSL. Of these 18 windows, six would see only minor reductions in VSC of between 20.13% and 25.36%. The remaining 11 windows would have reductions of between 45.26% and 90.68% however it should be noted that the baseline VSC levels were already very low and as such, any reduction in VSC results in a disproportionate percentage change. In reality, these windows will experience less than 5% VSC reductions in real terms. The overall impact on this property is considered acceptable.

2 Carmarthen Place

201. Of the 16 windows assessed for VSC at this property, 15 would continue to meet the BRE standards and one window would see a minor reduction of 23.89% however it would serve a room that benefits from an additional four unaffected windows and as such the impact is considered acceptable. All rooms assessed for NSL would continue to meet the BRE guidance.

115-144 Guinness Court

202. All 94 windows assessed for VSC at this property would continue to meet the BRE guidelines. One of the 67 rooms assessed for NSL would see a reduction beyond the BRE threshold of 20% with a reduction of 22.8% which is only marginally above the 20% limit and this room would continue to be served by windows with BRE compliant VSC. The impact on this building is therefore considered acceptable.

Cumulative daylight impacts

203. The applicant has considered the cumulative daylight impacts of the proposed

development. By comparing the impact of the proposed development to a future cumulative baseline. The future baseline comprises other planned and consented developments.

204. As before, the daylight assessment considered windows and rooms within the vicinity of the site with the daylight impacts summarised below:

Property	Significance of Cumulative Effect
26 Melior Street	Moderate adverse
8-20 Snowfields	Moderate adverse
2 Melior Place	Minor adverse
4-31 Melior Street	Minor adverse
Globe House, 2A Crucifix Lane	Moderate adverse
147 Snowfields	Minor adverse
Snowfields Primary School	Moderate adverse
1-114 Guinness Court	Minor adverse
Tyers Estate	Minor adverse

205. Four properties have been identified as having a moderate adverse cumulative effect and these will be considered further. The VSC and NSL cumulative impacts for these properties is set out in the table below:

Table – Cumulative scenario VSC results

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in VSC	No. with moderate adverse impact of between 30%-39.9% reduction in VSC	No. with major adverse impact of over 40% reduction in VSC
26 Melior Street	20	12	0	2	6
8-20 Snowfields	74	41	0	10	23
Globe House, 2A Crucifix lane	38	19	2	7	10
Snowfields Primary School	96	75	18	2	1

Table – Cumulative scenario NSL results

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in NSL	No. with moderate adverse impact of between 30%-39.9% reduction in NSL	No. with major adverse impact of over 40% reduction in NSL
26 Melior Place	9	7	1	1	0
8-20 Snowfields	63	46	1	3	13
Globe House, 2A Crucifix Lane	13	10	0	0	3
Snowfields Primary School	60	43	3	10	4

26 Melior Street

206. A total of 20 windows serve nine rooms at this property with eight windows and two rooms seeing reductions beyond the BRE guidance. Five of the affected windows would serve rooms that would continue to achieve BRE compliant NSL and the remaining three windows would serve two rooms that would also see NSL reductions. Overall the cumulative impact on this building is considered to be acceptable on balance.

8-20 Snowfields

207. 74 windows serving 63 rooms have been assessed for VSC and NSL at this property. In terms of VSC there would be 10 windows that would experience moderate VSC reductions of between 31.07% and 39.28% however given the low baseline VSC results, the actual real terms loss of VSC is in the range of 2.33% and 3.60% which is unlikely to be noticeable. There would be 23 windows experiencing a major reduction in VSC with between a 41.22% and 100% reduction. Again, the already low baseline figures results in a disproportionate percentage reduction as the actual VSC reduction at 21 of the major affected windows ranges between 0.02% and 6.79% and it should be noted that those windows experiencing a 100% loss of VSC would only see real terms reductions of between 0.02% and 1.3% which would not be noticeable. The remaining two rooms would see significant VSC and NSL reductions however, as set out previously, based on the available information; these rooms do not form principle living accommodation and as such would not be as sensitive to alterations to daylight. The impact on this building is considered to be acceptable.

Globe House, 2A Crucifix Lane

208. There are 38 windows serving 13 rooms at this property. Of the 38 windows assessed for VSC a total of 19 would continue to meet the BRE guidelines with two experiencing minor reductions in VSC, seven experiencing moderate reductions in VSC and 10 experiencing major reductions in VSC of more than 40%. Of these 19 windows, 16 would serve rooms that would remain fully compliant in terms of VSC. The remaining three windows serve rooms that would also see reductions in NSL. One of the windows would experience a moderate reduction in VSC with a 32.26% reduction leading to a retained VSC level of 21.31% which is considered acceptable within an urban environment. The remaining two rooms would experience major impacts to both VSC (reductions of between 41.41% and 47.07%) and NSL however, from information obtained from the planning register these rooms are bedrooms which by their typical use are less sensitive to daylight reductions. The cumulative impact on this property is therefore considered to be acceptable on balance.

Snowfields Primary School

209. At Snowfields Primary School, 96 windows serving 60 rooms have been assessed for VSC and NSL respectively. A total of 21 windows would see VSC reductions as part of the cumulative scenario whilst 17 rooms would see reductions in NSL. However, only 12 rooms would experience both VSC and NSL reductions and in all cases the level of reduction would be minor ranging from 20.63% to 28.69%. It should be noted that of these 12 rooms, eight would have reductions in VSC of below 24% which isn't significantly above the BRE threshold. Overall the cumulative impact on this property is considered acceptable.

Conclusions on daylight

210. The results of the daylight assessment demonstrate that there would be a limited impact on daylight and sunlight to surrounding properties as a result of the proposed development. The overall BRE compliance rate for VSC and NSL would be 93.9% and 98.2% respectively. Whilst adverse impacts have been identified at some properties they are not considered to be significantly adverse, would generally not impact upon principle living accommodation and would not detrimentally harm residential amenity or room functionality.

Sunlight

211. All of the windows within 90 degrees of due south have been assessed with regards to impact on sunlight. The BRE guide states that if a window can receive 25% of summer sunlight, including at least 5% of winter sunlight between the hours of 21 September and 21 March, then the room would be adequately sunlight.
212. In terms of sunlight, 737 residential (or similar use) across 43 properties have been assessed for sunlight amenity both in terms of total Annual Probable Sunlight Hours (APSH) and Winter APSH.
213. Of the 737 rooms that have been assessed for sunlight, 720 would remain BRE compliant (97.7%). The remaining 17 windows would experience some sunlight reductions. 14 of these windows are located at 4-31 Melior Street and the remaining three are located at Globe House, 2A Crucifix Lane and are considered in more detail below.

4-31 Melior Street

214. A total of 54 rooms were assessed for sunlight amenity at this property and whilst 40 of the rooms would be fully compliant there would be 14 rooms that would experience noticeable impacts. None of the remaining 14 rooms meet the BRE requirements at baseline largely as a result of them being included in the assessment by virtue of the single narrow window forming part of a three pane bay window that would face the site and within 90 degrees of due south.
215. Consequently, the small changes in winter sun amenity and total sun amenity (less than 2% and 10% respectively) as a result of the proposed development suggest changes in sunlight amenity of moderate to major adverse significance. However, given the already low baseline values due to the general orientation of the room, the effect of the proposed development on the sunlight amenity within this building is considered to be minor adverse in significance. The impact of the development on sunlight to this property under the cumulative scenario has also been considered and the level of impact is comparable to that set out above and is considered to be minor in significance.

Globe House, 2A Crucifix Lane

216. A total of ten rooms have been assessed for sunlight amenity at this property, seven of which would satisfy the BRE requirements. The three rooms that do not satisfy the BRE requirements for both annual and winter sunlight would retain absolute levels of winter sunlight of 8% and 9% against the BRE recommended target of 5%, and would retain absolute levels of annual sunlight of 22% and 23% against a BRE recommended target of 25%.
217. These retained levels of sunlight amenity are acceptable given the urban location in which this property is located. The effect of the proposal on the sunlight amenity to these rooms is, therefore, considered to be minor adverse in significance. The impact of the development on sunlight to this property under the cumulative

scenario has also been considered and the level of impact is comparable to that set out above and is also considered to be minor in significance.

Overshadowing

218. An overshadowing assessment has been undertaken for the following properties and amenity spaces:

- Horseshoe Inn Garden
- Communal Seating Area/garden at Fenning Street/Melior Street.

Amenity Space	Baseline (% of area receiving two hours of sun on the 21 st March)	Proposed (% of area receiving two hours of sun on the 21 st March)	% change between Baseline condition and completed development	Scale of Effect as categorised by the ES
Horseshoe Inn Garden	41.4%	34.2%	17.4%	Negligible
Pocket Park Melior Street/Fenning Street	57.1%	50.1%	12.3%	Negligible.

219. In both instances the reductions are below the BRE threshold of 20% and as such are considered acceptable. For the purposes of the ES, the impact is categorised as negligible as users of these spaces are unlikely to notice the small reductions.

Solar glare

220. Solar glare has been considered as part of the ES and various car/train driving viewpoints have been considered. The viewpoints set out below have been considered for solar glare:

1. Junction of Crucifix lane, St Thomas Street, Bermondsey Street and Snowfields;
2. Junction of Hardwide Street with Snowfields;
3. Junction of Kirby Grove with Melior Place;
4. View east on Melior Street.

221. Viewpoints 1-3 set out above demonstrate that the development would be unlikely to adversely affect approaching car/train drivers as the development would only be in the peripheral vision of the driver and would not obscure any relevant traffic/train signals or pedestrian crossings and would only be present for a limited amount of time. The impact is therefore categorised as minor adverse.

222. On view number four as set out above, the impact would also be limited to minor adverse as the potential for glare is limited to five minutes each day for one week in February and one week in November. Additionally the potential for glare to occur is relatively high up on the building and would not impair the drivers vision of traffic signals or pedestrian crossings.

Light pollution

223. The ES demonstrates that prior to 11pm; there would be no greater incidence of light spillage onto the closest residential facades than the recommended maximum for an urban location. The pre-curfew effect of the proposed development is therefore considered to be negligible. With an implemented building management system that would have control of integrated blackout blinds, the post curfew effect of light pollution would also be limited and is considered to be negligible.

Noise and vibration

224. Noise and vibration impacts have been considered as part of the ES which considers the key considerations to be noise and vibration effects from demolition and construction as well as associated traffic during this period.
225. Demolition and construction activities including associated traffic would give rise to some environmental impacts at nearby homes, commercial premises and Snowfields Primary School. These impacts are associated with the demolition and construction of the development and whilst they would be significant and adverse, they would be short term and temporary and relevant planning conditions would be imposed to offer mitigation and control hours of work as well as agreeing routes for construction vehicles.
226. The completed development is unlikely to result in any adverse noise or vibration impacts and other than standard conditions around hours of use and plant noise, no further mitigation would be required. In terms of cumulative impacts the development would not lead to any significant adverse effects.

Energy and sustainability

227. The London Plan Policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG.
228. Policy 5.3 states that developments should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process. LP5.7 Within the framework of the energy hierarchy major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.
229. Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change. The applicants have submitted an energy strategy and a sustainability assessment for the proposed development which seek to demonstrate compliance with the above policy.

Be Lean

230. The measures proposed include
- High performance thermal envelope;

- Low G-Values and solar shading blinds to reduce solar glare into offices;
- Mixed mode ventilation with natural ventilation meeting the perimeter cooling load when conditions are favourable;
- Chilled ceiling rafts and perimeter heating for space conditioning inside the offices;
- High efficiency lighting with occupancy sensors and daylight dimming;
- Maximising daylighting to reduce artificial lighting loads and drive down electrical loads;
- Heat recovery devices inside the AHU's to reduce heating of incoming ventilation air.

Be Clean

231. Combined Heat and Power (CHP) is not considered suitable for office developments. There are currently no district energy networks near the site however the site has been designed to allow future connectivity.

Be Green

232. The measures proposed include:
- Removal of all fossil fuel proposals from the development (this would include CHP and Biomass);
 - Use of High Efficiency Air Source Heat Pumps with simultaneous heating and cooling;
 - Provision of photovoltaic panels on the roofs of both buildings to generate electricity.
233. Taken together, the Be Lean, Be Clean and Be Green measures would achieve a total carbon reduction of 40% taking into account SAP10 and decarbonising of the electricity grid and would exceed the requirements of the policy.

Ecology and biodiversity

234. The applicant has submitted a Preliminary Ecological Appraisal which has been reviewed by the council's Ecologist and is considered to be suitable for assessing the impact of the development on local ecology. The report concludes that there would be no adverse ecological impacts and in order to provide ecological enhancement the council's Ecologist has recommended conditions relating to the provision of biodiverse roofs and the installation of Swift bricks.

Air quality

235. Air quality impacts have been assessed as part of the ES. This includes:
- Impacts on air quality arising from construction traffic emissions and;
 - Impacts from operational plant combustion.
236. During the demolition and construction phase it is recognised that there would be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant.

Ground conditions and contamination

237. Ground conditions and potential land contamination have been assessed as part of the ES through the following:

- A desk-based detailed review to identify potential sources of contamination on or surrounding the site;
- Assessment of the potential for contamination based on the baseline conditions
- A risk-based ground contamination assessment considering potential sources, receptors and pollutant linkages in line with Government guidance;
- Consideration of mitigation measures to address any adverse impacts.

238. The ES concludes that there would be no significant effects however it does note that there may be significant effects if asbestos is found in the soil. This would be identified early in the development programme through soil contamination studies and appropriate remediation would need to be put in place should asbestos be found. The council's environmental protection team have reviewed the information and consider it acceptable subject to standard conditions around land contamination, soil sampling and remediation measures that will ensure there would be no adverse impacts resulting from the proposed development in terms of ground conditions.

Climate change

239. The impact of the development on Climate Change has been assessed as part of the ES. The Climate Change assessment looks at both construction and existence effects. The ES notes that there would be a net increase in emissions associated with the proposed development. This is typical for all large developments and is not unique to the current application. It is a result of the energy (and resulting greenhouse gas emissions) going into the new materials and transporting those materials to site, as well as any energy associated with construction activities and later operation of the development. These are all unavoidable requirements, however they have been minimised where possible through consolidation and sourcing materials sustainability where feasible.

240. With regard to operations, the energy statement details how energy consumption and associated emissions have been minimised in accordance with policy requirements. This includes exceeding the commercial requirements for carbon emissions on site. However, when adding the emissions associated with materials and construction, a net increase in emissions is unavoidable. To minimise this, the applicant has committed to investigating use of materials with lower associated emissions; this will be a consideration as the project moves towards specifying materials at the detailed design stage, and forms part of the ongoing BREEAM assessment.

241. Guidance from the Institute of Environmental Management and Assessment states that any net emissions increase associated with a project, no matter how small, is considered a significant effect. Hence the conclusion in the ES. This conclusion therefore recognises the seriousness of the climate emergency rather than the development being a relatively large source of greenhouse gas emissions. As noted above, measures have been taken and will continue to be taken to reduce emissions associated with the project and to minimise the effect as far as possible.

Wind

242. Wind and microclimate impacts have been assessed as part of the ES. This assessment includes taking readings of predicted wind levels at various points around the site and the surrounding area and considering if the climatic conditions are suitable for the predicted use utilising wind tunnel testing.

243. The existing versus proposed and cumulative assessment concludes that the wind conditions at the assessed points would be suitable for their intended use. This includes walking conditions on Bermondsey Street, Snowsfields and the new passage linking the two as well as walking/standing and sitting conditions around the new Snowsfields building and public realm. The proposed environmental conditions would rely on appropriate mitigation such as tree planting and as such this will be a conditioned requirement of any consent issued alongside a Wind Mitigation Strategy in order to ensure that the predicted wind conditions at sensitive points is achieved.

Water resources and flood risk

244. The water resources subject area has been considered as part of the ES and the applicant has submitted a Flood Risk Assessment (FRA) and a Drainage Strategy in support of the application. No significant effects were identified as part of the ES. The site is located within Flood Zone 3 which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. However the site is protected by the Thames Barrier and related defences. The Environment Agency were consulted on the application and have raised no objections.

Archaeology

245. The site lies at an exceptionally interesting location within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and is extremely sensitive for archaeological matters. When the New Southwark Plan is adopted the site will lie within the newly extended 'North Southwark and Roman Roads ' Archaeological Priority Area (APA). Saved Policy 3.19 of the Southwark Plan (2007) requires that proposals for development in APZ/As should be accompanied by an archaeological desk-based assessment (DBA) and an evaluation report (the results of digging archaeological trial trenches).
246. The site has been managed as two separate parcels of land, each having a different archaeological consultant and a different team of archaeologists. The applicant has submitted separate desk based assessments, written schemes of investigation (WSIs) and pre-determination archaeological evaluation reports for each of the two site areas. Effects on the historic built environment have also been quantified in the ES Volume 2. The two project teams for the two sites have been in close consultation with Southwark's Archaeology Officer and each other. The larger Vinegar Yard and St Thomas Street site was managed by MillsWhipp Projects and the archaeological team were Pre-Construct Archaeology (PCA); they have submitted a Written Scheme of Investigation (WSI) by MillsWhipp Projects dated Oct 2018 and a Summary Report of the Evaluation Works at Vinegar Yard and St Thomas Street by PCA dated Nov 2018. At the 40 Bermondsey Street, 42-44 Bermondsey Street and 1-7 Snowsfields the site was managed by ARUP and the archaeological team were Museum of London Archaeology (MoLA); they have submitted a WSI by MoLA, dated 9th November 2011 and a pre-determination evaluation report (including a Geoarchaeological Deposit Model report) by MoLA and dated January 2019.
247. As pre-determination evaluation has taken place on each parcel of land there is now sufficient information to make a planning decision and determine whether this development is likely to cause harm to the buried historic environment and, if so, what measures need to be in place to manage this. Whilst the ES has categorised the impact of the development on buried heritage as slight adverse, it should be noted that following a programme of archaeological recording, the impact on buried archaeological remains would be minimised and less than significant.

248. The archaeological potential of the general area is evidently high, particularly with regard to medieval and post-medieval settlement and water management regimes - as well as the potential for prehistoric deposits, structures and finds. The sites have high potential for paleo-environmental remains and deposits dated from the earliest times. It is also possible that Roman deposits may survive within the alluvial sequence at depth. Links to the historic route of Bermondsey Street and nearby Bermondsey Abbey may also be present. The sixteenth century mansion of Henry Goodyere, a rich merchant, may have been partially discovered on the Vinegar Yard site. Subsequently, the area became a centre for post-medieval industries and warehouses, particularly relating to the tanning industry - with extensive archaeological remains surviving.
249. The application scheme is for a large basement and if this were consented the applicant must be mindful that all archaeological remains within the area of impact (as these cannot be preserved in situ through sympathetic design options) must be fully excavated.
250. There is now sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. So, if the application scheme gains consent the applicant must be mindful that for any archaeological remains that are encountered - if these cannot be preserved in situ under a foundation design condition - they must be prepared to pay for and manage the excavation of these remains entirely and/or potentially lift and preserve off-site or in the new development any previously unknown but important remains. Other requirements will also be to carry out full archaeological post-excavation mitigation, publication and deposition of the archaeological archive. Historic buildings on the sites should also be recorded to Historic England Level 3 standard.
251. In accordance with best practice as set out in current policy and guidance the applicant should consider opportunities for an appropriate programme of public engagement, for example: Historic England's 2015 publication 'Guidelines for Archaeological Projects in Greater London' provides advice on popular interpretation and presentation options. This can be provided for within the S106 Agreement.

Transport

252. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
253. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved Policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved Policy 5.2 advises that planning permission will be granted for development unless there is an adverse impact on transport networks; and/or adequate provision has not been made for servicing, circulation and access; and /or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.

Site context

254. The application site boundaries are marked by St Thomas Street to the north; Bermondsey Street to the east; and Snowfields which divides the site into east and west sectors. St Thomas Street forms part of the Transport for London Road

Network (TLRN).

Ground floor layout



255. London Bridge Station is the nearest train and underground station to the site, located approximately 200m to the west along St Thomas Street. Various buses run along nearby roads including Tooley Street, Crucifix lane, St Thomas Street and Borough High Street. Given the multiple public transport options available in close proximity to the site the PTAL rating is 6B, indicating an excellent level of provision. In addition to public transport, the site is served by the cycle hire scheme with docking stations located on Snowsfields, Potters Fields Road and Tanner Street
256. The site is well located for cycling with Cycle Superhighway 3 and 7 located close by at Monument and Southwark Bridge Road respectively. A new Cycle Superhighway between Tower Bridge and Greenwich is expected to run close to the site and there are hopes that this could be extended westwards to London bridge Station along Tooley Street.

Cycling and cycle hire

257. The development would incorporate 60 short stay and 3 long stay spaces which would be fully compliant with the draft London Plan. Re-location of the existing cycle hire docking station on Snowsfields would be required to accommodate the proposed servicing bay. TfL have reviewed this and raise no objection to the principle of the cycle hire docking station being re-located subject to the applicant

fully funding these works as well as increasing the number of docking points to 80, which would be an increase of 49 spaces. This would be secured under the S106 Agreement with on-going engagement with TfL.

Deliveries and servicing

258. The two buildings would be serviced independently of one another. The Bermondsey building would be serviced from an internal loading bay accessed from Snowfields. The Snowfields building would be serviced from an on-street layby on Snowfields.
259. The proposed service arrangements have been reviewed by both TfL and the council's transport officer and are now considered acceptable following clarifications around vehicle tracking and the repositioning of access gates on the Bermondsey building.

Traffic and transport impacts

260. In terms of vehicle movements the applicant's consultants have estimated that the development would generate around 10 two-way vehicle movements in the morning or evening peak hours. The applicants approach to establish a baseline trip generation is not supported. As such, the council's Transport Officer has undertaken an independent review of trip generation for the site using the TRICS database. The use of TRICS is supported by TfL.
261. The Transport Officer, using TRICS, has demonstrated that the development would produce approximately 27 two-way net additional vehicle movements in the morning or evening peak hours. This level of trip generation is a significant increase on the applicant's initial estimates. Even so, this level of trip generation would not have any significant adverse impact on the transport network.
262. In terms of servicing, the development is expected to generate negligible net additional servicing trips per day as the projected 38 two-way service vehicle movements per day compare with the 37 trips calculated for the existing buildings and the 33 to 43 trip range forecasted by the applicant's consultants.
263. It is envisaged that the applicant's proposed delivery strategy within the submitted DSP encompassing collective procurement and consolidation of office deliveries and non-perishable goods through the development's Facilities Management team in addition to 'just in time'/joint dates and times deliveries, would hugely reduce the number of servicing trips. Furthermore, the applicant will be encouraged to investigate the possibility of using the new innovative Guy's and St Thomas' Hospital hub to further reduce delivery and servicing trips and this will be secured as part of the S106 Agreement.
264. In terms of public transport, the development proposal would produce around 675 net supplementary two-way public transport trips in the morning or evening peak hours and as such is not anticipated to have any adverse impacts on the public transport network.

Car parking

265. Saved Policy 5.6 (Car Parking) of the Southwark Plan and Core Strategy Policy 2 (Sustainable Transport) state that residential developments should be car free. For office use, a maximum of one space per 1500sqm is permitted which would equate to a maximum of six spaces. No parking (except disabled provision) is permitted for retail or culture uses.

266. The development would provide two off-street accessible car parking bays which is considered acceptable and supported by both TfL and the council's transport officer.

Conclusions on transport

267. The proposed site layout including the vehicular access points, position of buildings in relation to highways and the new pedestrian routes are all welcomed. The proposed development would minimise car parking whilst encouraging walking and cycling which supports the council's sustainability agenda.
268. The development has been shown to have a very limited impact on the public transport network in terms of vehicle trips and the proposed servicing arrangements would minimise any highways impacts.
269. The S106 Agreement should secure details of a Demolition/Construction Environmental Management; Construction Logistics Plan, Delivery Consolidation Strategy; Service Management Plan; Car Parking Exemption; and Travel Plan.

Planning obligations (S.106 undertaking or agreement)

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

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171	Agreed.
Employment During Construction	Provide 43 jobs, 43 short courses and 10 construction industry apprentices for Southwark residents or make a payment of £437,950.	Agreed.
Employment in the Development	Provide 139 sustained jobs for unemployed Southwark residents or make a payment of £597,700.	Agreed.
Transport for London	The applicant must pay for the re-location of the cycle hire docking station as well as an additional 49 cycle docking spaces. A	Agreed.

	contribution will also be required for updated/new legible London signage as well as a contribution to Healthy Streets. Transport for London to confirm figures.	
Transport (site specific)	£42,032 towards reconstruction of the footway on Snowsfields and £5,520 towards Bermondsey Street £270,000 towards bus improvements £100,000 towards cycle hire provision; £4,000 towards resurfacing works on Snowsfields.	Agreed.
Trees	Not specifically required unless unforeseen issues prevent trees from being planted or they die within five years of completion of the development in which case a contribution will be sought - £5,000 per tree.	Agreed.
Admin	Charged at 2% of total.	

S106 Provisions

272. The legal agreement will also secure an Affordable Workspace Strategy; Estate Management Plan; Construction Environmental Management Plan; Construction Logistics Plan; Delivery Consolidation Strategy; Site Wide Energy Strategy; Service Management Plan; Landscaping Strategy; Basement Impact Assessment Review; Parking Permit Exemption; and Wind Mitigation Strategy. The agreement will also secure an admin charge of 2% of the total contributions.

273. The Legal Agreement will also secure the following S.278 works:

- Repave the footway including new kerbing fronting the development on Bermondsey Street and Snowsfields (London Borough of Southwark) in accordance with the SSDM requirements.
- Construct proposed vehicle crossover using materials in accordance with SSDM requirements.
- Reconstruct any redundant vehicle crossovers as footway along Bermondsey Street and Snowsfields in accordance with the SSDM requirements.
- Install any new signage/posts related to the proposed vehicle entrance/exit located in Snowsfields due to the one way system along the road. (Promote a TMO to amend any parking arrangements). Works to include road markings and signage.
- Change all utility covers on footway areas to recessed type covers.
- Upgrade street lighting to current LBS standards, including on private roads. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

274. In the event that an agreement has not been completed by 30 November 2019, the Committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

275. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance an estimated Mayoral CIL payment of £3,513,473.19 and a Southwark CIL payment of £1,009,314.93.

Community involvement and engagement

276. The developer has undertaken an extensive, detailed and robust consultation with the local community (resident/business/stakeholders) both pre and post application submission.
277. This includes five meetings with local business groups and two meetings with resident groups. Two public consultation events were held as set out below:

St Thomas Street East public exhibition – 29 September and 1 October 2018

278. This event was attended by 254 people and focused on the proposed framework for the St Thomas Street sites.

Three Ten Bermondsey Ltd public exhibition - 10 and 12 November 2018

279. This event was held by the applicant and focused on the proposed development on the Snowfields and Bermondsey sites. It was attended by 512 people

280. 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. 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 from external consultees

281. Summarised below are the consultation responses raised by external consultees, along with an officer response:

282. Environment Agency: No objections.
Response: Noted.
283. Greater London Authority: The GLA fully support the proposed land use and the provision of affordable workspace. In heritage terms the GLA consider that there would be some harm to heritage assets but that this would be less than substantial and would be outweighed by the heritage benefits and the wider benefits arising from the proposals. The GLA consider the proposed materials to be suitable for the Snowfields building but that materials that better contextualize with the surroundings would be more appropriate on the Bermondsey building. The height, scale, massing and architectural design of the proposal is supported. Further information is required with regards to energy savings, flood resilient design and transport trip rates.
Response: The proposed affordable workspace would be secured by design. Officers note the GLA concerns with regards to the materials for the Bermondsey building and this has been revised since the stage I response was issued and now includes ceramic panels behind the glass façade. Notwithstanding, the use of these materials whilst acceptable in principle, will only be fully considered through the provision of mock-ups on site and this would be a conditioned requirement of any consent issues and will provide an opportunity to change the façade to traditional brick should that be the most appropriate outcome. Additional information was submitted to address the GLA concerns around energy, flood resilience and trip rates and the supplementary information was considered acceptable to fully address any previous concerns.
284. Historic England: Concerns have been raised with regards to the harm caused to Bermondsey Street Conservation Area by the proposed tall building above the historic warehouse at Vinegar Yard. Historic England consider that the existing Victorian warehouse, despite war damage and post-war reconstruction, makes a positive contribution to the character and appearance of the conservation area through its scale, form and detailing, and the way it illustrates the historic industrial character of this part of Bermondsey. The redevelopment of the site with a tall building of a very different scale would cause harm to the significance of the relatively low scale conservation area through the great contrast in scale. Whilst Historic England welcome the retention of the principal facades of the warehouse, they believe the 'skin deep' retention would lack authenticity and integrity, and the tall building rising above a partially retained Victorian warehouse would appear incongruous.
Response: Officers acknowledge that the proposed development would give rise to less than substantial to the Conservation Area and to the non-designated heritage asset, Vinegar Yard warehouse, however, it is considered that these adverse effects would be greatly outweighed by the benefits of the scheme, including the beneficial works to the warehouse which go beyond a 'skin deep' façade retention in favour of a restoration including the re-use of as many original features as possible. Bringing the warehouse into a meaningful and productive use is a significant benefit of the scheme and whilst there would be a distinct contrast between the warehouse and the tower that would sit above it, the contrast is not unpleasant and would not affect the ability of people to appreciate the heritage significance of the warehouse or the wider conservation area.
285. London Fire Authority: An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes will be provided.
Response: Noted and agreed, the relevant undertaking will be secure by condition on any planning consent issued.
286. London Underground: No comment.

Response: Noted.

287. Metropolitan Police: It is possible for the scheme to achieve Secured by Design standard and a condition should be added to that effect.
Response: Noted and agreed, the relevant condition will be attached to any consent issued.
288. Natural England: No objection.
Response: Noted.
289. Network Rail: No objections.
Response: Noted.
290. Thames Water: No objections subject to conditions.
Response: Noted, the relevant conditions which relate to water supply, proximity to water infrastructure and proximity to Thames Water assets.
291. Transport for London: TfL support the level of cycle parking which would comply with the Draft London Plan and support the principle of the re-location of the cycle hire docking station on the condition that the applicant fully funds these works and increases cycle hire provision. TfL do not support how the applicant has calculated projected trips and would prefer that TRICS is used. The proposed level of car parking (two accessible spaces) is supported and request some revisions to the proposed servicing arrangements. TfL also comment that the Healthy Streets scheme should have been adopted and request that this is included in the S106 Agreement.
Response: The Healthy Streets Scheme will be secured as part of the S106. The developer has agreed to fund the re-location and extension of the cycle hire facilities. The additional information with regards to servicing (tracking diagrams) have been submitted and fully address the previous concerns. The council's transport officer agree with TfL that TRICS is the most appropriate way to project vehicle movements for a development and the council have undertaken their own assessment of the scheme using TRICS figures which were found to be acceptable.

Local groups

292. The Victorian Society: The Victorian Society objects to the proposed works to the Vinegar Yard warehouse and consider that the level of harm to both the building and the conservation area would be substantial and unjustified. The Victorian Society consider that the scale of the buildings and the proposed materials are inappropriate in the surrounding context and would harm the character and setting of the conservation area as well as resulting in amenity impacts such as overshadowing.
Response: Officers acknowledge that the proposed development would give rise to less than substantial to the Conservation Area and non-designated heritage asset, the Vinegar Yard warehouse. However, it is considered that the benefits of the scheme would outweigh the harms. Those benefits the positive works to the warehouse which goes beyond a 'skin deep' façade retention in favour of a restoration including the re-use of as many original features as possible. Bringing the warehouse into a meaningful and productive use is positive and is seen as a significant benefit of the scheme. Officers also acknowledge that there would be a distinct contrast between the warehouse and the tower that would site above it, but consider that the contrast is not unpleasant and would not affect the ability of people to appreciate the heritage significance of the warehouse or the wider conservation area.
293. SAVE Britain's Heritage: The Vinegar Yard warehouse has significant heritage

value in line with historic England advice and successful retention, repair and reuse of the building could take place without harmful additions. The proposed 17 storey tower would be completely out of character in the conservation area and local context and would result in significant harm to the warehouse and local area as well as harming the setting of the Horseshoe Inn Public House. The development would be contrary to local and national planning policy and should be refused. The proposals would cause harm to the character of the Bermondsey Street Conservation Area. A tall building in the Conservation Area, and one that causes near total loss of significance to a key non-designated asset within the CA, would set an unfortunate precedent for the protection of heritage in Southwark and London, and risk erasing the special character of this part of London.

Response: As set out previously, Officers acknowledge that the proposed development would give rise to less than substantial harm to the Conservation Area and the non-designated heritage asset, Vinegar Yard warehouse. However, it is considered that the harm would be significantly outweighed by the various benefits of the scheme not least the substantial restoration of the warehouse. The scale and massing would be in direct contrast to the surrounding area however this would not in itself be harmful and would still allow people to appreciate the heritage value of the building and area.

294. Old Bermondsey Neighbourhood Forum: OBNF object to the proposed development on the basis that they view the application process and engagement arrangements for the development as flawed. Further objections are made in terms of the impact of the development on heritage assets (the warehouse and conservation area); the scale of the proposal is inappropriate and would cause considerable harm; Environmental impacts such as wind and overshadowing; disruption during and after construction; and insufficient public benefits. OBNF contend that the development is not compliant with the Unitary Development Plan.

Response: The Southwark Unitary Development Plan (1995) that OBNF refer to was superseded by the Southwark Plan in 2007 and has not been an instrument of planning policy for over 13 years. In terms of the engagement process, the applicant (and other land owners forming the St Thomas Street East group) has held consultation events that have been well attended. Additionally, the council has undertaken two rounds of comprehensive consultation on the application. The engagement and consultation process is considered to be robust and comprehensive. With regard to wind the ES concludes that with mitigation, there would be no significant adverse impacts that would make any assessed points unsuitable for their planned use. The overshadowing assessment concludes that the surrounding areas that have been assessed would be well lit for an urban area. Whilst it is acknowledged that there would be unavoidable disruption during construction, this would be short term and temporary and could be mitigated by conditions. The scale of the proposed development is considered to be acceptable for the site and its surroundings, including the emerging context and the harm to the conservation area and warehouse building would be less than substantial, being outweighed by the various benefits of the development, not least the restoration of the warehouse.

295. Team London Bridge – Concerns have been raised regarding the detailed design approach; pedestrian flows and cycle parking; building uses (demand for retail); and environmental commitments.

Response: The overall approach to design is considered to be well thought out, appropriate and high quality. Detailed design issues will be covered by condition, such as materials and mock ups to ensure the highest standards of finish. The development would improve pedestrian linkages and provide cycle parking that meets draft London Plan standards and is supported by TfL. The range of retail units on offer would suit a variety of business sizes and will serve residents, visitors and people employed in the new offices. The scheme would have a 40% reduction

in CO2 emissions and conditions would be imposed to secure BREEAM standards would be met.

296. WSET - Objection on the basis that there would be disruption/disturbance, the design is not in keeping with the area, the building scale is disproportionate and would be damaging to the historic area. The proposed development would harm the operations of the school and lead to significant disruption for staff and students. Concerns are also raised as to daylight impacts.

Response: Whilst it is acknowledged that there would be some disturbance as a result of construction, this would be temporary and short term. It could also be mitigated by way of planning conditions. The daylight impacts have been set out in detail in the report and are not considered to be significant to warrant refusal of the application. The scale, massing and detailing of the building are considered to be acceptable and would not be damaging to the heritage asset.

Consultation response from neighbours and representees

297. In response to public consultation, a total of 141 responses have been received. Of these, 123 were in objection and 17 were in support of the application. Summarised below are the objections raised by members of the public with an officer response:

298. Objection – The proposed development would have an adverse impact on the Vinegar Yard Warehouse which is a heritage asset with a positive contribution to the Conservation Area and local character.

Response - Officers acknowledge that the proposed development would give rise to less than substantial harm to the Conservation Area and the non-designated heritage asset, Vinegar Yard warehouse. However, it is considered that the harm would be greatly outweighed by the benefits of the scheme, including the beneficial restoration works to the warehouse, including the re-use of as many original features as possible. Bringing the warehouse into a meaningful and productive use is a significant benefit of the scheme and whilst there would be a distinct contrast between the warehouse and the tower that would sit above it and the scale of the surrounding conservation area, the contrast is not unpleasant and would not substantially affect the ability of people to appreciate the heritage significance of the warehouse or the wider conservation area.

299. Objection – The development would cause considerable disruption and disturbance during and after construction.

Response – All developments cause a degree of disturbance during their construction as a result of associated demolition, site clearance and construction works. These types of disturbance are generally unavoidable in order to allow development to take place however they are short term and temporary and can be effectively managed by condition. The applicant would be required to submit a Demolition and Construction Environmental Management Plan and a Construction Logistics Plan in advance of any work taking place in order to ensure that any potential for disturbance can be managed and minimised. Once the development is complete it is not anticipated that there would be any adverse impacts in terms of noise and disturbance.

300. Objection – The development would put pressure on local infrastructure including local roads and this will impact on residents and businesses. This would be as a result of the traffic associated with the construction phase and ongoing servicing requirements when the development is completed.

Response – The level of traffic associated with the completed development is not significant and would not lead to adverse pressures on the local road or transport network. The S106 Agreement would require the developer to enter into a delivery consolidation service with the other developments and this would minimise

deliveries even further. The development would also be subject to the Community Infrastructure Levy which can be used to fund infrastructure improvements in the area.

301. Objection – The proposed development is excessive in height, particularly the 17 storey tower.
Response - The proposed tower is significantly taller than the immediate surrounding buildings however it would provide a step up towards the towers to the west and the new consented developments on St Thomas Street.
302. Objection – The excessive scale and height of the development would have a harmful impact on the character and setting of the Conservation Area as well as designated and non designated heritage assets.
Response – As set out previously, the proposed tower would be visible and of a distinctly different character to the surrounding buildings in terms of scale, composition and material finish however this contrast is not in itself disagreeable and officers consider the harm to be less than substantial. The restoration of the warehouse fabric and incorporating it into the development, thus securing its future is a notable public benefit.
303. Objection – The development would lead to harmful wind and microclimate impacts.
Response – The existing versus proposed and cumulative assessment concludes that the wind conditions at the assessed points would be suitable for their intended use. This includes walking conditions on Bermondsey Street, Snowsfields and the new passage linking the two as well as walking/standing and sitting conditions around the new Snowsfields building and public realm. The proposed environmental conditions would rely on appropriate mitigation such as tree planting and as such this will be a conditioned requirement of any consent issued alongside a Wind Mitigation Strategy in order to ensure that the predicted wind conditions at sensitive points is achieved.
304. Objection – The development would cause significant harm to the historic environment that would not be outweighed by any public benefits.
Response – Officers consider that the harm to the heritage asset and conservation area would be less than substantial and would be significantly outweighed by the benefits of the scheme which include restoration of the warehouse, improved connectivity, additional retail spaces, high quality public realm and the creation of up to 1,600 new jobs.
305. Objection – The scale and massing of the buildings is inappropriate for the local setting and conservation area.
Response – The scale and massing of the proposed buildings, whilst in direct contrast to the immediate surroundings, would result in less than substantial harm and is not considered to be inappropriate in this location given the emerging townscape around St Thomas Street and London Bridge Station.
306. Objection – The development would result in harmful overshadowing to amenity spaces.
Response –Overshadowing has been assessed as part of the ES and the impacts on local amenity spaces have been shown to be negligible with reductions of less than 20%.
307. Objection – The development fails to increase or maximise the amount of greened area which is a requirement of the London Plan.
Response – The development would provide a substantial area of public realm that would link up with the public realm proposed on the site to the north. There would be opportunities for substantial tree planting and the final detail of this would be

secured as part of a Public Realm and Landscaping Strategy in the S106 Agreement. The development also includes larger, well planted terraces and green roofs would be a conditioned requirement of the scheme.

308. Objection – Trees are required for wind impact mitigation but it is not clear if the proposed trees would be feasible.
Response – Tree planting is an integral part of the development and would be secured as part of the S106 Agreement. Wind mitigation will also be secured as part of the S106 Agreement. If for any reason a particular tree cannot be provided in a particular location then it would need to be provided on another part of the site as close as possible to its originally planned location and alternative wind mitigation would need to be put in place. These details would be secured and agreed prior to development taking place.
309. Objection – The loss of five existing trees is unacceptable.
Response – All trees that are being proposed for removal and replacement are classified as Category C and the council's urban forester supports their removal and replacement.
310. Objection – The proposed buildings are poor quality in design and would result in a blank and bland commercial character.
Response – The proposed buildings are considered to be of the highest quality of architecture and design and would provide active frontages at street level.
311. Objection – The proposed development would be very overbearing in nature.
Response – Whilst the development would be tall, it is not considered that it would be overbearing either within the application site or towards adjacent streets and properties.
312. Objection – The development would have an adverse impact on local views.
Response – The development would be visible from local streets but this is not in itself harmful to one's appreciation of the local townscape..
313. Objection – The pavement widths are too narrow to accommodate such large developments and potential pedestrian flows.
Response – The pavement widths are considered acceptable given the local context and the fact that the tallest element, the tower at the warehouse, would open onto a generous public realm area.
314. Objection – The Construction Management Plan is insufficient and could lead to adverse impacts.
Response – A new Construction Environmental Management Plan and Construction Logistics Plan will be required as part of the S106 and provisions will be made for this plan to be updated to take into account surrounding developments that may come forward and obtain permission during the course of planning.
315. Objection – The works to the warehouse are tokenistic and would result in the loss of historic fabric and its original identity.
Response – A full internal survey of the warehouse would be required by condition in order to record all original and historic fabric. The works to the warehouse are considered to be restorative as opposed to refurbishment and the identity of the warehouse would be retained.
316. Objection - The development would have an adverse impact on public transport which is already overcrowded.
Response – The development is not considered to have an adverse impact on public transport and this has not been raised as a concern either by London

Underground, Transport for London or the council's transport officer.

317. Objection – The proposal would result in over development of the site.
Response – The proposed development is considered proportionate to its plot and the wider St Thomas Street aspirations.
318. Objection – The proposed development is out of character with the area.
Response – The development is of a different scale to the immediate surroundings but the layout of the Bermondsey buildings with the new passageway and the architectural composition/fenestration is related to the conservation area. The character of the warehouse would be retained and whilst the development is of a different scale the level of harm caused would be less than substantial.
319. Objection – The development would have an adverse impact on local heritage assets including the railway arches.
Response – As set out previously, the development would have a degree of harm to the warehouse but this would be less than substantial and would be outweighed by the benefits of the scheme.
320. Objection – The various schemes for St Thomas Street should be considered together.
Response – This would not be practical given that they are in different land ownership with different developers and applicant teams. Some of the schemes have already been decided (Capital House), some are still at pre-application stage (Beckett House) and some are in as applications (Vinegar Yard). All applications must be decided on their own merits but the ES has carried out a cumulative impact assessment that has been taken into account in determining the application..
321. Objection – The proposal would result in air pollution and would compromise air quality.
Response – During the demolition and construction phase it is recognised that there would be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant.
322. Objection – The development would result in a loss of privacy.
Response – In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This distance is met between the Snowfields building and the adjacent residential building across Snowfields known as Raquel Court. The residential properties at 8-20 Snowfields are not directly opposite the Snowfields building, which is set at almost a right angle to the existing homes and would not have any windows at comparative floor levels. On Bermondsey Street the distance is not met however this is a result of maintaining the building line on Bermondsey Street which is a character of the conservation area and would not result in any new, additional or intensified overlooking from the current situation. It is not considered that the proposed development would give rise to any unacceptable impacts on privacy.
323. Objection – The development would result in a harmful loss of daylight and sunlight to nearby residents.
Response - The results of the daylight assessment demonstrate that there would be a limited impact on daylight and sunlight to surrounding properties as a result of the proposed development. The overall BRE compliance rate for VSC and NSL would be 93.9% and 98.2% respectively. Whilst adverse impacts have been

identified at some properties they are not considered to be significantly adverse, would generally not impact upon principle living accommodation and would not detrimentally harm residential amenity or room functionality. Overall, it is not considered that the proposed development would give rise to unacceptable harm to daylight/sunlight conditions for nearby residents.

324. Objection – The proposed consultation has been insufficient and ineffective.
Response – The level of consultation undertaken by the applicant both pre and post application is considered to be acceptable. Furthermore, the council have undertaken two rounds of public consultation as part of the planning application, including sending letters to adjacent and nearby residents, posting of site notices at the application site and publication in the local press. As such it is considered that a full and meaningful consultation has been undertaken on the application.
325. Objection – All of the developments planned in the area will have cumulative impacts on the environment and heritage and this hasn't been properly considered.
Response – Cumulative impacts have been considered as part of the ES.
326. Objection – The proposed materials are not in keeping with the area.
Response – Materials are controlled by condition and will be agreed through further investigation with the applicant and presentation on site in order to ensure the materials are of the highest quality and contextualise with the area.
327. Objection – The new passageway between Bermondsey Street and Snowfields would be narrow and claustrophobic.
Response – The new passageway would be 4.5 metres wide and would have the character of an alley which is suitable for its use as a pedestrian route and the character of the conservation area.
328. Objection – The energy and sustainability proposals are unacceptable and insufficient.
Response – The proposed energy efficient measures and design would secure a 40% reduction in carbon emissions.
329. Objection – The proposed servicing arrangements are insufficient, would have an adverse impact on the local area and it is not clear how the proposed consolidation of servicing and use of electric vehicles be secured.
Response - Part of the servicing would take place on site and some would take place on street from a dedicated layby which is considered acceptable given the limited servicing requirements of the development and the ability to consolidate deliveries with other developments. The delivery and Servicing Management Plan would allow the council to set what times the development could be serviced at and using what type of vehicles. The Consolidation Strategy would secure the ability to link up with other development (notably the other St Thomas Street developments) in order to consolidate services and delivery.
330. Objection – The development would adversely affect local business and make it difficult for them to hire and retain the best staff and offer them a suitable work life balance due to the impacts on the local area.
Response – Impacts during construction would be short term, temporary and managed by condition. The operational development would provide an attractive public realm and new retail with improved pedestrian connectivity. Officers do not consider that this would impact on local businesses ability to attract and retain staff.
331. Objection – The area does not need anymore commercial or retail space.
Response – The area would benefit from new retail and office space given its location within the Central Activities Zone, Opportunity Area and London Bridge

Town Centre.

332. Objection – The outdoor amenity spaces associated with the development would result in noise and disturbance.
Response – The terraces on the Bermondsey Street building would be subject to an hours of use condition to remove the potential for adverse impacts and disturbance.
333. Objection – The building should be future proofed for net zero carbon emissions.
Response – The development would provide for a 40% reduction in carbon emissions and this could be minimised further in the future with continuing decarbonising of the electricity grid.
334. Objection – The development would have an adverse impact in terms of light pollution.
Response – The ES demonstrates that prior to 11pm; there would be no greater incidence of light spillage onto the closest residential facades than the recommended maximum for an urban location. The pre-curfew effect of the proposed development is therefore considered to be negligible. With an implemented building management system that would have control of integrated blackout blinds, the post curfew effect of light pollution would also be limited and considered to be negligible.
335. Objection – It is not clear how the impacts of the development will be managed should the St Thomas Street developments come forward for development at the same time.
Response – A new Construction Environmental Management Plan and Construction Logistics Plan will be required as part of the S106 and provisions will be made for this plan to be updated to take into account surrounding developments that may come forward and obtain permission during the course of planning. This approach would ensure that further and ongoing development is accounted for and that the impacts would be minimised and mitigated.
336. Objection – The proposed development would impact on the development potential of the Raquel Court site.
Response – The development would not harm the principle of developing the Raquel Court site. Each development will be assessed on its own merits.
337. Objection – The servicing arrangements are poorly designed.
Response – Part of the servicing would take place on site and some would take place on street from a dedicated layby which is considered acceptable given the limited servicing requirements of the development and the ability to consolidate deliveries with other developments.
338. Objection – The development would provide too many new homes without thinking about public services.
Response – The development does not propose any new homes.
339. Additionally, the main points of support are set out below:
- The design is high quality and well thought out;
 - the development would bring a much needed boost to the area;
 - there would be social, economic, security and employment benefits;
 - the development would bring much needed office and retail space;
 - the design is of a very high standard and would help extend the rejuvenation of the London Bridge area southwards;
 - the area would be much enhanced by the proposed development;

- the regeneration would allow Bermondsey Street to move with the times;
- the height of the proposed buildings would not be harmful;
- new pedestrian connectivity is welcomed; and
- affordable workspace would be a benefit.

Community impact and equalities assessment

340. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
341. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
342. 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.
343. 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

344. 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.
345. This application has the legitimate aim of providing new comes, offices, retail opportunities and cultural space alongside a new and enhanced public 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

346. 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.
347. 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.

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
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

Other matters

Conclusion

348. The proposed development has been assessed against the relevant development plan policies and is considered to be compliant overall. The principle of redeveloping this site for a high density, mixed use development is supported by current planning policy. Redevelopment of the site to provide new retail and office space is welcomed and the improved connectivity between Bermondsey Street and St Thomas Street through Snowfields as well as the high quality public realm will be beneficial to the local area and people visiting this important part of London Bridge. The range of uses being proposed is in line with development plan policy aspirations to improve the area and maximise the number of jobs.
349. The development would result in a substantial uplift in office floorspace, maximising the development potential of the site and delivering up to 1,600 high quality jobs. The provision of affordable workspace would meet the requirements of emerging New Southwark plan and Draft London plan policies and is an added benefit of the scheme. The provision of new retail opportunities will provide appropriate shops and services for the uplift in residents, workers and visitors to the area and aligns with policy requirements.
350. Part of the application site lies within the Bermondsey Street Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and to pay "special regard to the desirability of preserving or enhancing the character or appearance of that area". Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building

or its setting or any features of special architectural or historic interest which it possesses. proposed development would bring forward a fulsome restoration of an important local heritage asset which has fallen into a very poor state of repair. The development and associated restoration work would protect the warehouse for future generations and preserve its character and appearance whilst bringing it into a meaningful and sustained productive use.

351. The scale of the buildings being proposed are in contrast to the immediate context of Bermondsey Street however the site has been identified in planning policy as being suitable for tall buildings and the architectural quality of the proposal is considered to be of the highest standards. Whilst there would be a degree of harm to the warehouse and conservation area, even allowing for the great weight that must be accorded to the conservation of designated heritage assets, it is considered that the heritage harm is significantly outweighed by the benefits of the scheme including the restoration of the warehouse, the improved pedestrian connectivity, the provision of new jobs, new retail units and the provision of affordable workspace.
352. The public realm improvements with the creation of a new east-west route would significantly improve permeability and connectivity in the area and provide an eastern bookend to the St Thomas Street developments as well as providing a key element of the public realm. The proposal would provide an extensive improvement to the streetscape together with new active frontages which would improve the experience for pedestrians, and provide for natural surveillance. The new public spaces are a particular benefit of this development.
353. The impacts identified in the Environmental Statement have been assessed and taken into account and should be considered in determining the application. Whilst some moderate and major impacts have been identified these are largely capable of being mitigated through detailed design, planning conditions and provisions in the s106 agreement. The impacts identified in the ES are not considered to be so significant that they would warrant refusal of the application, particularly given the range of benefits that would be brought forward.
354. It is therefore recommended that planning permission be granted, subject to conditions, the completion of a S106 Agreement and referral to the GLA.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	9 June 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		10 June 2020

APPENDIX 1**Consultation undertaken****Site notice date:****Press notice date:** 17/10/2019**Case officer site visit date:** 18.05.2019**Neighbour consultation letters sent:** 21/10/2019**Internal services consulted**

Flood Risk Management & Urban Drainage
 Highways Licensing
 Highways Development and Management
 Waste Management
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage
 Archaeology
 Design and Conservation Team [Formal]
 Ecology
 Highways Development and Management
 Highways Licensing
 Flood Risk Management & Urban Drainage
 Urban Forester
 Waste Management
 Local Economy
 Environmental Protection
 Transport Policy

Statutory and non-statutory organisations

Environment Agency
 Thames Water
 Transport for London
 Network Rail
 Great London Authority
 EDF Energy

London Fire & Emergency Planning Authority
 London Underground
 Metropolitan Police Service (Designing Out Crime)
 Natural England - London & South East Region

Planning Policy

Natural England - London & South East Re
London Underground
Environment Agency
Thames Water
Metropolitan Police Service (Designing O

EDF Energy
Environment Agency
Great London Authority
London Fire & Emergency Planning Authori
London Underground
Natural England - London & South East Re
Network Rail
Metropolitan Police Service (Designing O
Transport for London
Thames Water

Neighbour and local groups consulted:

Beckett House 60-68 St Thomas Street London
22 Guinness Court Snowsfields London
10-11 Snowsfields London SE1 3SU
40 Guinness Court Snowsfields London
41 Guinness Court Snowsfields London
82 Whites Grounds Estate Whites Grounds London
85 Whites Grounds Estate Whites Grounds London
88 Whites Grounds Estate Whites Grounds London
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35 Whites Grounds Estate Whites Grounds London
115 Whites Grounds Estate Whites Grounds London
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16 Bridgework Heights 80 Weston Street London
1 Bridgework Heights 80 Weston Street London
2 Bridgework Heights 80 Weston Street London
Flat 7 2 Tyers Gate London
3 Bridgework Heights 80 Weston Street London
8 Bridgework Heights 80 Weston Street London
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26 Bridgewalk Heights 80 Weston Street London
 Flat 6 2 Tyers Gate London
 4 Leathermarket Street London SE1 3HN
 8-9 Snowsfields London SE1 3SU
 2-2A Morocco Street London SE1 3HB
 1 Leathermarket Court London SE1 3HS
 2 Leathermarket Court London SE1 3HS
 62-66 Bermondsey Street London SE1 3UD
 Vintage Yard 59-63 Bermondsey Street London
 104 Bermondsey Street London SE1 3UB
 74 Bermondsey Street London SE1 3UD
 Margret House 111 Snowsfields London
 61 St Thomas Street London SE1 3QX
 1-7 Snowsfields London SE1 3SU
 3 Leathermarket Court London SE1 3HS
 Neighbourhood Housing Office 26 Leathermarket Street London
 75-79 St Thomas Street London SE1 3QX
 3 Tyers Gate London SE1 3HX
 Flat 1 2 Tyers Gate London
 Flat 4 2 Tyers Gate London
 Flat 5 2 Tyers Gate London
 Flat 2 2 Tyers Gate London
 Flat 3 2 Tyers Gate London
 6 Leathermarket Court London SE1 3HS
 7 Leathermarket Court London SE1 3HS
 4 Leathermarket Court London SE1 3HS
 5 Leathermarket Court London SE1 3HS
 8 Leathermarket Court London SE1 3HS
 11 Leathermarket Court London SE1 3HS
 4 Black Swan Yard London SE1 3XW
 9 Leathermarket Court London SE1 3HS
 10 Leathermarket Court London SE1 3HS
 Flat 4 40 Snowsfields London
 Flat 4 42 Snowsfields London
 Flat 3 40 Snowsfields London
 Flat 3 42 Snowsfields London
 Flat 5 40 Snowsfields London
 Flat 7 40 Snowsfields London
 Flat 8 40 Snowsfields London
 Flat 5 42 Snowsfields London
 Flat 6 40 Snowsfields London
 62-64 Weston Street London SE1 3QJ
 56 Bermondsey Street London SE1 3UD
 43 Snowsfields London SE1 3SU
 1 Tyers Gate London SE1 3HX
 10 Whites Grounds Estate Whites Grounds London
 Flat 2 40 Snowsfields London
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5 Tyers Gate London SE1 3HX
60 Whites Grounds Estate Whites Grounds London
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71 Whites Grounds Estate Whites Grounds London
83 Whites Grounds Estate Whites Grounds London
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Medical School Tower Wing Guys Hospital Great Maze Pond
Rooms 1 Second Floor 3-5 Hardwidge Street London
89 Whites Grounds Estate Whites Grounds London
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79 Whites Grounds Estate Whites Grounds London
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77 Whites Grounds Estate Whites Grounds London
78 Whites Grounds Estate Whites Grounds London
Basement To First Floor 150-152 Tooley Street London
Second Floor 150-152 Tooley Street London
Part Fourth Floor 136-148 Tooley Street London
Part Ground Floor 148 Tooley Street London
Part Ground Floor And Ninth Floor Capital House 42 Weston Street
Basement 60 Weston Street London
Part Ground Floor And First Floor Capital House 42 Weston Street
Part Ground Floor And Eighth Floor Capital House 42 Weston Street
First Floor 134 Tooley Street London
Second Floor 134 Tooley Street London

Basement And Ground Floor Rear 134 Tooley Street London
Part Ground Floor Front 134 Tooley Street London
Third Floor Rear 134 Tooley Street London
Part Third Floor West 136-148 Tooley Street London
Part Fourth Floor And Fifth Floor 136-148 Tooley Street London
Basement 136-148 Tooley Street London
Part Third Floor East 136-148 Tooley Street London
Ground Floor 60 Weston Street London
1 Leathermarket Street London SE1 3HN
The Glasshouse 3 Melior Place London
Unit 1 The Grain Stores 70 Weston Street
Unit 2 The Grain Stores 70 Weston Street
First Floor 60 Weston Street London
Second Floor 60 Weston Street London
Units 3 And 4 The Grain Stores 70 Weston Street
The Greenwood Theatre 55 Weston Street London
Ground Floor 2 Whites Grounds London
Basement 77 Weston Street London
Second Floor 77 Weston Street London
Apartment 4 8 Melior Street London
Apartment 5 8 Melior Street London
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32 Whites Grounds Estate Whites Grounds London
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78 Bermondsey Street London SE1 3UD
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Ground Floor 136-148 Tooley Street London
First Floor 61 Bermondsey Street London
102 Whites Grounds Estate Whites Grounds London
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106 Whites Grounds Estate Whites Grounds London
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Flat 2 79 Bermondsey Street London
Flat 3 79 Bermondsey Street London
60B Bermondsey Street London SE1 3UD
Flat 1 79 Bermondsey Street London
Flat 4 79 Bermondsey Street London
Flat 7 79 Bermondsey Street London
Flat 8 79 Bermondsey Street London
Flat 5 79 Bermondsey Street London
Flat 6 79 Bermondsey Street London
Flat 5 Lantern House 2C Morocco Street
Flat 6 Lantern House 2C Morocco Street
Flat 3 Lantern House 2C Morocco Street
Flat 4 Lantern House 2C Morocco Street
Flat 10 1 Leathermarket Street London
Flat 7 1 Leathermarket Street London

Flat 8 1 Leathermarket Street London
Flat 11 1 Leathermarket Street London
Flat 2 Kamen House 17-21 Magdalen Street
Flat 14 Kamen House 17-21 Magdalen Street
Meeting Room 1 Fourth Floor 39-45 Bermondsey Street London
Ground Floor Room 4 77 Weston Street London
Flat 8 More Copper House 14-16 Magdalen Street
Flat 13 Artbrand House 7 Leathermarket Street
145 Guinness Court Snowsfields London
146 Guinness Court Snowsfields London
143 Guinness Court Snowsfields London
144 Guinness Court Snowsfields London
147 Guinness Court Snowsfields London
1 Black Swan Yard London SE1 3XW
4 Crucifix Lane London SE1 3JW
2 Crucifix Lane London SE1 3JW
Snowsfields Primary School Kirby Grove London
136 Guinness Court Snowsfields London
137 Guinness Court Snowsfields London
134 Guinness Court Snowsfields London
135 Guinness Court Snowsfields London
138 Guinness Court Snowsfields London
141 Guinness Court Snowsfields London
142 Guinness Court Snowsfields London
139 Guinness Court Snowsfields London
140 Guinness Court Snowsfields London
6 Melior Street London SE1 3QP
94 Bermondsey Street London SE1 3UB
Flat B 90 Bermondsey Street London
81 Bermondsey Street London SE1 3XF
96 Bermondsey Street London SE1 3UB
9 Fenning Street London SE1 3QR
Flat 3 94 Bermondsey Street London
Flat A 90 Bermondsey Street London
Flat 1 94 Bermondsey Street London
Flat 2 94 Bermondsey Street London
80A Bermondsey Street London SE1 3UD
1 Tanner Street London SE1 3LE
Unit 1 7 Tyers Gate London
Horseshoe 26 Melior Street London
8 Crucifix Lane London SE1 3JW
133 Guinness Court Snowsfields London
87 Guinness Court Snowsfields London
88 Guinness Court Snowsfields London
85 Guinness Court Snowsfields London
86 Guinness Court Snowsfields London
89 Guinness Court Snowsfields London
92 Guinness Court Snowsfields London
93 Guinness Court Snowsfields London
90 Guinness Court Snowsfields London
91 Guinness Court Snowsfields London
78 Guinness Court Snowsfields London
79 Guinness Court Snowsfields London
76 Guinness Court Snowsfields London
77 Guinness Court Snowsfields London

80 Guinness Court Snowsfields London
83 Guinness Court Snowsfields London
84 Guinness Court Snowsfields London
81 Guinness Court Snowsfields London
82 Guinness Court Snowsfields London
94 Guinness Court Snowsfields London
126 Guinness Court Snowsfields London
127 Guinness Court Snowsfields London
124 Guinness Court Snowsfields London
125 Guinness Court Snowsfields London
128 Guinness Court Snowsfields London
131 Guinness Court Snowsfields London
132 Guinness Court Snowsfields London
129 Guinness Court Snowsfields London
130 Guinness Court Snowsfields London
97 Guinness Court Snowsfields London
98 Guinness Court Snowsfields London
95 Guinness Court Snowsfields London
96 Guinness Court Snowsfields London
Flat 5 22 Leathermarket Street London
Maisonette Second Floor And Third Floor 109 Bermondsey Street London
Flat 6 16 Melior Street London
Second Floor And Third Floor Flat 72 Bermondsey Street London
Flat C Second Floor 2 Whites Grounds London
Flat D Third Floor And Fourth Floor 2 Whites Grounds London
Second Floor And Third Floor Flat 96 Bermondsey Street London
Flat B First Floor 2 Whites Grounds London
Unit 12 52 Bermondsey Street London
Flat 3 Lion Court 12 Shand Street
Flat 35 Lion Court 12 Shand Street
Flat 32 Lion Court 12 Shand Street
Flat 33 Lion Court 12 Shand Street
Flat 36 Lion Court 12 Shand Street
Flat 10 Lion Court 28 Magdalen Street
Flat 11 Lion Court 28 Magdalen Street
Flat 1 Lion Court 28 Magdalen Street
Flat 2 Lion Court 28 Magdalen Street
Flat 23 Lion Court 12 Shand Street
Flat 25 Lion Court 12 Shand Street
Flat 21 Lion Court 12 Shand Street
Flat 22 Lion Court 12 Shand Street
Flat 26 Lion Court 12 Shand Street
Flat 30 Lion Court 12 Shand Street
Flat 31 Lion Court 12 Shand Street
Flat 27 Lion Court 12 Shand Street
Flat 29 Lion Court 12 Shand Street
Flat 19 Lion Court 28 Magdalen Street
Flat 5 St Lukes Court 124-126 Tooley Street
Flat 6 St Lukes Court 124-126 Tooley Street
Flat 3 St Lukes Court 124-126 Tooley Street
Flat 4 St Lukes Court 124-126 Tooley Street
Flat 7 St Lukes Court 124-126 Tooley Street
Flat 10 St Lukes Court 124-126 Tooley Street
Flat 11 St Lukes Court 124-126 Tooley Street
Flat 8 St Lukes Court 124-126 Tooley Street

Flat 9 St Lukes Court 124-126 Tooley Street
Flat 28 Lion Court 28 Magdalen Street
154 Tooley Street London SE1 2TZ
Flat 20 Lion Court 28 Magdalen Street
Lion Court 28 Magdalen Street London
First To Third Floors And Attic 128 Tooley Street London
Flat 1 St Lukes Court 124-126 Tooley Street
Flat 2 St Lukes Court 124-126 Tooley Street
Third Floor Shand House 14-20 Shand Street
Fourth Floor Shand House 14-20 Shand Street
Flat 2 80 Bermondsey Street London
6 Carmarthen Place London SE1 3TS
14 Bermondsey Street London SE1 2EG
Unit 2 7-13 Melior Street London
12 Melior Street London SE1 3QP
Unit 6B 7 Tyers Gate London
Railway Arch 6 Crucifix Lane London
60A Weston Street London SE1 3QJ
5A Tyers Gate London SE1 3HX
Flat 1 80 Bermondsey Street London
56-58 Weston Street London SE1 3QJ
76A Bermondsey Street London SE1 3UD
128 Tooley Street London SE1 2TU
Flat 8 Lion Court 12 Shand Street
Flat 9 Lion Court 12 Shand Street
Flat 6 Lion Court 12 Shand Street
Flat 7 Lion Court 12 Shand Street
Flat 12 Lion Court 12 Shand Street
Flat 16 Lion Court 12 Shand Street
Flat 17 Lion Court 12 Shand Street
Flat 13 Lion Court 12 Shand Street
Flat 15 Lion Court 12 Shand Street
29 Shand Street London SE1 2ES
1 Magdalen Street London SE1 2EN
Flat 5 Lion Court 12 Shand Street
43 Barnham Street London SE1 2UU
Flat 12 St Lukes Court 124-126 Tooley Street
47 Tyers Estate Bermondsey Street London
48 Tyers Estate Bermondsey Street London
45 Tyers Estate Bermondsey Street London
46 Tyers Estate Bermondsey Street London
49 Tyers Estate Bermondsey Street London
52 Tyers Estate Bermondsey Street London
53 Tyers Estate Bermondsey Street London
50 Tyers Estate Bermondsey Street London
51 Tyers Estate Bermondsey Street London
38 Tyers Estate Bermondsey Street London
39 Tyers Estate Bermondsey Street London
36 Tyers Estate Bermondsey Street London
37 Tyers Estate Bermondsey Street London
40 Tyers Estate Bermondsey Street London
43 Tyers Estate Bermondsey Street London
44 Tyers Estate Bermondsey Street London
41 Tyers Estate Bermondsey Street London
42 Tyers Estate Bermondsey Street London

66 Tyers Estate Bermondsey Street London
67 Tyers Estate Bermondsey Street London
64 Tyers Estate Bermondsey Street London
65 Tyers Estate Bermondsey Street London
68 Tyers Estate Bermondsey Street London
1 Tyers Estate Bermondsey Street London
10 Tyers Estate Bermondsey Street London
69 Tyers Estate Bermondsey Street London
70 Tyers Estate Bermondsey Street London
57 Tyers Estate Bermondsey Street London
58 Tyers Estate Bermondsey Street London
55 Tyers Estate Bermondsey Street London
56 Tyers Estate Bermondsey Street London
59 Tyers Estate Bermondsey Street London
62 Tyers Estate Bermondsey Street London
63 Tyers Estate Bermondsey Street London
60 Tyers Estate Bermondsey Street London
61 Tyers Estate Bermondsey Street London
35 Tyers Estate Bermondsey Street London
68 Bermondsey Street London SE1 3UD
88 Bermondsey Street London SE1 3UB
Woolpack 98 Bermondsey Street London
80 Bermondsey Street London SE1 3UD
14 Tyers Estate Bermondsey Street London
15 Tyers Estate Bermondsey Street London
99-101 Bermondsey Street London SE1 3XB
13 Tyers Estate Bermondsey Street London
1 Melior Place London SE1 3SZ
Flat 13 St Lukes Court 124-126 Tooley Street
Flat 14 St Lukes Court 124-126 Tooley Street
47 Bermondsey Street London SE1 3XT
66 Weston Street London SE1 3QJ
79 Weston Street London SE1 3RS
Navigator House 4A Tyers Gate London
6 Crucifix Lane London SE1 3JW
16 Tyers Estate Bermondsey Street London
28 Tyers Estate Bermondsey Street London
29 Tyers Estate Bermondsey Street London
26 Tyers Estate Bermondsey Street London
27 Tyers Estate Bermondsey Street London
30 Tyers Estate Bermondsey Street London
33 Tyers Estate Bermondsey Street London
34 Tyers Estate Bermondsey Street London
31 Tyers Estate Bermondsey Street London
32 Tyers Estate Bermondsey Street London
19 Tyers Estate Bermondsey Street London
17 Tyers Estate Bermondsey Street London
18 Tyers Estate Bermondsey Street London
21 Tyers Estate Bermondsey Street London
24 Tyers Estate Bermondsey Street London
25 Tyers Estate Bermondsey Street London
22 Tyers Estate Bermondsey Street London
23 Tyers Estate Bermondsey Street London
Room 307 Guys Hospital Great Maze Pond

First To Third And Part Fourth And Fifth Floors And Meeting Room One On Fourth F 39-45
 Bermondsey Street London
 Flat 2 Crucifix Lane London
 Second Floor New City Court Guys Hospital St Thomas Street
 Unit 4B Arch 887 Railway Arches 888 Holyrood Street
 Flat 9A 79 Bermondsey Street London
 Ground Floor Flat 52 Weston Street London
 Bloomfield Clinic Guys Hospital St Thomas Street
 Part Fourth Floor 39-45 Bermondsey Street London
 Part Ground And First Floor 73 Weston Street London
 Flat A 17A Magdalen Street London
 Railway Arch 892 Holyrood Street London
 The Skyroom 136-148 Tooley Street London
 Flat B 17A Magdalen Street London
 Railway Arch 891 Holyrood Street London
 Flat 9B 79 Bermondsey Street London
 Flat 7 28 Leathermarket Street London
 Flat 8 28 Leathermarket Street London
 Flat 5 28 Leathermarket Street London
 Flat 6 28 Leathermarket Street London
 Flat 9 28 Leathermarket Street London
 Flat 5 54 Weston Street London
 123 Snowsfields London SE1 3ST
 Sainsbury Outpatient Pharmacy Solomon Centre Guys Hospital St Thomas Street
 82 St Thomas Street London SE1 3QU
 Office A First Floor 7 Holyrood Street London
 Office B First Floor 7 Holyrood Street London
 Flat 3 28 Leathermarket Street London
 Flat 4 28 Leathermarket Street London
 Flat 1 28 Leathermarket Street London
 Flat 2 28 Leathermarket Street London
 Part First Floor 75 Weston Street London
 Unit 31 54 Bermondsey Street London
 Unit 11 56 Bermondsey Street London
 Unit 11 54 Bermondsey Street London
 Unit 21 54 Bermondsey Street London
 Unit 21 56 Bermondsey Street London
 Unit 31 56 Bermondsey Street London
 Medical School Borough Wing And Tabard Wing Guys Hospital Great Maze Pond
 Unit 15 52 Bermondsey Street London
 Unit 21 52 Bermondsey Street London
 Unit 13 52 Bermondsey Street London
 Unit 14 52 Bermondsey Street London
 Unit 23 52 Bermondsey Street London
 Unit 33 52 Bermondsey Street London
 Unit 1 54 Bermondsey Street London
 Unit 24 52 Bermondsey Street London
 Unit 25 52 Bermondsey Street London
 Second Floor Natraj The Tannery Bermondsey Street
 Counting House Guys Hospital Great Maze Pond
 First Floor Natraj The Tannery Bermondsey Street
 Flat 3 Globe House 2A Crucifix Lane
 Part Ground And First Floor 75 Weston Street London
 Room 309 West Wing Nurses Home Guys Hospital Great Maze Pond
 Friends Of Guys Hospital Shop Guys Hospital Courtyard St Thomas Street

Room 205 West Wing Nurses Home Guys Hospital Great Maze Pond
29 Weston Street London SE1 3RR
Living Accommodation Horseshoe 26 Melior Street
Flat 2 Counting House Guys Hospital Great Maze Pond
First Floor Bramah House 65-71 Bermondsey Street
Living Accommodation 98 Bermondsey Street London
Flat 1 123 Snowsfields London
Apartment 17 36 Snowsfields London
Apartment 18 36 Snowsfields London
Apartment 15 36 Snowsfields London
Apartment 16 36 Snowsfields London
Apartment 19 36 Snowsfields London
Apartment 22 36 Snowsfields London
Apartment 23 36 Snowsfields London
Apartment 20 36 Snowsfields London
Apartment 21 36 Snowsfields London
Apartment 8 36 Snowsfields London
Apartment 9 36 Snowsfields London
Apartment 6 36 Snowsfields London
Apartment 7 36 Snowsfields London
Apartment 10 36 Snowsfields London
Apartment 13 36 Snowsfields London
Apartment 14 36 Snowsfields London
Apartment 11 36 Snowsfields London
Apartment 12 36 Snowsfields London
Apartment 24 36 Snowsfields London
Apartment 6 8 Melior Street London
Apartment 9 8 Melior Street London
Apartment 10 8 Melior Street London
Apartment 7 8 Melior Street London
Apartment 8 8 Melior Street London
Apartment 27 36 Snowsfields London
Apartment 28 36 Snowsfields London
Apartment 25 36 Snowsfields London
Apartment 26 36 Snowsfields London
Apartment 29 36 Snowsfields London
Unit 1 8 Melior Street London
Apartment 30 36 Snowsfields London
Apartment 31 36 Snowsfields London
Apartment 5 36 Snowsfields London
Flat 4 83 Weston Street London
Flat 5 83 Weston Street London
Flat 2 83 Weston Street London
Flat 3 83 Weston Street London
Flat 3 85 Weston Street London
87 Weston Street London SE1 3RS
Flat 1 85 Weston Street London
Flat 2 85 Weston Street London
Flat 4 123 Snowsfields London
Flat 5 123 Snowsfields London
Flat 2 123 Snowsfields London
Flat 3 123 Snowsfields London
Snowsfield Yard 6-16 Melior Street London
Globe House 37 Bermondsey Street London
Flat 1 83 Weston Street London

London Farmers Market Guys Hospital St Thomas Street
Picks Organic Farm Guys Hospital St Thomas Street
Arch 4 Crucifix Lane London
Part First And Second Floors 7-13 Melior Street London
Ground Floor 58 Bermondsey Street London
Part 7-13 Melior Street London
Part Ground Floor 7-13 Melior Street London
36 Snowsfields London SE1 3SU
Unit 3 36 Snowsfields London
Apartment 4 36 Snowsfields London
Unit 1 36 Snowsfields London
Unit 2 36 Snowsfields London
Second Floor West 136-148 Tooley Street London
First Floor East 136-148 Tooley Street London
Arch 5 Crucifix Lane London
Ground Floor 61 Bermondsey Street London
Flat 12 1 Leathermarket Street London
Flat 20 70 Weston Street London
Guys Hospital St Thomas Street London
Flat 18 70 Weston Street London
Flat 19 70 Weston Street London
14 Melior Street London SE1 3QP
90 Bermondsey Street London SE1 3UB
14 Whites Grounds Estate Whites Grounds London
13 Snowsfields London SE1 3SU
19 Snowsfields London SE1 3SU
Flat 9 1 Leathermarket Street London
Flat 6 38 Snowsfields London
Flat 7 38 Snowsfields London
Flat 4 38 Snowsfields London
Flat 5 38 Snowsfields London
Flat 8 38 Snowsfields London
14A The Grain Store 70 Weston Street London
Railway Arch 22 Bermondsey Street London
Third Floor Flat 75 Weston Street London
6 Bridgeway Heights 80 Weston Street London
First Floor Flat 109 Bermondsey Street London
First Floor Flat 96 Bermondsey Street London
First Floor Flat The Glasshouse 3 Melior Place
Flat 1 Globe House 2A Crucifix Lane
Flat 1 38 Snowsfields London
Flat 2 38 Snowsfields London
Flat 3 38 Snowsfields London
Flat 12 64 Weston Street London
Flat 2 8 Tyers Gate London
11 Tyers Estate Bermondsey Street London
Flat 7 Kamen House 17-21 Magdalen Street
Flat 8 Kamen House 17-21 Magdalen Street
Flat 5 Kamen House 17-21 Magdalen Street
Flat 6 Kamen House 17-21 Magdalen Street
Flat 9 Kamen House 17-21 Magdalen Street
Flat 12 Kamen House 17-21 Magdalen Street
Flat 13 Kamen House 17-21 Magdalen Street
Flat 10 Kamen House 17-21 Magdalen Street
Flat 11 Kamen House 17-21 Magdalen Street

Basement And Ground Floor 59 Bermondsey Street London
Flat 3 Kamen House 17-21 Magdalen Street
Flat 4 Kamen House 17-21 Magdalen Street
Flat 1 Kamen House 17-21 Magdalen Street
Flat 26 Kamen House 17-21 Magdalen Street
Flat 27 Kamen House 17-21 Magdalen Street
Flat 24 Kamen House 17-21 Magdalen Street
Flat 25 Kamen House 17-21 Magdalen Street
Flat 28 Kamen House 17-21 Magdalen Street
Rooms 2 To 6 Second Floor 3-5 Hardwidge Street London
Flat 29 Kamen House 17-21 Magdalen Street
Flat 30 Kamen House 17-21 Magdalen Street
Flat 17 Kamen House 17-21 Magdalen Street
Flat 18 Kamen House 17-21 Magdalen Street
Flat 15 Kamen House 17-21 Magdalen Street
Flat 16 Kamen House 17-21 Magdalen Street
Flat 19 Kamen House 17-21 Magdalen Street
Flat 22 Kamen House 17-21 Magdalen Street
Flat 23 Kamen House 17-21 Magdalen Street
Flat 20 Kamen House 17-21 Magdalen Street
Flat 21 Kamen House 17-21 Magdalen Street
First Floor 59-63 Bermondsey Street London
Laxmi The Tanneries 55 Bermondsey Street
Shakti The Tanneries 55 Bermondsey Street
Ground Floor Natraj The Tannery Bermondsey Street
Part Fifth Floor 39-45 Bermondsey Street London
The Hide Bar 39-45 Bermondsey Street London
Fifth Floor Part 39-45 Bermondsey Street London
Fourth Floor Part 39-45 Bermondsey Street London
Basement And Ground Floor Shiva The Tannery Bermondsey Street
First Floor And Second Floor Shiva The Tannery Bermondsey Street
Montessori 7-13 Melior Street London
Third Floor Shiva The Tannery Bermondsey Street
Ganesh The Tanneries 55 Bermondsey Street
Manasa The Tanneries 55 Bermondsey Street
Fourth Floor Shiva The Tannery Bermondsey Street
Sati The Tanneries 55 Bermondsey Street
First Floor To Third Floor Part Fourth And Part Fifth Floor 39-45 Bermondsey Street London
Third Floor 40 Bermondsey Street London
Ground Floor 103 Bermondsey Street London
First Floor 40 Bermondsey Street London
Second Floor 40 Bermondsey Street London
103 Bermondsey Street London SE1 3XB
Basement And Ground Floor 63 Bermondsey Street London
Second Floor 59-63 Bermondsey Street London
Second And Third Floor 61 Bermondsey Street London
First Floor 16 Crucifix Lane London
Ground Floor Room 1 77 Weston Street London
Second Floor 16 Crucifix Lane London
First Floor 122 Tooley Street London
Ground Floor 40 Bermondsey Street London
Ground Floor 16 Crucifix Lane London
73B Maltings Place London SE1 3LJ
Flat 1 Artbrand House 7 Leathermarket Street
Room 301 West Wing Nurses Home Guys Hospital Great Maze Pond

Room 318 Guys Hospital Great Maze Pond
Flat 4 West Wing Nurses Home Guys Hospital Great Maze Pond
Room 306 West Wing Nurses Home Guys Hospital Great Maze Pond
Room 206 West Wing Nurses Home Guys Hospital Great Maze Pond
Second Floor 2 Leathermarket Street London
Flat 3 Counting House Guys Hospital Great Maze Pond
Ground Floor 2 Leathermarket Street London
First Floor 2 Leathermarket Street London
52 Weston Street London SE1 3QJ
Arch 873 41 Barnham Street London
Arch 874 And Arch 875 41 Barnham Street London
Flat 1 54 Weston Street London
Flat 4 54 Weston Street London
Ground Floor 47 Bermondsey Street London
Flat 2 54 Weston Street London
Flat 3 54 Weston Street London
Flat 1 More Copper House 14-16 Magdalen Street
Flat 13 More Copper House 14-16 Magdalen Street
Flat 14 More Copper House 14-16 Magdalen Street
Flat 11 More Copper House 14-16 Magdalen Street
Flat 12 More Copper House 14-16 Magdalen Street
Student Accommodation Wolfson House 49 Weston Street
Unit 11 52 Bermondsey Street London
Swimming Pool Wolfson House 49 Weston Street
Medical School Southwark Wing Guys Hospital Great Maze Pond
Flat 4 More Copper House 14-16 Magdalen Street
Flat 5 More Copper House 14-16 Magdalen Street
Flat 2 More Copper House 14-16 Magdalen Street
Flat 3 More Copper House 14-16 Magdalen Street
Flat 6 More Copper House 14-16 Magdalen Street
Flat 9 More Copper House 14-16 Magdalen Street
Flat 10 More Copper House 14-16 Magdalen Street
Flat 7 More Copper House 14-16 Magdalen Street
Flat 14 Artbrand House 7 Leathermarket Street
Flat 11 Artbrand House 7 Leathermarket Street
Flat 12 Artbrand House 7 Leathermarket Street
Unit A Artbrand House 7 Leathermarket Street
Railway Arches 895 And 896 Holyrood Street London
Kamen House 22 Magdalen Street London
Unit B Artbrand House 7 Leathermarket Street
Unit 1 8 Tyers Gate London
Flat 4 Artbrand House 7 Leathermarket Street
Flat 5 Artbrand House 7 Leathermarket Street
Flat 2 Artbrand House 7 Leathermarket Street
Flat 3 Artbrand House 7 Leathermarket Street
Flat 6 Artbrand House 7 Leathermarket Street
Flat 9 Artbrand House 7 Leathermarket Street
Flat 10 Artbrand House 7 Leathermarket Street
Flat 7 Artbrand House 7 Leathermarket Street
Flat 8 Artbrand House 7 Leathermarket Street
Kamen House 23 Magdalen Street London
Flat 3B 16 Crucifix Lane London
Flat 4A 16 Crucifix Lane London
Flat 3A 16 Crucifix Lane London
Flat 4B 16 Crucifix Lane London

73C Maltings Place London SE1 3LJ
Ground Floor 122 Tooley Street London
Flat 2 1 Shand Street London
Flat 3 1 Shand Street London
Flat 1 1 Shand Street London
Flat 4 1 Shand Street London
33 Bermondsey Street London SE1 2EG
58 Bermondsey Street London SE1 3UD
Flat 5 1 Shand Street London
160 Tooley Street London SE1 2QH
3 Raquel Court 147 Snowsfields London
4 Raquel Court 147 Snowsfields London
1 Raquel Court 147 Snowsfields London
2 Raquel Court 147 Snowsfields London
6 Raquel Court 147 Snowsfields London
9 Raquel Court 147 Snowsfields London
10 Raquel Court 147 Snowsfields London
7 Raquel Court 147 Snowsfields London
8 Raquel Court 147 Snowsfields London
Flat 5 7 Tyers Gate London
Flat 6 7 Tyers Gate London
12 Whites Grounds Estate Whites Grounds London
22 Whites Grounds Estate Whites Grounds London
2 Whites Grounds Estate Whites Grounds London
11 Raquel Court 147 Snowsfields London
76 Bermondsey Street London SE1 3UD
First Floor 4-8 Whites Grounds London
Second Floor 4-8 Whites Grounds London
Ground Floor Right 3-5 Hardwidge Street London
Ground Floor Left 3-5 Hardwidge Street London
5 Raquel Court 147 Snowsfields London
Fashion And Textile Museum 83 Bermondsey Street London
Fourth Floor 9 Holyrood Street London
Ground Floor 4-8 Whites Grounds London
Flat 4 7 Tyers Gate London
First Floor 9 Holyrood Street London
Ground Floor 9 Holyrood Street London
Second Floor 7 Holyrood Street SE1 2EL
Basement 9 Holyrood Street London
Second Floor 9 Holyrood Street London
Third Floor 22 Shand Street London
Third Floor 9 Holyrood Street London
Bermondsey Village Hall Kirby Grove London
Flat 2 Globe House 2A Crucifix Lane
Part Basement And Part Ground Floor 46-50 Bermondsey Street London
Ground Floor 82-86 Bermondsey Street London
First Floor 1-7 Fenning Street London
Basement 7 Holyrood Street London
Ground Floor 7 Holyrood Street SE1 2EL
Ground Floor 1-7 Fenning Street London
Unit 7 Railway Arches 881 882 882W Holyrood Street
14 Ship And Mermaid Row London SE1 3QN
3A Bridgewalk Heights 80 Weston Street London
Sixth Floor And Seventh Floor Capital House 42 Weston Street
Unit 1 72 Weston Street London

Flat 2 99 Bermondsey Street London
Flat 2 7 Tyers Gate London
Flat 1 99 Bermondsey Street London
Basement And Ground Floor 130-132 Tooley Street London
First Floor And Second Floor 130-132 Tooley Street London
Basement To Third Floor 37-37A Snowsfields London
West Wing Nurses Home Guys Hospital Great Maze Pond
Third Floor And Fourth Floor 130-132 Tooley Street London
Flat 4 8 Tyers Gate London
Second To Fifth Floors Capital House 42 Weston Street
Flat 3 7 Tyers Gate London
Flat 3 8 Tyers Gate London
Flat 12 22E Leathermarket Street London
Flat 13 22E Leathermarket Street London
22D Leathermarket Street London SE1 3HP
22B Leathermarket Street London SE1 3HP
Flat 14 22E Leathermarket Street London
Fourth Floor 7 Holyrood Street London
Ground Floor / 3C Online Raquel Court 147 Snowsfields
Ground Floor Rooms 2 And 3 77 Weston Street London
15 Hardwidge Street London SE1 3SY
The Wine And Spirit Trade Association Ltd 39-45 Bermondsey Street London
Part Ground Floor 17 Hardwidge Street London
17 Hardwidge Street London SE1 3SY
4 Carmarthen Place London SE1 3TS
2 Carmarthen Place London SE1 3TS
81 Weston Street London SE1 3RS
Munro Clinic Snowsfields London
Flat 14 22 Leathermarket Street London
Third Floor 4-8 Whites Grounds London
Flat 12 22 Leathermarket Street London
Flat 13 22 Leathermarket Street London
First Floor Flat 72 Bermondsey Street London
Third Floor Bramah House 65-71 Bermondsey Street
Fourth Floor Bramah House 65-71 Bermondsey Street
Ground Floor To Second Floor 22 Shand Street London
Ground Floor Bramah House 65-71 Bermondsey Street
Flat 3 22 Leathermarket Street London
Flat 4 22 Leathermarket Street London
Flat 1 22 Leathermarket Street London
Flat 2 22 Leathermarket Street London
Flat 6 22 Leathermarket Street London
Flat 10 22 Leathermarket Street London
Flat 11 22 Leathermarket Street London
Flat 7 22 Leathermarket Street London
Flat 8 22 Leathermarket Street London
Ground Floor 48-50 Weston Street London
Flat 3 16 Melior Street London
Flat 4 16 Melior Street London
Flat 1 16 Melior Street London
Flat 2 16 Melior Street London
Flat 5 16 Melior Street London
Second Floor Bramah House 65-71 Bermondsey Street
Ground Floor 72 Bermondsey Street London
Arthurs Mission Hall Snowsfields London

Atrium 2 Guys Hospital St Thomas Street
Third Floor 7 Holyrood Street London
Flat 9 22 Leathermarket Street London
Second Floor East 136-148 Tooley Street London
Flat 7 Lantern House 2C Morocco Street
60 Bermondsey Street London SE1 3UD
60A Bermondsey Street London SE1 3UD
2B Morocco Street London SE1 3HB
Lantern House 102 Bermondsey Street London
Flat 9 79 Bermondsey Street London
Flat 9 70 Weston Street London
Flat 4 1 Leathermarket Street London
Flat 5 1 Leathermarket Street London
4 Whites Grounds Estate Whites Grounds London
30 Snowsfields London SE1 3SU
6 Tyers Gate London SE1 3HX
Fourth Floor 18-20 Crucifix Lane London
Flat 10 70 Weston Street London
Flat 7 70 Weston Street London
Flat 8 70 Weston Street London
Flat 11 70 Weston Street London
Flat 15 70 Weston Street London
Flat 16 70 Weston Street London
Flat 12 70 Weston Street London
Flat 14 70 Weston Street London
Flat 2 72 Weston Street London
10 Crucifix Lane London SE1 3JW
16 Hardwidge Street London SE1 3SY
75 Bermondsey Street London SE1 3XF
14 Crucifix Lane London SE1 3JW
Flat 5 70 Weston Street London
Flat 6 70 Weston Street London
7 Morocco Street London SE1 3HB
73A Weston Street London SE1 3RS
Flat 2 Lantern House 2C Morocco Street
Flat 2 4B Tyers Gate London
Flat 3 4B Tyers Gate London
Flat 1 4B Tyers Gate London
Flat 4 4B Tyers Gate London
Flat 1 1 Leathermarket Street London
Flat 2 1 Leathermarket Street London
Flat 5 4B Tyers Gate London
Flat 6 4B Tyers Gate London
92 Bermondsey Street London SE1 3UB
42-44 Bermondsey Street London SE1 3UD
51-57 St Thomas Street London SE1 3QX
107 Bermondsey Street London SE1 3XB
The York Clinic 47 Weston Street London
Flat 3 1 Leathermarket Street London
Flat 4 72 Weston Street London
Flat 5 72 Weston Street London
First Floor 77 Weston Street London
Flat 3 72 Weston Street London
Flat 6 72 Weston Street London
106A Weston Street London SE1 3QB

Flat 1 Lantern House 2C Morocco Street
Flat 7 72 Weston Street London
Flat 8 72 Weston Street London
105 Bermondsey Street London SE1 3XB
Flat 17 70 Weston Street London
Sixth Floor 18-20 Crucifix Lane London
First Floor 3-5 Hardwidge Street London
Third Floor 18-20 Crucifix Lane London
Fifth Floor 18-20 Crucifix Lane London
Second Floor 3-5 Hardwidge Street London
First Floor 8 Holyrood Street London
Second Floor 8 Holyrood Street London
5 Holyrood Street London SE1 2EL
Basement And Ground Floor 8 Holyrood Street London
Railway Arches 6 To 11 Crucifix Lane London
7 Crucifix Lane London SE1 3JW
Basement And Ground Floor 109 Bermondsey Street London
2-3 Black Swan Yard London SE1 3XW
11 Crucifix Lane London SE1 3JW
First Floor 18-20 Crucifix Lane London
Second Floor 18-20 Crucifix Lane London
13 Crucifix Lane London SE1 3JW
Ground Floor 18-20 Crucifix Lane London
Third Floor 8 Holyrood Street London
Second Floor Shand House 14-20 Shand Street
40-40A Snowsfields London SE1 3SU
Ground Floor Shand House 14-20 Shand Street
First Floor Shand House 14-20 Shand Street
42-42A Snowsfields London SE1 3SU
80-82 St Thomas Street London SE1 3QU
Hodgkin Building Guys Hospital St Thomas Street
Block K 106 Guinness Buildings Snowsfields
Unit 4A Railway Arches 887 Holyrood Street
Unit 3 Railway Arches 889 And 890 Holyrood Street
Unit 6 Railway Arches 883 And 884 Holyrood Street
Unit 5 Railway Arches 885 And 886 Holyrood Street
Unit 1 Railway Arches 893 And 894 Holyrood Street
Basement Shand House 14-20 Shand Street
Railway Arches 897 And 898 Holyrood Street London
Railway Arch 899 Holyrood Street London
20 Whites Grounds Estate Whites Grounds London
70 Bermondsey Street London SE1 3UD
16 Whites Grounds Estate Whites Grounds London
18 Whites Grounds Estate Whites Grounds London

Consultation responses received

Internal services

Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage
 Archaeology
 Design and Conservation Team [Formal]
 Ecology
 Highways Development and Management
 Urban Forester
 Environmental Protection
 Transport Policy

Statutory and non-statutory organisations

Network Rail
 Metropolitan Police Service (Designing O
 Natural England - London & South East Re

Natural England - London & South East Re
 London Underground
 Environment Agency
 Thames Water
 Metropolitan Police Service (Designing O

Network Rail
 Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Flat 5 40 Snowsfields London
 8 Tyers Estate Bermondsey Street London
 15 Snowsfields London SE1 3SU
 1 Leathermarket Street London SE1 3HN
 Flat 3 79 Bermondsey Street London
 Flat 78 St Saviours Wharf 8 Shad Thames
 London
 26 Toronto House Surrey Quays Road
 London
 7 Fournier Street Spitalfields London
 130 Cherry Crescent Rawtenstall BB4 6DS
 26 Friary Court St Johns Woking
 133 Guinness Court Snowsfields London
 Apartment 25 36 Snowsfields London
 18 Gervase Street London SE15 2RS
 Texas Joe's 8-9 Snowsfields London

Apt 50 Taper Building 175 Long Lane
 London
 Apartment 50 175 Long Lane London
 8 Holyrood Street London
 Flat 8 36 Snowsfields London
 Road London SE1 2RN
 47 Burwash House Weston Street London
 79 Bermondsey Street London SE1 3XF
 10 Crucifix Lane London
 Flat 4 The Morocco Store Leathermarket
 Street London
 28 Sutherland Square London SE17 3EQ
 210 Mellow Street London SE17 2NX
 10 Chapter Road London SE17 3ET
 8 Exon Street London SE17 2JW
 6 Sister Mabels Way London SE15 6UL
 81A Lytham Street London SE17 2NN

5 Glengall Terrace London SE15 6NW
 97 Coleman Road London SE5 7TF
 8 Poole Road Egremont Wallasey
 20 Scrutton Close London SW12 0AW
 7 St Anthonys Close London E1W1LT
 Flat 30 Florin Court 70 Tanner Street
 London
 Flat 36, Rochfort House Grove Street
 London
 Magdalen House 148 Tooley Street London
 3 The Tabard Centre Prioress St London
 Unit 52.11, Woolyard 52 Bermondsey Street
 London
 Flat 602, Block A 27 Green Walk London
 First Floor 145 Bermondsey Street London
 49 Rye Lane London SE155ET
 Flat 13 1A St Rule Street London
 12 Pope St London SE1 3PR
 44 - 48 Old Brompton Road, LONDON SW7
 3DY London SW7 3DY
 Flat 4, 37 Tanner Street London SE1 3LF
 4 Staunton House Tatum Street London
 59 Pages Walk London SE1 4HD
 405 Arum House 46 Rodney Road London
 St Saviours Wharf 25 Mill Street London
 18 Trinity Street Flat 1 London
 103 Leathermarket Court London SE13HT
 93 Iliffe St London SE17 3LL
 251 Cromwell Lane Kenilworth CV8 1PN
 Flat 19, Hungerford House, Churchill
 Gardens, Pimlico London
 35A Kenworthy Road London E9 5RB
 86 Corio House 12 The Grange London
 23 Danecroft Road Herne Hill London
 30 Tennyson Road Gillingham ME7 5QD
 1 Priory Gardens Bedford Park London
 Via Email X
 39-45 Bermondsey Street SE1 3XF
 Flat 11 Raquel Court 147 Snowfields
 21 Cannock Court Walthamstow E17 4GD
 57 Avondale Road London N15 3SR
 Flat 7 Raquel Court 147 Snowfields
 Avison Young 65 Gresham Street London
 6 Bedford Road Tunbridge Wells TN4 0HJ
 Flat 7, 12-14 Thirlmere Road Finchley
 London
 120 Weston Street London SE1 4GS
 Flat 7, 5 Plantain Place London SE1 1YN
 3 Raquel Court 147 Snowfields London
 2 Raquel Court 147 Snowfields London
 9 Raquel Court 147 Snowfields London
 11 Raquel Court 147 Snowfields London
 Ground Floor / 3C Online Raquel Court 147
 Snowfields
 Flat 4 1 Leathermarket Street London
 10 Crucifix Lane London SE1 3JW
 14 Woodmill Street London SE16 3GG
 Play Consulting 55 Bermondsey Street
 London
 62E Trinity Church Square London SE14HT
 15 Snowfields London Bridge London
 Globehouse, 2A Crucifix Lane London SE1
 3JW
 2a Crucifix Lane London SE1 3JW
 44 Lansdowne road London N102AU
 16B Muschamp Road London SE15 4EF
 51 Whites grounds London
 10 Sycamore Court Royal Oak Yard London
 2a Crucifix Lane London SE13JW
 14 Jamaica Rd, Bermondsey, London SE1
 2RN london SE1 2RN
 flat 1 globe house 2a crucifix lane london
 17 Blue Lion Place London SE14PU
 15 Snowfields London Bridge London
 Flat 3 Globe House 2A Crucifix Lane London
 Flat 2, 4b Tyers Gate London SE1 3HX
 Apt 21 36 Snowfields London
 16 Snowfields London SE1 3SU
 Unit 5 7 Tyers Gate London
 1 Leathermarket Street London SE1 3HN
 Sunnyside Chorleywood Road
 Rickmansworth
 Flat 2, Gemini House 180-182 Bermondsey
 Street London
 6 Lincoln Road London E7 8QW
 7 Tyers Estate Bermondsey Street London
 14 Janeway Street London London
 Globe House, 2A Crucifix Lane London SE1
 3JW
 37 Bermondsey St London SE1 3XF
 47 burwash house Weston Street London
 12 Elm Court Royal Oak Yard London
 Unit 6 139-143 Bermondsey Street London
 Flat 42 12 Bermondsey Square London
 2a Crucifix Lane London SE1 3JW
 1 Goodwin Close London SE16 3TR
 197 Long Lane Flat 34 LONDON
 Flat A 144 Abbey Street London
 Flat 6 4B Tyers Gate London
 Flat 1 4B Tyers Gate London
 55 Bermondsey Street London SE1 7HA
 3-5 Harwidge Street London SE1 3SY
 Flat 24, Damory House Abbeyfield Estate
 London
 47 Burwash House Weston Street London
 7 Hestia House City Walk London
 134 Jerningham Road New Cross Gate
 London
 Flat 24 Thetford House Maltby Street,
 Bermondsey, London, SE1 3PE London

Unit 5, 7 Tyers Gate London SE1 3HX
Swains Cottage Tismons Common
Rudgwick
14 Woodmill Street London SE16 3GG
1 Black Swan Yard London SE1 3XW
Central Buildings London SE24 9QJ
Flat 4 The Morocco Store 1 Leathermarket
Street London
38 Guildford Grove London
55 Bermondsey Street London SE1 3XN
2A Crucifix Lane, Flat 2 London SE1 3JW
6 Lincoln Road London E7 8QW
10 crucifix lane London Se13jw
3 Antonine Heights City Walk London
167 Clapham Road London SW9 0PU
Flat 3 4 Archie St London
37, Bermondsey Street London SE13JW
The Tanneries 55 Bermondsey Street
London
23 Shrewsbury Mews London W2 5PN
Flat 1905 Arena Tower 25 Crossharbour
Plaza London

APPENDIX 4

RECOMMENDATION

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

Applicant	Three Ten Bermondsey Limited	Reg. Number	19/AP/0404
Application Type	Major application	Case Number	11-C
Recommendation	Major – GRANT subject to the completion of a S106 legal agreement and referral to the Mayor of London.		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings at 40-44 Bermondsey Street including partial demolition, rebuilding and refurbishment of existing Vinegar Yard Warehouse and erection of three new buildings (two linked) with up to two levels of basement and heights ranging from five storeys (24.2m AOD) to 17 storeys (67m AOD) to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Application can be viewed by appointment at Southwark Council's offices, 160 Tooley Street, SE1 2QH (Mon - to Fri 9am to 5pm). Non-Technical Summary available free of charge, CD of the full ES available for purchase £10 and printed copies £300 by contacting: RPS, 140 London Wall, London, EC2Y 5DN (Tel: 0207 280 3300 Email: LondonPlanning@rpsgroup.com).

Re-consultation is being undertaken based on updated Environmental Impact Assessment information and design amendments to the scheme including: reduction of the height of the Bermondsey building by 1 metre and cutback of the top floor to create a terrace at level 9; amendments to the structural columns of the Snowfields building; use of cast-iron columns in the Snowfields warehouse; amendments to proposed materials; revisions to access and pavements next to the Bermondsey buildings loading dock entrance and Hardwidge Street; addition of a shutter gate inside the loading dock (to be closed outside of operation hours).

40-44 Bermondsey Street Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowfields SE1

In accordance with application received on 7 February 2019

and Applicant's Drawing Nos.:

Existing Plans

A-0101

A-0102

A-0103

A-0301

A-0302
A-0303
A-0304
A-0311
A-0312
A-0321
A-0322
A-0323
received

Proposed Plans

A-0101
A-0102
A-0103

A-0201A
A-0202A
A-0203A

A-0301
A-0302
A-0303
A-0304
A-0311
A-0312
A-0321
A-0322
A-0323

A-0401
A-0402
A-0403
A-0404
A-0411
A-0412

A-0501
A-0502
A-0503

A-1001A
A-1002A
A-1003
A-1004
A-1005
A-1006
A-1007A
A-1008A

A-1101A
A-1102A
A-1103A
A-1104A
A-1105A

A-1106A
A-1107A
A-1108A
A-1109A
A-1110A
A-1111A

A-3001A
A-3002A
A-3003A

A-4001A
A-4002A
A-4003A
A-4004A
A-4005
A-4006A

A-4101A
A-4102A
A-4103A
A-4104A

A-4201A
A-4202A
A-4203A
A-4204

A-4301
A-4302
A-4303A
A-4304A
A-4305
A-4306
A-4307
A-4308
A-4309
A-4310
A-4311
A-4312A
A-4313
A-4314
A-4315
A-4316

A-5001
A-5002A
A-5003A
A-5004
A-5005
A-5011
received

Other Documents

Arboricultural Impact Assessment
 Basement Impact Assessment
 Construction Management Plan
 Ecology Assessment
 Energy Statement
 Engagement Summary
 Environmental Statement Vol I-VI (including appendices) Flood Risk Assessment and
 Drainage Strategy Heritage Assessment Landscape Statement
 Planning Statement
 S278 Drawings
 Statement of Community Involvement
 Structural Assessment
 Sustainability Statement
 Transport Assessment
 Utilities Report
 Visual Explanation of Proposed Development
 received

Time limit for implementing this permission and the approved plans

1. Time Limit
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. Site Contamination
 - a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
 - i) The Phase 1 (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, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its

terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

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

Reason

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

4. Tree planting

Prior to works commencing, full details of all proposed planting of 19 trees at grade and those at roof top and level nine shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. Swift boxes

Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 10 internal swift nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

6. Archaeological Historic Building Recording

Before any development, including all demolition, hereby authorised begins, the applicant shall secure:

A. The implementation of a programme of Level 3 archaeological historic building and structures recording in accordance with a written scheme of investigation (WSI), which shall be submitted to and approved in writing by the Local Planning Authority.

B. For historic buildings or structures that are included within the WSI, a report detailing the historic building works and preparation of the archive shall be submitted to the Local Planning Authority for approval in writing.

Reason: In order that archaeological historic building recording is undertaken to a suitable standard in accordance with current guidance and PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

7. Archaeological Excavation Fieldwork

Before any development (excluding demolition to ground level only), hereby authorised, begins, the applicant shall:

A. Secure the implementation of a further programme of archaeological excavation work, known as archaeological mitigation. Archaeological mitigation follows on from archaeological evaluation and can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits. This further programme of archaeological work shall be in accordance with a written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

B. Submit a brief summary report on the results of these mitigation works to the Local Planning Authority for approval in writing. No further demolition or development shall take place until that written approval is received, which will allow the development to be carried out without further archaeological on-site fieldwork, and will allow the archaeological post-excavation analysis work to commence.

Reason:

Parts A and B: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2019), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Plan (2007).

8. Archaeological Foundation and Basement Design

Before any work, hereby authorised, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

9. Archaeological Public Engagement

In the event that significant archaeological interest is revealed (or is in any case obvious) an appropriate programme of public engagement (public display, interpretation and signage, site visits, accessible public areas or viewing points, etc.) shall be designed by the applicant and submitted to the Local Planning Authority for approval in writing prior to the commencement of development. Detailed drawings of the design, including timetable, location, content and a full specification of the construction and materials shall be submitted to and approved in writing by the Local Planning Authority. The engagement shall be carried out in accordance with the approval given.

Reasons: In order to enhance public value and public benefit from engagement with the historic environment, to contribute to place-making and to provide information on the special archaeological and historical interest of this part of Southwark.

10. Detailed design Snowfields

Prior to the commencement of any development on the Snowfields buildings, the developer shall submit for written approval:

A full schedule of restoration works to the warehouse building, including:
 a detailed condition survey and archaeological recoding of the building
 a method statement for removal, storage, repair and reinstatement of historic fabric

a monitoring strategy for continued monitoring of the works including methods for ensuring that all works, including replacement features (e.g., hatch rank doors), with all works to be carried out in a scholarly manner.

details of reinstated entrances and window openings within the warehouse building;

detailed designs for the new steel columns running through the warehouse building,

minimising their number and impact and substituting with cast iron columns to match originals where appropriate.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

11. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

Permission is subject to the following Grade Condition(s)

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

13. **Detailed drawings**
1:5/10 section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, entrances (inc servicing) and shopfronts within the (1) Bermondsey building; (2) Snowsfield building; details of the parapets, roof edges, terraces and roof gardens within the (1) Bermondsey building; (2) Snowsfield building; and etails of bridge links within the Bermondsey building

To be used in the carrying out of this permission shall be submitted to and approved

in writing by the Local Planning Authority before any work above grade in connection with this permission is carried out. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF 2019; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007). (2007).

14. Design mock ups

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF 2019; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design, 3.20 Tall Buildings; of The Southwark Plan (2007).

15. 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), 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.

16. Secure by design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

17. Cycle storage

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

18. Biodiversity roof

Before any above grade work hereby authorised begins, details of the biodiversity roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roofs shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

19. BREEAM

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

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

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

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

20. Refuse storage

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

21. Thames Water

No properties shall be occupied until confirmation has been provided that either:- all

water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

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

22. Thames Water

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

23. Signage strategy

The commercial units hereby permitted shall not occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing street and routes (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason

In order to ensure that the quality of the design and details are in accordance with 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.

24. Ventilation details

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 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.

Permission is subject to the following Compliance Condition(s)

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

A-0101
A-0102
A-0103

A-0201A
A-0202A
A-0203A

A-0301
A-0302
A-0303
A-0304
A-0311
A-0312
A-0321
A-0322
A-0323

A-0401
A-0402
A-0403
A-0404
A-0411
A-0412

A-0501
A-0502
A-0503

A-1001A
A-1002A
A-1003
A-1004
A-1005
A-1006
A-1007A
A-1008A

A-1101A
A-1102A
A-1103A
A-1104A
A-1105A
A-1106A
A-1107A
A-1108A
A-1109A

A-1110A
A-1111A

A-3001A
A-3002A
A-3003A

A-4001A
A-4002A
A-4003A
A-4004A
A-4005
A-4006A

A-4101A
A-4102A
A-4103A
A-4104A

A-4201A
A-4202A
A-4203A
A-4204

A-4301
A-4302
A-4303A
A-4304A
A-4305
A-4306
A-4307
A-4308
A-4309
A-4310
A-4311
A-4312A
A-4313
A-4314
A-4315
A-4316

A-5001
A-5002A
A-5003A
A-5004
A-5005
A-5011

Reason:

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

25.

Noise

The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise

there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 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).

26. CPZ exclusion

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

27. Office terrace use

Other than for maintenance purposes, repair purposes or means of escape, the office terraces shall not be used outside of the following hours:
10:00 - 20:00 on Mondays to Fridays

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.

28. Electric vehicle charging

The on-site accessible parking bays shall be provided with electric car charging facilities.

Reason:

To encourage more sustainable travel, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

29. Restrictions on use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), no more than 50% of the retail space shall be used for Class A4 purposes.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over use, 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.

30. Hours of use

The use hereby permitted for Class A purposes shall not be carried on outside of the hours of:

07:00 - 23:00 on Monday to Saturday and;
08:00 - 22:00 on Sundays and Bank Holidays.

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.

31. Plant Noise - standard

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

32. No roof plant

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

Permission is subject to the following Special Condition(s)

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

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

The 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.

The Council commits to negotiating with applicants wherever possible to secure changes and/or additional information to a scheme to make it acceptable. The case officer adopted this approach when bringing this application to a conclusion.

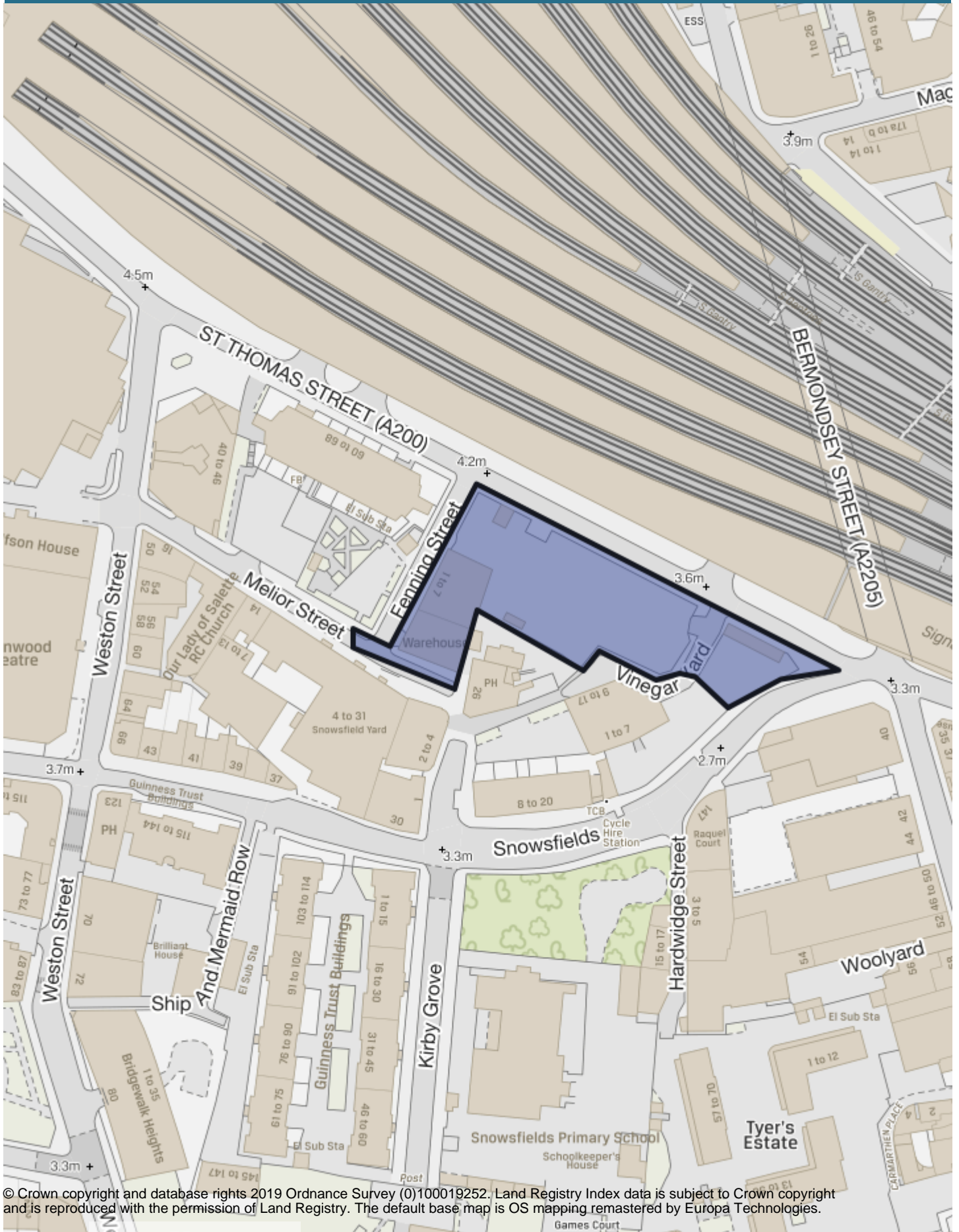
The application was validated promptly and decided within the agreed determination period.

Informatives

Agenda Item 6.2



Land Bounded by St. Thomas Street, Fenning Street, Vinegar Yard & Snowfields including Nos. 1-7 Fenning Street & No 9 Street SE1 3QR



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Item No. 6.2	Classification: Open	Date: 29 June 2020	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 18/AP/4171 for: Full Planning Application Address: LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS, INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR Proposal: Redevelopment of the site to include the demolition of the existing buildings and the erection of a building up to 20 storeys in height (maximum height of 86.675m AOD) and a 3 storey pavilion building (maximum height of 16.680m AOD) with 3 basement levels across the site providing . The development would include use classes A1/A2/A3/A4/B1/D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works.		
Ward(s) or groups affected:	London Bridge & West Bermondsey		
From:	Terence McLellan		
Application Start Date 15/04/2019		Application Expiry Date 15/07/2019	
Earliest Decision Date 17/12/2019		PPA Date 30/11/2020	

RECOMMENDATIONS

1. That the planning committee grant planning permission subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That, should planning permission be granted, it be confirmed that an Environmental Impact Assessment has been undertaken as required by Regulation 3 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. That in the event that the requirements of paragraph 1 above are not met by 30 November 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 290.

EXECUTIVE SUMMARY

5. The proposal is for a large office led mixed use development with new retail provision and a music venue/cultural space on a large development site located on St Thomas Street between Fenning Street and Snowsfields. The site itself has been largely cleared and is now in temporary use for food and drink stalls, retail units and a bar and events space, along with art installations and artist studios.
6. The proposed development would be a constituent part of a wider development framework that covers the eastern St Thomas Street area running from Weston Street to Bermondsey Street and includes the neighbouring sites known as Capital House, Becket House, the buildings at the northern end of Bermondsey Street/Snowsfields and the Vinegar Yard Warehouse. The sites' landowners have sought to coordinate an approach for comprehensive redevelopment and have established a framework for developing the area.
7. The framework envisages a series of perimeter buildings that reinforce the street edges of Weston Street, St Thomas Street and Snowsfields and define a public garden to the rear towards Weston Street and a new public plaza towards Snowsfields. It retains north-south routes across the site and opens up a new east-west pedestrian route that bisects the framework area, linking Weston Street with the two new public spaces and through to Bermondsey Street.
8. In this instance, the current planning application seeks to redevelop the site known as Vinegar Yard for the complete redevelopment of the site to provide two buildings (one up to 20 storeys in height and one up to three storeys in height) to provide new offices, retail opportunities and a new music venue/cultural space alongside a substantial new public realm and pedestrian routes that would improve both north south and east west linkages.
9. The application has been accompanied by an environmental impact assessment which has assessed the potential for the development to cause impacts on a range of environmental topics such as wind, daylight and sunlight, townscape and transport. These issues are covered in detail in the relevant sections of the report.
10. A total of 78 objections have been received in response to the proposed development. The main points of the objections are set out below along with the number of times they have been raised. A detailed breakdown of the objections along with a detailed officer response is set out in paragraphs 331-371.

Objection topic	Number of time raised
Heritage/conservation areas/local character	59
Height/scale/massing	52
Wind	34
Transport/Traffic	18
Insufficient benefits	16
Infrastructure pressures	16
Retail issues	15
Disruption during construction	15
Overshadowing of spaces	12
Overdevelopment	10
Music venue/cultural space	10
Sustainability	10
Poor design	9

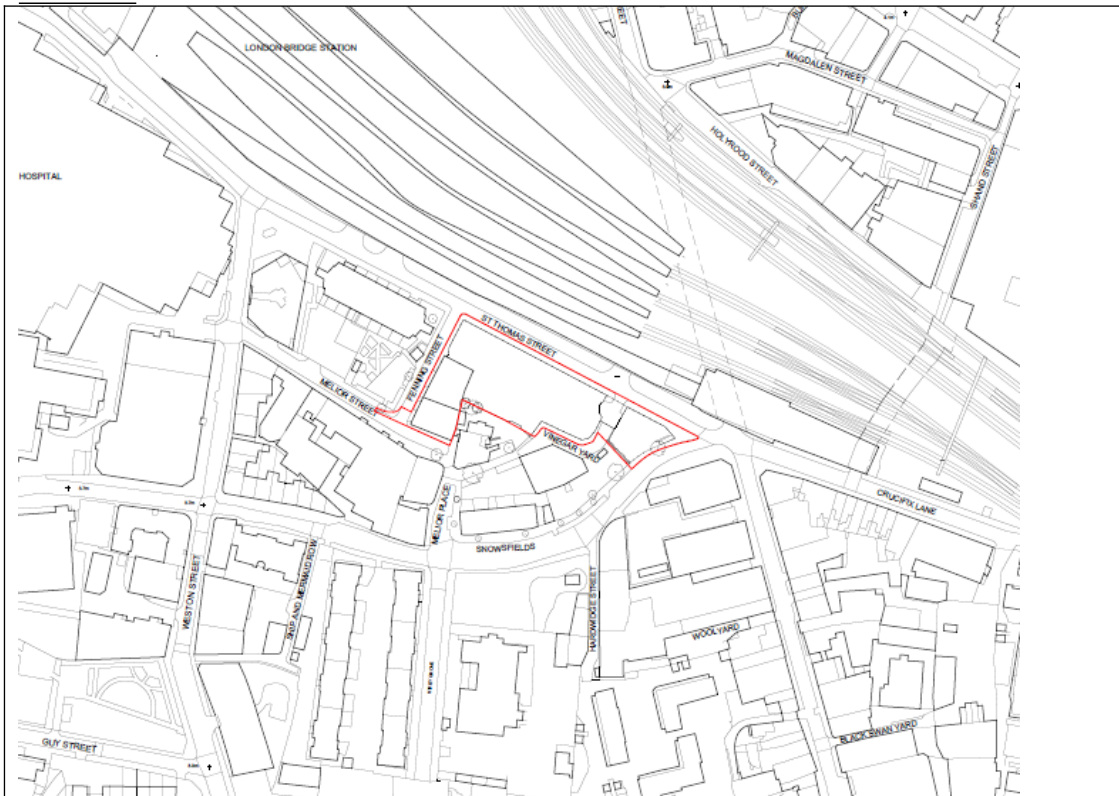
Noise impacts	7
Pollution air quality	7
Affordable workspace	6
Daylight and sunlight to homes	6
Consultation issues	5
Overbearing	5
Trees and landscaping	4
Loss of privacy	2

BACKGROUND INFORMATION

Site location and description

- The application site refers to approximately 0.3 hectares of land bound by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields. The site comprises Nos. 1-7 Fenning Street and No. 9 Fenning Street which are three storey buildings to the south west corner; the rest of the site does not comprise any buildings.
- The site has historically been in industrial and commercial uses. It has also been used as an open car park and more recently to house temporary offices and for storage related to the redevelopment of London Bridge Station. At present the site benefits from a temporary permission for food and drink stalls, retail units and a bar and events space, along with art installations and artist studios (Use Class Sui Generis). This space is known as Vinegar Yard and is facilitated through the provision of hoarding and associated alterations, as well as the use of the existing buildings on site.

Site Plan



- The surrounding area comprises a mix of uses including office, retail and residential. There are also cultural uses within the area. Directly to the north of the site is London Bridge Station, whilst to the north west is the 310m tall London

Bridge Tower (known as the Shard). The recent redevelopment of the station includes an entrance to St Thomas Street, opposite the site, which also provides a range of commercial units within the railway arches fronting onto St Thomas Street

14. To the west of the site, across Fenning Street, is 60-68 St Thomas Street (known as Beckett House), a six storey office building used by the Home Office Border and Immigration Service. Beyond this is the York Clinic on Weston Street, a five storey building, and Guy's Hospital Tower, a 34 storey building.
15. Immediately to the south and adjacent to the existing buildings on the site is the Horseshoe Inn Public House which also comprises residential accommodation to the upper floors, and to the east of this is a large warehouse building. Residential dwellings are located along Snowsfields.
16. The southern most parts of the application site are located within the Bermondsey Street Conservation Area. The conservation area incorporates one of the existing buildings to the south west corner of the site and a portion of the land to the south, centrally within the site. Further to the west, beyond the Guy's Hospital Tower by approximately 280m, is the Borough High Street Conservation Area. The Tooley Street Conservation Area lies to the north of London Bridge Station, approximately 100m from the site. Nearby listed buildings include; the Railway Viaduct Arches on Crucifix Lane (Grade II, to the north of the site on St Thomas Street); The Shipwright Arms (Grade II listed, approximately 180m to the north-west); 55, 59-63 and 68-76 Bermondsey Street (Grade II listed, approximately 80m – 110m to the south east); Guys Hospital Main Building (Grade II*, approximately 250m to the west).
17. In terms of accessibility, the application site benefits from the highest level of public transport accessibility with a PTAL rating of 6B reflecting the proximity of London Bridge Railway Station and associated Jubilee and Northern lines of the London Underground. Bus routes are available to the north of the site on Tooley Street and west on Borough High Street.

Details of proposal

18. Planning consent is sought for the redevelopment of the site to provide new offices Class (B1); retail space (Class A1/A2/A3/A4); and a music venue/performance space Class D2/Sui Generis across two new buildings.

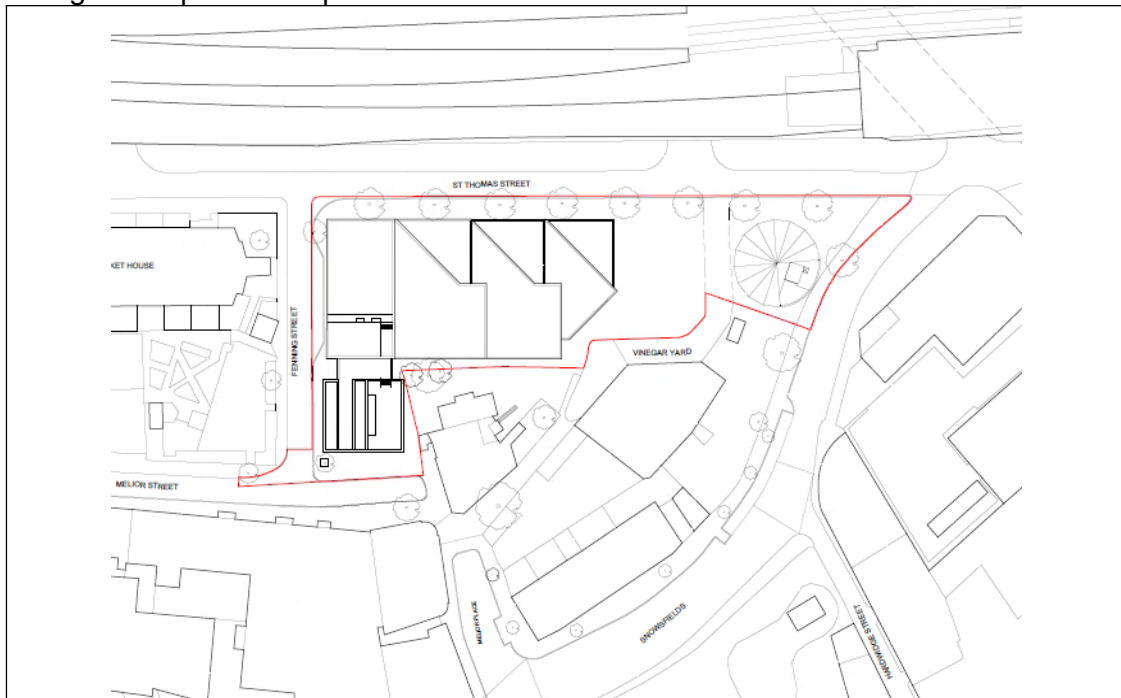
Proposed use	Proposed floorspace (sqm GIA)
Class B1 Office	24,120
Class A1/A2/A3/A4	650
Flexible Class A1-A4/B1	4,420
Flexible Class A1-A4/B1/D2/Sui Generis	150
Flexible Class B1/D2/Sui Generis	88
Class D2/Sui Generis	1038

19. The main building would be located on St Thomas Street and Fenning Street and would be up to 20 storeys in height. The second building, the pavilion, would be located close to the apex of the site at St Thomas Street and Snowsfields. Both buildings would be linked by three levels of basement.
20. Basement level one, ground floor and the mezzanine level would provide a mix of retail floorspace and workspace. All proposed upper floors would provide Class B1 office floorspace. The separate pavilion building would provide access to the 200 person capacity music and performance venue on basement level two and would

provide ancillary office space within the upper floors of the pavilion itself.

21. The proposal includes public realm works and the provision of a new public plaza between the main building and pavilion, adjacent to the current Vinegar Yard access, and would provide a new east to west pedestrian route through the site.
22. Servicing would take place from the west of the site on Fenning Street where the lower levels of the building would be set back to allow for the loading bay. A total of 413 cycle storage spaces and six fold-up cycle lockers would be provided at basement level two directly accessed from Fenning Street. An additional 116 short-stay cycle storage spaces would also be provided across the application site.

Image – Proposed site plan



23. In terms of design the building would be arranged as three key elements comprising the main building, its offset core and the pavilion. The offset core would be to the south west of the site and would comprise cycle lifts, emergency access, a small retail unit and allowance ventilation to the basement plant. The tallest element would be located to the west of the site and the wider development would step down to the east. As such, external terraces would be located on levels six, 14, 15, 17 and 18 of the main building. The building would be read as four vertical strips of a range of pigments and grades of aggregates when viewed from St Thomas Street. The main material would be brick with some elements of precast. The pavilion would be circular in form and a large proportion of the ground and upper floor facades would be openable.

Planning history

24. Whilst there is no specific history for the application site that is of relevance, there is a varied and significant planning history for adjoining and nearby sites. Those that are most recent and relevant are set out below:

London Bridge Tower (Shard of Glass) (ref 01/AP/0476):

25. Redevelopment of Southwark Towers for a 306m tower for offices, hotel, residential and public viewing areas. This development is now complete.

Guys Hospital new Cancer Building (ref: 12/AP/2062 granted January 2013):

26. Demolition of existing buildings on the corner of Great Maze Pond and Snowsfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional 2 storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus. This development is now complete.

14-16 Melior Street and Land adjoining to the rear of Our Lady of La Salle and Saint Joseph Catholic Church (ref: 13/AP/3059 granted May 2014):

27. Part demolition and part refurbishment / change of use of existing buildings and erection of new buildings ranging from 4-7 storeys in height to provide 37 residential units (Class C3); a community centre (Class D1) and flexible commercial space at ground floor level (Class A1/A3/B1); cycle storage, new landscaping and associated works.

147 Snowsfields (reference 20/AP/0744):

28. Demolition of existing buildings and construction of a 10 storey building plus basement consisting of 17 residential units, commercial at ground floor and basement and associated cycle and waste storage and other associated works. This application has not yet been decided.

St Thomas Street East Framework

29. The application site forms the eastern boundary of a series of adjacent development plots that have become known as St Thomas Street East. The adjacent sites include Capital House at 42-46 Weston Street, Beckett House at 60 St Thomas Street and the site known as Snowsfields which includes the Vinegar Yard Warehouse as well as the buildings at the top west side of Bermondsey Street (as set out below). The site at Beckett House has been part of an ongoing pre-application enquiry. A planning application for Becket House has recently been received and is out to public consultation. The site at Capital House has a resolution to grant consent (reference 18/AP/0900) for a 39 storey building comprising new student homes and some retail/office space, having been received positively by the Planning Committee on 14 May 2019. Officers are finalising the S106 Agreement with the applicant and then it will be referred to the Mayor of London in accordance with the regulations Details of these applications are set out below:

18/AP/0900 – CAPITAL HOUSE, 42-46 WESTON STREET, SE1 3QD

30. *Redevelopment of the site to include the demolition of Capital House and the erection of a 39-storey building (3 basement levels and ground with mezzanine and 38 storeys) of a maximum height of 137.9m (AOD) to provide up to 905 student accommodation units (Sui Generis use), flexible retail/café/office floorspace (Class A1/A3/B1), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.*
31. This application has been approved by the planning committee and is awaiting referral to the Mayor following negotiation of the S106 Agreement.

18/AP/0404 - 40-44 BERMONDSEY STREET, VINEGAR YARD WAREHOUSE 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1

32. *Demolition of existing buildings at 40-44 Bermondsey Street including partial demolition, rebuilding and refurbishment of existing Vinegar Yard Warehouse and erection of three new buildings (two linked) with up to two levels of basement and heights ranging from five storeys (24.2m AOD) to 17 storeys (67m AOD) to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.*
33. This application has been recommended for approval.

20/AP/0944 – BECKET HOUSE, 60-68 ST THOMAS STREET, SE1

34. *Redevelopment of the site to include demolition of Becket House and the erection of a 27 storey building with additional level of plant and basement levels in order to provide office use (Class B1), retail (flexible Class A1/A3), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development.*
35. This application has yet to be determined and is currently out to public consultation.
36. As previously stated these sites together have come to be known collectively as St Thomas Street East. The various landowners have been co-operating on an informal basis about a range of issues including design, public realm, new pedestrian routes, and the management of the construction and operational phases of the proposed developments. The landowners have devised a framework document which sets out the co-operation and co-ordination on these issues between the proposed developments and this has been subject to community consultation. The framework is a tool to bring the landowners together to work collaboratively to address the main issues of the redevelopment of these sites. The framework itself is an informal document and is not an instrument of planning policy.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

37. 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;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;

- Wind microclimate;
 - Planning obligations (S.106 undertaking or agreement);
 - 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;
 - All other relevant material planning considerations.
38. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

39. 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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
40. 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.

Planning policy

41. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan.
42. The site is located within the:
- Air Quality Management Area
 - Bankside, Borough and London Bridge Strategic Cultural Area
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Central Activities Zone
 - London Bridge District Town Centre
 - The Thames Special Policy Area.
43. The site has a Public Transport Accessibility Level (PTAL) of 6b where 1 is the lowest level and 6b the highest, indicating excellent access to public transport.
44. The site is located within Flood Zone 3a as identified by the Environment Agency flood map, which indicates a high probability of flooding however it benefits from protection by the Thames Barrier.
45. The following listed buildings are either adjacent to or near the site:

- London bridge Station, Platforms 9-16 (Brighton Side) – Grade II
 - 55 Bermondsey Street – Grade II
 - Numbers 59, 61 and 63 Bermondsey Street and attached railings – Grade II
 - 68-76 Bermondsey Street – Grade II
 - Guys Hospital Tower – Grade II.
46. The site is partially located within the Bermondsey Street Conservation Area and the Tooley Street Conservation Area is located to the north on the opposite side of London Bridge Railway Station.
47. The application site is located with LVMF protected view 2A.1 from Parliament Hill summit to St Paul's Cathedral, and 3A.1 from Kenwood viewing gazebo to St Paul's Cathedral.

National Planning Policy Framework (NPPF)

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

London Plan 2016

50. Policy 2.5 Sub-regions
 Policy 2.10 Central Activities Zone – Strategic priorities
 Policy 2.11 Central Activities Zone – Strategic functions
 Policy 2.13 Opportunity Areas and intensification areas
 Policy 2.15 Town Centres
 Policy 3.1 Ensuring equal life chances for all
 Policy 4.1 Developing London's economy
 Policy 4.2 Offices
 Policy 4.3 Mixed use development and offices
 Policy 4.7 Retail and town centre development
 Policy 4.12 Improving opportunities for all
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction

- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.16 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 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.5 Funding Crossrail
- Policy 6.6 Aviation
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.7 Location and design of tall and large buildings
- Policy 7.8 Heritage assets and archaeology
- Policy 7.10 World heritage sites
- Policy 7.11 London View Management Framework
- Policy 7.12 Implementing the London View Management Framework
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.21 Trees and woodlands
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

The Core Strategy 2011

51. 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 3 - Shopping, leisure and entertainment

Strategic Policy 10 - Jobs and businesses

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High environmental standards

The Southwark Plan 2007 (Saved policies)

52. In 2013, the Secretary of State issued a saving direction in respect of certain policies. These saved policies continue to form part of the statutory development plan. 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:

Policy 1.1 Access to Employment Opportunities

Policy 1.4 Employment Sites

Policy 1.7 Development within Town and Local Centres

Policy 2.5 Planning Obligations

Policy 3.1 Environmental Effects

Policy 3.2 Protection of Amenity

Policy 3.3 Sustainability Assessment

Policy 3.4 Energy Efficiency

Policy 3.6 Air Quality

Policy 3.7 Waste Reduction

Policy 3.8 Waste Reduction

Policy 3.9 Water

Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design

Policy 3.13 Urban Design

Policy 3.14 Designing Out Crime

Policy 3.15 Conservation of the Historic Environment

Policy 3.16 Conservation Areas

Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Policy 3.19 Archaeology

Policy 3.20 Tall Buildings

Policy 3.22 Important Local Views

Policy 3.28 Biodiversity

Policy 3.29 Development within the Thames Policy Area

Policy 3.31 Flood Defences

Policy 5.1 Locating Developments

Policy 5.2 Transport Impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car Parking

Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired

Policy 5.8 Other Parking

Supplementary Planning Documents

53. Design and Access Statements SPD 2007
Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum
Sustainability Assessment 2007
Sustainable Design and Construction SPD 2009
Sustainable Transport Planning SPD 2009

Greater London Authority Supplementary Guidance

54. Central Activities Zone SPG 2016
Character and Context (SPG, 2014)
Energy Assessment Guidance (2018)
London View Management Framework 2012
London's World Heritage Sites SPG 2012
Sustainable Design and Construction (Saved SPG, 2006)
Town Centres (SPG, 2014)
Use of Planning Obligations in the Funding of Crossrail 2010

Emerging policy

Draft New London Plan

55. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
56. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
57. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. 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. The following policies are relevant to this proposal:
58. GG1: Building strong and inclusive communities
GG2: Making the best use of land

GG3: Creating a healthy city
 GG5: Growing a good economy
 GG6: Increasing efficiency and resilience
 SD1: Opportunity Areas
 SD4: The Central Activities Zone
 SD5: Offices, other strategic functions and residential development in the CAZ
 SD6: Town centres and high streets
 SD7: Town centres development principles and Development Plan Documents
 D1: London's form, character and capacity for growth
 D2: Infrastructure requirements for sustainable densities
 D3: Optimising site capacity through the design-led approach
 D4: Delivering good design
 D5: Inclusive design
 D8: Public realm
 D14: Noise
 S1: Developing London's social infrastructure
 E1: Offices
 E2: Providing suitable business space
 E3: Affordable workspace
 E9: Retail, markets and hot food takeaways
 E10: Visitor infrastructure
 E11: Skills and opportunities for all
 HC1: Heritage conservation and growth
 G1: Green infrastructure
 G5: Urban greening
 G6: Biodiversity and access to nature
 G7: Trees and woodlands
 SI1: Improving air quality
 SI2: Minimising greenhouse gas emissions
 SI7: Reducing waste and supporting the circular economy
 SI12: Flood risk management
 SI13: Sustainable drainage
 T1: Strategic approach to transport
 T2: Healthy streets
 T3: Transport capacity, connectivity and safeguarding
 T4: Assessing and mitigating transport impacts
 T5: Cycling
 T6: Car parking
 T7: Deliveries, servicing and construction
 T9: Funding transport infrastructure through planning
 DF1: Delivery of the Plan and Planning Obligations.

New Southwark Plan (NSP)

59. 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 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
60. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the council's current expression of the

New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.

61. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).
62. It is anticipated that the plan will be adopted in late 2020 following the 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.

Assessment

Principle of the proposed development in terms of land use

Introduction

63. This would be an office led redevelopment scheme that would create a significant uplift in Class B1 office space in addition to retail opportunities at street level and provision of a music venue/performance space. The development would result in the creation active frontages and animation where there are currently inactive or dead frontages.

Policy background

64. The National Planning Policy Framework (NPPF) was updated in 2019. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes.
65. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

London Bridge, Borough and Bankside Opportunity Area

66. The London Plan designates Bankside, Borough and London Bridge as one of four Opportunity Areas in the London South Central area.
67. The London Plan notes that this area has considerable potential for intensification and scope to develop the strengths of the area for strategic office provision. This is further reflected in Policy SD2 – Opportunity Areas of the New London Plan which sets a target of 5,500 new jobs.
68. Strategic Targets Policy 2 of the Core Strategy underpins the London Plan and states that Southwark's vision for Bankside, Borough and London Bridge is to continue to provide high quality office accommodation, retail and around 25,000 jobs by 2026. Additionally, Strategic Policy 10 states that between 400,000sqm and 500,000sqm of additional business floorspace will be provided within the Opportunity Area to help meet central London's need for office space.

Central Activities Zone and London Bridge District Town Centre

69. The site is located within the CAZ which covers a number of central boroughs and is London's geographic, economic, and administrative core. Strategic Targets Policy 2 – Improving Places of the Core Strategy states that development in the CAZ will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. It also states that within the CAZ there will be new homes, office space, shopping and cultural facilities, as well as improved streets and community facilities.
70. In addition, part of the site is within the London Bridge District Town Centre. Saved policy 1.7 of the Southwark Plan states that within the centre, developments will be permitted providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment uses.

Bankside, Borough and London Bridge Strategic Cultural Area

71. The application site lies within the Bankside, Borough London Bridge Strategic Cultural Area. Strategic Cultural Areas have been designated as such in order to protect and enhance the provision of arts, culture and tourism uses. Development of the tourism sector has significant local economic benefits through employment, regeneration and visitor spending in other local businesses. However, these developments must focus on effective visitor management and accessibility for all. Policy 1.11 of the Southwark Plan states that permission will be granted for new facilities provided they do not unacceptably compromise the character of an area. The policy states that management plans will be required for these uses in order to mitigate and manage impacts on local amenity.

Draft New Southwark Plan Site location NSP51

72. The New Southwark Plan is in its Proposed Modifications for Examination version and was submitted to the Secretary of State in January 2020 for Local Plan Examination. The examination in public and formal adoption is set to take place in late 2020 and as such the policies currently have limited weight. The site is listed as an allocated site under the New Southwark Plan. The site allocation (NSP51) sets out that development must provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; provide a new north-south green link from Melior Place to St Thomas Street; enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor; and provide new open space of at least 15% of the site area. NSP51 also states that the development 'should' provide housing as opposed to it being a mandatory requirement under 'must'.

Conclusion on policy designations

73. The principle of a large scale development containing a mix of uses including Class B1 office space, retail use and a music venue would support the role and functioning of the Central Activities Zone; the London Bridge District Town Centre; and the Bankside, Borough and London Bridge Strategic Cultural Area as well as being consistent with the policies for the Opportunity Area. The acceptability of each use will be considered below:

Offices

74. The site falls within the CAZ, which contains London's geographical, economic and administrative core. The London Plan does not protect office floorspace in the CAZ; it simply identifies office use as an appropriate land use in the CAZ and notes that there is capacity for 25,000 jobs in the Opportunity Area. This is further supported by the Mayoral Supplementary Planning Guidance – Central Activities Zone (2016).
75. Core Strategy Strategic Policy 10 Jobs and Businesses states that the council will increase the number of jobs in Southwark and create an environment in which businesses can thrive. The policy goes on to state that existing business floorspace would be protected and the provision of around 400,000sqm-500,000sqm of additional business floorspace would be supported over the plan period in the Bankside, Borough and London Bridge Opportunity area to help meet central London's need for office space.
76. Saved policy 1.4 of the Southwark plan states that development will be permitted subject to there being no net loss of Class B floorspace with the following exceptions:
- The applicant can demonstrate that convincing efforts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
 - the site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed use, having regard to physical or environmental constraints; or
 - The site is located within a town or local centre, whereby suitable Class A or other town centre uses will be permitted in the place of Class B uses.
77. The site was previously in use as temporary offices for the London Bridge Station redevelopment. The remaining buildings on site at Nos. 1-7 and 9 Fenning Street provide approximately 848sqm of Class B1 floorspace. The proposed development would provide a minimum of total of 24,120sqm of Class B1 floorspace resulting in an uplift of 23,272sqm which meets the policy objectives of protecting employment floorspace and is welcomed as a significant benefit of the scheme. The provision of this Class B1 floorspace could provide up to 1,508 jobs which is a significant uplift on the current employment provision on site and satisfies the aims of the Core Strategy and London Plan in creating new jobs and high quality office space within the Central Activities Zone and the Opportunity Area.

Retail

78. The development would include new retail units (A1/A2/A3/A4) at ground floor level of all buildings. In total, 5,220sqm (GIA) of retail floorspace is proposed.
79. The provision of new town centre uses such as retail is supported by saved Southwark Plan Policy 1.7 since the site lies partially in a town centre. The retail use would activate the ground floor of the development, particularly on St Thomas Street which is a main route to London Bridge Station. The retail units would serve the existing population as well as providing for new employees as part of the proposed development. The retail units and the associated active frontages would contribute to the vitality and viability of the London Bridge Town Centre. The current use of the site is temporary and whilst pleasant it is hidden behind large hoardings and offers no activity or animation to the street. The proposed development would be a significant improvement and would create a much more

attractive and vibrant street environment with retail opening out onto streets as well as the newly formed public space adjacent to the Vinegar Yard Warehouse and the Pavilion. The amount and type of retail provision is considered to be acceptable and would help to meet the needs of residents, workers and visitors in the area.

80. In order to protect the amenities of the area and to provide a mix of retail units it is suggested that a cap be placed on the amount of floorspace that could be used for Class A4 (drinking establishments). A condition would be attached to this effect.

Music Venue

81. The development has made provision for a small music venue/performance space within the pavilion and basement levels two and three. The music venue would be small and intimate with a capacity for 200 people. As no operator has been found at this stage, due to the development being at planning stage only, a flexible use of Sui Generis/Class D2 has been applied for. Under Class D2, the space could be used as a cinema, bingo hall or gym in addition to a music venue. As such it is recommended that a condition be imposed to secure the specific use and restrict those that would not be suitable. Given the small size of the D2 space and its location at basement levels two and three, it is considered that the inclusion of this space would not significantly alter the local character of the area and as such would comply with saved policy 1.11 as well as meet the requirements for development within the Strategic Cultural Area.

Conclusions on land use

82. The proposal involves the provision of high quality office floorspace alongside a range of acceptable town centre, cultural and retail uses. New office space is welcomed and is supported by policy. The provision of new high quality offices is considered to be a benefit of the scheme and will improve employment opportunities within the Central Activities Zone and Opportunity Area. The proposed development includes a mix of uses that are considered to be appropriate for the site's location within the CAZ, Opportunity Area, Strategic Cultural Area and district town centre.

Affordable workspace

83. Draft London Plan Policy E2 - Providing suitable business space, seeks the provision of low cost B1 business space to meet the demand of micro to medium sized business as well as start ups and enterprises looking to expand. The policy is clear that proposals for new B1 spaces over 2500sqm in size (or a locally deemed lower threshold) should consider the provision of a proportion of workspace that would be suitable for these target businesses.
84. Draft London Plan Policy E3 relates specifically to affordable workspace and states that "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.
85. Emerging Policy P30 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

86. Taking into account the requirements of emerging policy P30, the proposed development would need to provide at least 10% of the Class B1 floorspace as an affordable workspace. This would equate to 2,412sqm affordable workspace. The current offer is to provide 1,242qm of affordable workspace which would equate to 5.15%. The applicant proposes to make up the balance of the affordable workspace requirement by way of an in lieu payment. The on-site affordable workspace would be located at basement level one and at present the applicant is in talks with Southwark Studios to operate the space.

87. Whilst office space is traditionally provided on upper levels, the needs and requirements of Southwark Studios and their prospective tenants are such that the proposed space at basement level one is attractive and would meet the needs of the artists and makers who would occupy the space. Another benefit of the space being provided in the basement is that the discount over the market rent is more substantial than it would be on the upper levels of the building and as such the space would be offered to Southwark Studios at a 60% reduction on market rent levels.

The remaining 4.85% affordable workspace requirement that would be outstanding would be satisfied by an in lieu payment of £3,638,959 which has been determined in line with the council's calculations and is considered acceptable.

88. 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.

89. 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 a discount of 25% on the market rent level;
- no more than 50% of the market rate floorspace can be occupied until the affordable workspace has been fitted-out ready for occupation;
- detailed plans showing final location of affordable workspace;
- 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.

Environmental impact assessment

90. The proposed development falls within Schedule 2, Category 10(b) 'Urban Development Project' of the EIA Regulations 2017 and constitutes EIA development having regard to its potential for likely significant environmental effects.

91. Regulation 3 of the EIA Regulations precludes the granting of planning permission unless the council has undertaken an Environmental Impact Assessment, taking account of the environmental information, which includes the ES, any further

information, any representations made by consultation bodies, and any other person, about the environmental effects of the development.

92. In accordance with the EIA Regulations, an Environmental Statement (ES) comprising a Non-Technical Summary, Environmental Statement and Technical Appendices accompanies the application. That information has been taken into account. Officers are satisfied that the ES is up to date and that the effects described in the ES properly identify the likely significant effects of the proposed development on the environment.

Alternatives

93. The EIA Regulations require the ES to provide information on the alternative options considered by the applicant. The 'Do Nothing' alternative would leave the application site in its current state. This scenario is considered in the ES to have no environmental benefits compared with the proposed redevelopment of the site as the 'Do Nothing' scenario would leave a sustainable, brownfield site in central London undeveloped and would not bring forward the various benefits associated with development such as improved pedestrian connections, improved public realm and employment opportunities.
94. The ES details that no alternative sites were sought for the development as the site represents a sustainable, brownfield site recently cleared of the temporary office accommodation for Network Rail associated with the London bridge Station redevelopment.
95. The ES also describes the design evolution of the scheme which was led by an evaluated according to the following key points:
- London View Management Framework viewing corridors;
 - Scale and relationship to existing buildings; and
 - Enhancement of St Thomas Street and surrounding streets.
96. Various iterations of the design were worked on that sought to respond to the key points set out above as well as environmental factors including townscape; wind microclimate; daylight and sunlight; impacts on views; and air quality. As such, the current version of the scheme that forms this application has been informed by testing various options and having full regard to the constraints and opportunities presented by the site as well as potential impacts.
97. Officers are satisfied that the ES prepared by Trium has investigated alternatives for the site and that the proposed development maximises the development potential of the site whilst seeking to minimise environmental impacts. The site occupies a prominent central London location in the Bankside, Borough and London Bridge Opportunity Area. To not develop the site would lead to a missed opportunity to secure a high quality scheme and the provision of significant employment opportunities and other benefits.

Cumulative impacts

98. The ES considers cumulative effects arising from the proposed development in combination with other surrounding consented and planned developments and were relevant are discussed further in the topic specific chapters later in the report.

Conclusions on the EIA

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

Design

100. The NPPF at Paragraph 124 stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 7 of the London Plan deals with design related matters. In particular, Policy 7.1 sets out the design principles required for new development and Policy 7.6 requires architecture to make a positive contribution to the public realm, streetscape and cityscape. Policy 7.8 asserts that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
101. The relevant Southwark design and conservation policies are Strategic Policy 12 of the Core Strategy and Saved Policies 3.12, 3.13, 3.15, 3.16, 3.17, 3.18 and 3.20 of the Southwark Plan. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height, scale and massing, consideration of local context including historic environment, its character, and townscape strategic and local views

Site context

102. The application site is in a prominent location to the south of St Thomas Street and London Bridge Station, running between Fenning Street to the west and Snowsfields to the east. The 0.3 ha site comprises mostly brownfield land with the exception of two small industrial units that sit at the junction of Fenning Street with Melior Street to the southwest. Previously used for off-street parking and until recently by Network Rail for site offices and a construction yard, the land is presently the venue for a pop-up retail and street food market, which is housed in a mix of timber sheds and adapted shipping containers. It also includes several temporary artist studios and art installations, most notably the raised train carriage and giant red ants. The venue is enclosed by hoarding, with two entrances located at either end onto St Thomas Street. The south-western portion of the site is within the Bermondsey Street conservation area and includes one of the two industrial units (9 Fenning Street), although neither of the buildings are statutory listed.
103. The site sits within a varied context of the grade II listed railway arches on St Thomas Street and Crucifix Lane opposite; the 1970s, 7 and 10-storey office buildings of Becket House (60-89 St Thomas St) and Capital House (40-46 Weston St) to the west, and the 1980s, 16-storey Wolfson House (49 Weston Street) and the more recent 7-storey Bermondsey Wing of Guy's Hospital beyond; and the mixture of modest-scaled workshops, warehousing, housing and social infrastructure that date from the late Victorian through to the 1930s to the south and east. Its immediate neighbours are the former leather warehouse at 1-7 Snowsfields and the Horseshoe Inn Public House (26 Melior Street) that with the application building (9 Fenning Street) form the northeast part of the Bermondsey Street conservation area. Tooley Street and its conservation area are located just to the north of the site, immediately beyond London Bridge station and its viaducts; whilst Borough Conservation Area and Tower Bridge Conservation Area are located some 400m to the west and north-east respectively.

Image – Pavilion



104. The site falls within the Central Activities Zone (CAZ) and the Bankside, Borough and London Bridge (BBLB) Opportunity Area that are characterised in this location by a rich mix of historic and modern buildings, streets and places; the vibrancy and diversity of its uses; and by landmark buildings and infrastructure, including most noticeably the Shard, which dominates the skyline with its monumental scale and outstanding architecture.
105. The scheme is conceived as part of a wider development framework that runs between Weston Street to the west and the head of Bermondsey Street to the east and includes the neighbouring development plots of Capital House, Becket House and Snowfields (1-7 Vinegar Yard and 40 Bermondsey Street). The sites' landowners have sought to coordinate an approach for comprehensive redevelopment and have established a development framework for the area.
106. Briefly, the framework envisages a series of perimeter buildings that reinforce the street edges of Weston Street, St Thomas Street and Snowfields, and define a public garden to the rear towards Weston Street and a new public plaza towards Snowfields. It retains north-south routes across the site and opens up a new east-west pedestrian route that bisects the framework area, linking Weston Street with the two new public spaces and through to Bermondsey Street. The redevelopment schemes are mostly for commercial offices, but with significant elements of retail, leisure and student accommodation, and are mainly conceived as tall buildings.

Image – St Thomas Street elevation



107. The planning application scheme is for the clearance of the site, including the demolition of the two remaining buildings; the excavation of three basement storeys across the full site; the construction of a new tall building that steps from seven to 20-storeys at its highest point (86.7 AOD) and a new pavilion building of three storeys above grade (11.6 AOD); and the re-landscaping of the intervening space as a public plaza. The tall building provides mainly flexible offices, but includes an indoor retail, food and beverage market with commercial workshops (including affordable workspace) over basement, ground and mezzanine levels. The retail basement links through to the pavilion building, which provides a music venue with some further retail at ground and offices at first floor levels.

Site layout

The proposed site layout and building footprints are simple and well-conceived both in presenting an engaging built form, but also in organising the intervening public realm. The large-scale building is laid out in generally an 'L'- shaped form that is set in from the site's edge at its northeast corner at the junction of St Thomas Street and Fenning Street, and runs parallel with both streets. The built form is broken over ground and mezzanine floor levels midway along Fenning Street, creating an arched passageway. The much smaller building is set out as a free-standing 'pavilion' building at the eastern end of the site, towards the junction of St Thomas Street and Snowsfields. It has a circular footprint.

108. Overall, the layout is highly permeable and legible, offering a choice of routes that look and feel public, and that benefit from good informal surveillance, and is

supported on urban design grounds. The 'L' shaped block strongly defines Fenning Street and particularly St Thomas Street, where an active street frontage works in tandem with the re-purposed railway arches opposite to create an engaging street form. The arched entrance on Fenning Street offers an inviting and potentially characterful pedestrian through-route that, subject to the architectural treatment (see later), connects the public garden space of the neighbouring Becket House site through to Vinegar Yard, Snowfields and eventually Bermondsey Street beyond.

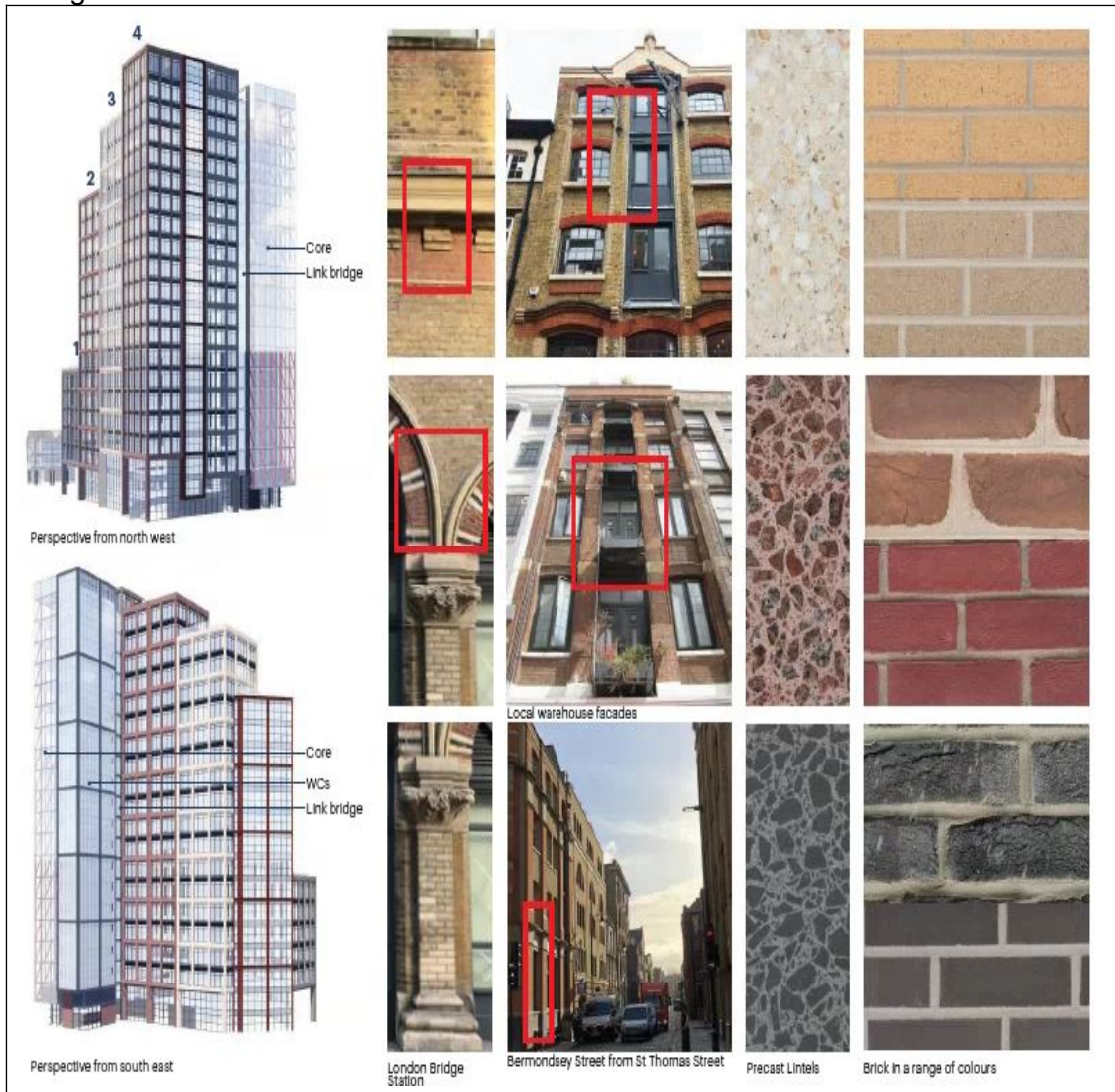
109. The multiple entrances on all sides of the main building bring a rhythm and perforate design to the ground floor that optimises the activation of the adjoining public realm, as well as offering visual and physical connections between St Thomas Street and the new central pedestrian route, which is welcome. The circular footprint of the smaller building cleverly works to announce the street corner, but also helps to define the intervening public plaza and to open up the site, providing pedestrian routes that criss-cross the land. It too has a glazed, open character that encourages good activation.
110. The positioning of additional office entrance lobbies and a cafe onto Melior Street is notable for helping to spread activity to all corners of the site and activating the adjacent public realm. This will benefit interest and public safety, albeit it will bring a distinct change to the character of this intimate, backstreet space outside the Horseshoe Inn, which becomes widened at this point. However, the sense of scale of the space could be partly addressed by further tree planting.

Built form and scale

111. Looking at the main building, whilst its footprint may well have a relatively simple 'L' shaped footprint, the massing is not a simple extrusion upwards. The architecture is more complex, designed to offer a transition between the more monolithic, large scale buildings of London Bridge and the finer grained buildings of Snowfields and Bermondsey Street. Above the retail base, the main body of the building is articulated to read as several volumes, each expressed by varying their height profiles and by rotating the end element and penthouse floorplans. The effect is then reinforced by varying their elevational treatments (see below) to suggest a terraced group of discrete buildings. When seen from St Thomas Street the volumes cascade in height from 20 storeys (including plant) to 18, 16 and 6 storeys, stepping down towards the new pavilion building and neighbouring warehouse (1-7 Vinegar Yard).
112. Overall, the massing diagram is well-conceived, maximising the floorspace provision, whilst bringing a seemingly finer grain. The articulated form is reinforced by the elevational designs to suggest a series of tall and mid-rise, slender volumes that help to handle the transition of scales. The outcome is effective in alleviating the height and massing of the new building, but also in providing an engaging roofscape and in easing how the large building fits within its context. The composite volumes bring rhythm and visual interest to the street, easing their three-dimensional impact. Despite the overall height, the massing cascades to a more comfortable, human scale around the new plaza that sits comfortably with the new pavilion and neighbouring warehouse and Horseshoe Inn. Importantly, the articulated massing is effective and engaging in-the-round.
113. The uppermost floors of the intermediate elements are recessed at an angle behind the front (St Thomas Street) parapets, but are expressed in full on the 'rear' elevation, where the profiled massing steps from 19 storeys (service core) to 17 storeys, but with a 14-storey end element that is rotated 45 degrees and is presented corner-on towards the new plaza. The outcome of canting back the

uppermost floors and rotating the end element is to present a number of different and distinctly cascading profiles, depending on where you view the development from. The articulation is particularly evident, when viewed from the east (see Views 16 and 17).

Image – Materials



114. From the west, the massing is articulated as two 20-storey volumes that separate the offices and access core into two visual discrete elements, connected by a recessed bridging link (see Views 22 and 23). The two slender ‘towers’ are similar in height, albeit the main office element is expressed as being slightly taller with its extended roof parapet.
115. Regarding the pavilion building, it has a rotund built form that is modestly scaled, comprising a circular footprint that is 15m in diameter and over three well-proportioned storeys that reach an apex height of 13m above grade. Its massing is in distinct contrast to the accompanying office building and serves as a strong counterpoint to the tall building.
116. As a free-standing structure, the pavilion will be overtly legible within the local townscape and should function well to express the building’s more civic use as an events space and performance venue. The rotund form has a soft, engaging profile that recedes and opens up views on either side of the public realm beyond. The unusual built form is distinctive and memorable. Its height is not dissimilar to the

neighbouring warehouse and railway viaducts on either side, and as such its scale helps to integrate the development into the local context. Overall, the building has the potential to become a local landmark, enhancing a sense of place and helping people to navigate through the area.

Architectural treatment

117. The detailed architecture of the main building complements its massing strategy, working together to reinforce the composite built form. This is supplemented by introducing an elevational hierarchy of expressing a base, middle and top to the building that likewise eases its apparent scale. The base reads for the most part as a double-height glazed volume set in from the outer columns that support the main mass of the building above, rising to a triple-height space for the tallest, 20 storey corner element. The base is proportional in height. The elevations are articulated to read as a series of vertical elements rather than a single mass, easing the building's broad bulk. The built form is read as several tall, slender buildings, with the sequence of stepped heights adding to the effect. The top(s) of the building is denoted by a slight exaggeration of the final storey height and the integral use of plant screening. The understated manner of the designs has a simple, contemporary elegance.

Image - Public realm



118. The elevations of each of the volumes maintain the same underlying architectural grid, lending a visual coherency, albeit the rhythm and proportional emphasis of the openings change for each component 'building', with the effect reinforced by different masonry colours and fenestration details. The overall facade design is well-mannered and engaging. Moreover, it has a character and tone redolent of traditional warehouse architecture with its expressed brick framework, deep-set reveals and dark metalwork window frames. The use of light and shade, texture and tone bring a warmth and visual richness that is engaging. The designs should make for an attractive, robust, compositional quality and an architecture that works with its context. The service tower sits in contrast, detailed as a visually transparent off-set core with its curtain wall glazing and glazed lift cars. Although more corporate in character, its appearance is distinct from the main building and legible as a slender,

modern 'building' and office entrance in the townscape. The quality of all finishes, including the brickwork, precast, metalwork and glazing is critical to the design and should be reserved by conditions that include the requirement of robust masonry (no brick-slips).

119. Regarding the pavilion, the architecture takes its design cue from a traditional bandstand, with its circular footprint and slender vertical structure, topped by an undulating, geometric roof. The structure comprises reinforced in-situ concrete and glazing with dark metal frames, and is designed to be transparent. The large glazed facades undulate in plan for visual interest and include wide sections of bi-fold doors that create a permeable ground floor and Juliette balconies at first floor level overlooking the new plaza. The few solid sections of concrete wall have vertical ribbing to add texture and visual interest; whilst the roof and expressed floor slabs also comprise in-situ concrete that give a seamless quality. The detailed architecture supports its functional and landmark qualities; albeit the material colour and finish require further careful consideration (particularly at roof level) if the building is not to appear too sterile or monotone. Subject to conditions confirming the materials and final detailing (including bay details), the architecture of the pavilion building is welcome.

Tall buildings

120. The main building would be significantly taller than its immediate surroundings to the south and east, which is generally between 12 to 20m in height, although the contextual scale rises considerably towards Guy's Hospital. It is located within the CAZ and the BBLB Opportunity Area, where such high-rise intensification of development is generally appropriate. Nevertheless, the tall building is expected to also comply with policy 3.20 in full. Looking at the requirements in turn:

Image – Scale



Positive contribution to the landscape

121. The development provides a number of significant extensions to the public realm; most notably the new plaza within the southern half of the site. This provides welcome hard-landscaped public space, but also the opportunity for new public routes that criss-cross the site, including the new east-west pedestrian route. Elsewhere, the development sets back the tall building onto St Thomas Road, allowing the provision of a generous new tree-lined pavement; whilst the setback onto Melior Street provides a new forecourt that doubles as an extended public space outside the Horseshoe Inn. Overall, the landscape contribution is commensurate with the scale of development.

Point of landmark significance

122. The application site sits at the point of convergence of St Thomas Street, Crucifix Lane, Bermondsey Street and Snowsfields immediately to the south of London Bridge Station, one of London's major transport interchanges. As such the application site is considered to be a point of landmark significance.

Image – View along St Thomas Street



Highest architectural standard

123. The building has been designed in two parts: the indoor marketplace at its base, and the general offices above. Each part of the building is well-designed in terms of their individual functional qualities, but also in working together to support a well-activated and seemingly 'public' building.
124. The perforate ground floor and extensive glazing draw visitors into the main building, where the escalators leading to the retail at basement and mezzanine levels are obvious, as is the onward connection through the building to the adjacent street. Those working or visiting the offices add to the 'crowd', before passing upwards beyond the mezzanine to the main office foyer at first floor level. An alternative lift-access is provided within the dedicated service core, with its own entrance onto Melior Street. The ground and mezzanine floors are tall and mainly column-free, providing flexible and adaptable spaces. The offices above have decent ceiling heights (2.75m clear) and benefit from the amenity of several large roof terraces created by the building's stepped form, with the chamfering of the uppermost floors sheltering the outdoor spaces against the predominant southwesterly wind.
125. Regarding the main architecture, as set out earlier, the designs are well conceived and executed. The detailed massing and façade treatments work well together to articulate a composite built form, reminiscent of terraced warehouses. The architecture brings a rhythm and visual interest to the adjoining public realm; a variety and clever transition of scale across the development; and a familiarity that supports the local context. Overall, the architecture is effective and engaging. However, much will depend on the final materials and detailing, and therefore the highest quality should be ensured by conditions.

Relates well to its surroundings

126. The tall building relates well to its immediate surroundings both in terms of the building's base and its general design. The double-height base has a public focus that is evident, drawing people into the building with its sense of openness and permeability, and the seamless flow of paving that continues from the street into the building itself. The scale and the robust quality of the outer brick columns relate well to the railway arches opposite, bringing a coherent appearance to the street.
127. Part of its contextual relationship is the detailing and material finishes of the building itself, with its elevational architecture picking up on the character and tones of Bermondsey's historic warehouse building stock, which should help it to sit comfortably in the street scene regardless of its height.

Positive contribution to the London skyline

128. The building is intended to help consolidate the cluster of tall buildings within St Thomas Street and the wider London Bridge area. Its contribution is generally positive. It mediates reasonably well the distinct change in scale from the taller context of Guy's Tower and the Shard beyond, down to the finer grain of Bermondsey Village. Its articulated built form and slender warehouse-style design is engaging and brings a distinctive and pleasingly understated appearance to the skyline.
129. Overall, the development's designs sufficiently meet the policy criteria for a new tall building. However, a significant outcome of a tall building is its visibility and whilst this is not harmful in itself, the potential effects on the 'receptor' townscape and heritage assets should be considered.

Heritage and townscape

130. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and to pay "special regard to the desirability of preserving or enhancing the character or appearance of that area". Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 193). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Pursuant to paragraph 195, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 196 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 197 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.
131. The submission includes a townscape visual impact assessment that provides 25 verified images of the development (including two night-time images) when viewed from 25 locations in and around the Bermondsey and London Bridge area; and a

further 18 modelled views that includes the relevant protected London panoramas.

132. In general, the tall building is less widely visible than the height suggests. In part this is because of other large buildings located mainly to the north and west that often mask the development from wider view; but also because of the tight, historical urban form to the south and east that offers limited visual prospects. Nonetheless, it does remain visible in a number of nearby and distant views where it impacts on the settings of designated heritage assets and on the townscape. Looking at the categories of views and townscape in turn:

Protected views

133. The LVMF seeks to protect and manage 27 views across London and those of some of its major landmarks. The submission demonstrates that at the proposed height the development will have no impact upon the protected view of St Paul's and little discernible impact upon the protected London panoramas in general. Similarly, the development has no or little discernible impact upon the additional views within Southwark that are protected by policies in the borough's development plan.
134. The tall building is visible in the views from Alexandra Palace (view A1), Primrose Hill (view A4), Greenwich Park (view A5) and Blackheath Point (view A6); but does not break the skyline and is seen within a cluster or backdrop of similar scaled or taller buildings that include Guys Tower and the Shard. Importantly, it is positioned sufficiently away from the cathedral not to have an effect. In the view from Parliament Hill (view A2) the development is fully obscured from view; and whilst it can be seen as relatively close to the cathedral in the view from Kenwood (view A3) it is nonetheless separated by and partly obscured by the Shard, and has comparatively little impact.
135. Looking at the river prospects, from upstream the development cannot be seen in the view from Tower Bridge (view A7), being obscured by the context of More London; whilst downstream the situation is the same, with the proposed tall building not visible from Southwark Bridge (view A8), being obscured from view by the News Building (3 London Bridge Street) and by the Shard.
136. In a similar way, the development has no or little discernible impact upon the additional views protected by policies within the Southwark Plan. The tall building is remote from and not visible in the key-hole view towards St Paul's from Nunhead Cemetery (view A7); and whilst it can be seen in the panoramic view from One Tree Hill (view 8), it is again remote from St Paul's and is read as part of a loose cluster of tall buildings near the Shard that remains below the ridge line of the hills in North London.

Impacts on the World Heritage Site

137. The Tower of London is a heritage asset of the highest order. It is grade I statutory listed and certified as a World Heritage Site of Outstanding Universal Value. As such any development that intrudes upon views within the Tower complex must be carefully considered, albeit with varied sensitivity depending on whether the development is visible from within the inner ward and close to the site of the scaffold, or is seen looking outwards from the ramparts.
138. Looking in detail, the development will not be seen when standing close to the site of the scaffold. As illustrated in the view southwards across Tower Green the attractive roof profile of the Queen's House remains unaffected (view 1); the

development being obscured by the Tudor building itself. Further back, however, from the courtyard between the White Tower and Waterloo Barracks, the stepped elements of the development's uppermost three floors become discernible above the roof of the Queen's House towards its eastern end (view 2). In this more oblique and middle distance view several incursions appear on the roofline, most notably Guy's Tower and the Shard, albeit the latter is itself of landmark quality. This glimpsed view of the development remains a low incursion that will become lost in tree cover during the summer months. It adds to the cumulative effect during wintertime, although the new incursion is minor and more neutral than harmful in its effect.

139. The final two floors of the building are also glimpsed above the ramparts to the right of Lanthorne Tower when looking southwards across the gardens of the innermost ward (view 3). The incursion is small in scale and continues the run of low-rise incursions created by the More London buildings along this stretch of wall and that appear secondary in their impact compared to Guy's Tower. The new incursion is minor and neutral.
140. Standing on the ramparts of the Inner Curtain Wall (view 4), the stepped outline of the building's uppermost floors will be visible above the buildings of More London when looking southwards across the River Thames. The development will be read as part of the wider panorama of modern, large-scale buildings along the London Bridge and Bankside areas. Importantly, it will not detract from the immediate view of the Traitor's Gate in the foreground, preserving its setting.
141. The submission includes three views from nearby to the Tower of London that look towards the development and illustrate the setting of the World Heritage Site. From the raised view outside Tower Hill station, the proposed development is in line with the Middle Tower on the outer edge of the grass moat. Whilst the new building is largely obscured by foreground buildings, its uppermost articulated floors are visible above the More London buildings that form the backdrop to this setting. This detracts from the ordered appearance of the backdrop, albeit the impact on the skyline is minor and does little to draw attention, particularly compared to the Shard, which imposes to the right of the view. It will, however, become more apparent as part of the cumulative impact of the framework schemes, with the proposed replacement Capital House, Becket House and Vinegar Yard schemes designed to be seen stepping down in height eastwards. The outcome alters the setting of this outer part of the World Heritage Site, albeit the backdrop remains that of a modern context with its cluster of tall buildings around London Bridge and the Shard acting as the focal point. The cumulative harm, if any, is modest.
142. Looking from the Royal Mint towards the Tower (view 6), the proposed tall building is obscured from view by the former hospital building within the Tower of London complex and therefore has no effect upon the setting. Similarly, from Tower Gateway (view 7), the proposed building is obscured from view by the Jewel Tower and adjoining Waterloo Barracks and has no effect on the setting.
143. For the most part the development cannot be seen from within the Tower of London. Where it does become visible, its impact is modest and within the lesser sensitive parts of the World Heritage Site. Similarly, it has a modest impact on the wider setting of the Tower, where it is generally read as part of the backdrop of tall buildings that cluster around the London Bridge area. It is notable that Historic England has made no reference to any impacts of the development on the WHS in its consultation response

Impacts on local heritage assets – Conservation Areas and Listed Buildings

144. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 193). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Pursuant to paragraph 195, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 196 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 197 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.

Significance

145. Part of the application site is within the Bermondsey Street conservation area, which has the grade II* listed Church of St Mary Magdalen and village-like high street as its focus, but spurs both eastwards and westwards; the latter spur extending to include the 2-storey, pre-1916 warehouse at 9 Fenning Street. The local area also includes a number of listed buildings, the closest to the site being the grade II listed railway viaduct opposite the site.
146. The special interest is the area’s historic development of tightly packed 18th century housing, many with shops, and late nineteenth / early twentieth century warehouses and workshops that have adopted the medieval pattern of narrow streets and plots, arched alleyways and rear yards. The tight urban scale, simple classical architecture and industrial detailing create an evocative and characterful townscape. All but cut-off from the riverside by the construction of London Bridge station in the 1830s, the area has evolved as a quiet hinterland that is distinctly different in purpose, scale and character from the wharves, warehouses, institutions and commerce of the nearby Tooley Street and Tower Bridge conservation areas. As the CAA records, this clear change in character has prevailed and is made evident by the close proximity to the hub of activity and large developments associated with Guy’s Hospital and the London Bridge area.
147. The proposed scheme affects the Bermondsey Conservation Area in two ways: the demolition of 9 Fenning Street within the conservation area; and the impact of the new development on the setting of the conservation area. It has a neutral impact on the area’s listed buildings.
148. Looking at the demolition, the warehouse is identified within the Conservation Area Appraisal (CAA) as making a positive contribution to the local conservation area. The building is altered and in need of refurbishment, but fits with the character of the area and forms part of a group of buildings that defines an intimate space

around the Horseshoe Inn, which is identified within the CAA as a local landmark building. The pub will remain the focal point when viewed along Melior Street and arguably its presence is enhanced by pulling back the replacement building line and increasing its visibility and forecourt area. The loss of the existing warehouse building, would cause less than substantial harm to the heritage asset as a whole and would be offset by the various benefits of bringing the proposed scheme forward, including the provision of new routes and a substantial public realm in addition to opening up views of the Horseshoe Inn along Melior Street.

149. The townscape impact analysis demonstrates that the scheme is likely to be seen from a number of vantage points around the Bermondsey Street conservation area, albeit the overall extent and degree of visibility is moderate. Whilst visible, particularly in close views, it would not compromise the townscape experience (views 20, 24 and 25). The harm is less than substantial harm, having minor or moderate impacts. The new development has neutral or minor effects in other surrounding conservation areas and neutral or positive impact on townscape outside conservation area. Some harm to setting of listed buildings can be identified (19), but not to buildings of grade I or II*; whilst the impacts are relatively modest. The development has a neutral impact on the wider settings of the Borough, Tower Bridge and Tooley Street Conservation Areas.
150. As there is less than substantial harm to the Bermondsey Conservation Area, there is the need to consider whether the harm is offset by the public benefits of the proposals. They include the design benefits of the high quality architecture, new pedestrian through-routes, employment opportunities, the provision of new retail opportunities and a music venue and the creation of a new public open space.

Impact on townscape outwith the conservation area

151. The submission includes several views from the general area that are outside the local conservation areas, showing the development within the general townscape. Where the tall building is seen, the views tend to show it within a fragmented townscape with groups of buildings of varied scale and architecture. The development is read as part of this varied townscape or part of the backdrop of large scaled buildings within the London Bridge area, and therefore has a modest impact. In the case of the local view eastwards along St Thomas Street (view 23), the tall building enhances the townscape, providing an attractive focal point and termination.

Landscaping and public realm

152. As referenced above, the scheme includes a number of public realm benefits, including the tree-lined pavement along St Thomas Street that is widened by the double and triple-height building undercroft, supporting its function as the main local thoroughfare; and most notably the new central space, which is open and makes for a highly permeable public plaza.
153. The hard landscaping throughout comprises high quality natural stone, using a mix of granite and York stone paving, and terrazzo for new street planters. The landscaping extends to include the new central pedestrian route and immediately adjoining pavements in Fenning Street and Snowfields. The paving incorporates feathered steps that handle the changes in gradient across the site and provide for informal seating in addition to edges of the raised planters; whilst discreet ramps ensure good access for all. That the street trees along St Thomas are planted at grade is welcome in maintaining the natural topography; although those elsewhere within the scheme are contained within planters which will also provide opportunity

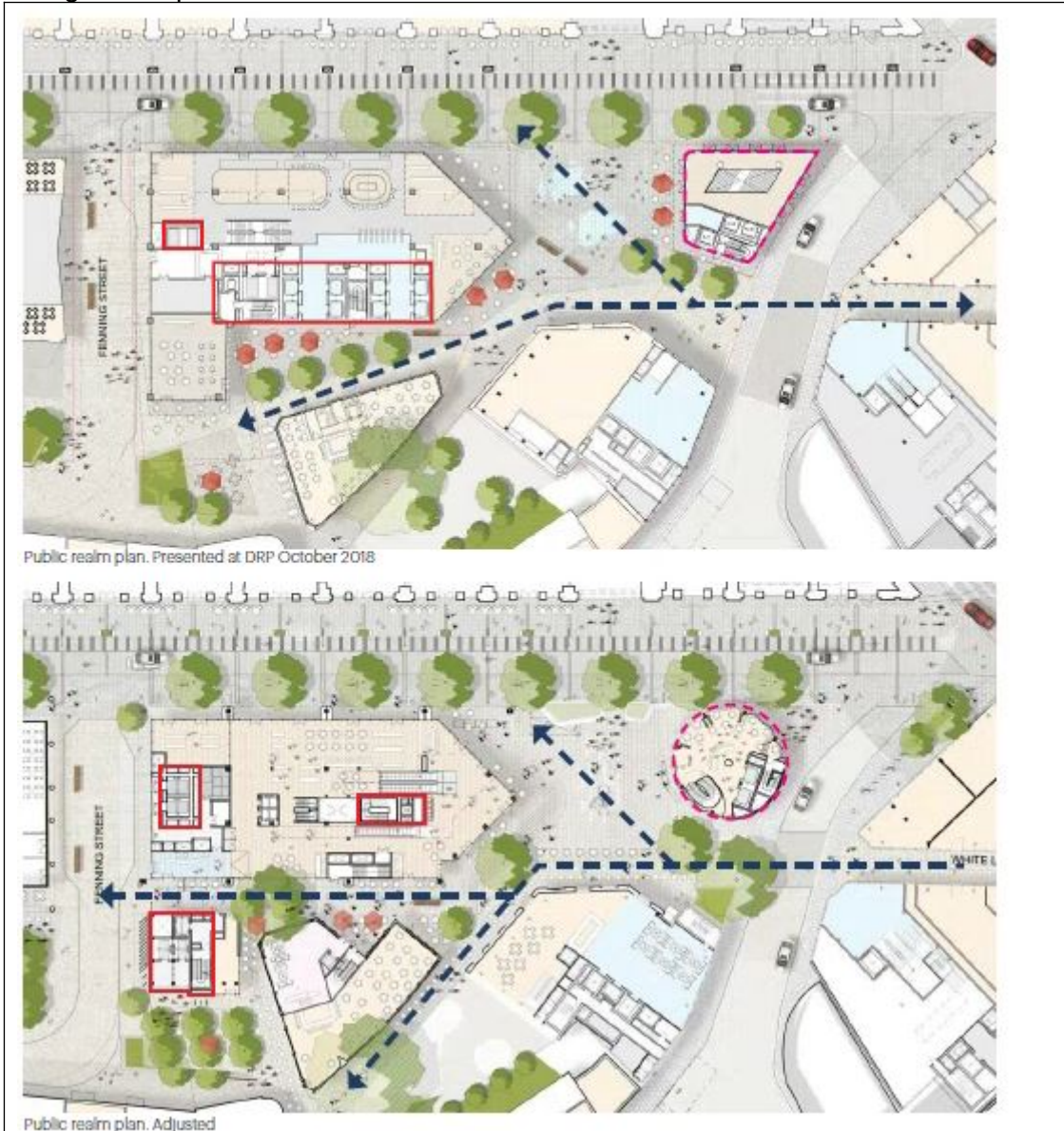
for outdoor seating and increased greening

154. The street furniture includes sculptural lighting columns and illuminated bollards. The palette is high quality, although the landscaping (inc. tree species and planting) should be conditioned to confirm this and to ensure a wider seamless public realm that avoids a corporate feel. The conditions should include the requirement for new public art, adding to the sense of place and replacing the engaging artwork currently provided in Vinegar Yard as part of the meanwhile use.
155. The new development generally creates benign climatic conditions, in that the central plaza is sunlight and shaded from winds. Parts of Fenning Street and the new pedestrian route beneath the main building could become subject to downdrafts. Windbreaks are shown on plan, although a condition requiring details of the screens is suggested to ensure they are designed well and do not present clutter on the building or within the street.
156. Lastly, the new landscaping extends to roof terraces that incorporate raised planters in organic shapes and form a green 'fringe' above the building's parapet. The terraces provide good amenity for the offices and the opportunity for controlling water run-off, as well as softening the roof profile. Overall, the landscaping is high quality and commensurate with the scale of development both in terms of its extent and quality of finishes.

Design Review Panel

157. The proposals were considered by the council's DRP at the pre-application in October 2018. At that time the scheme was presented within the context of the wider development framework, which the panel generally endorsed, subject to a clearer definition of the new east-west pedestrian route, better landscaping and confirmation of benign climatic conditions. The DRP generally supported the heights across the framework area, including the application development. It suggested adjusting the architecture to better ground the tall building and to refine the elevations at upper floor levels, including the service tower. It made similar comments regarding the pavilion building, but expressed their confidence in the scheme architects to deliver a high quality design. Subsequently, adjustments have been made to officers' satisfaction.

Image – Response to DRP



Conclusions on design and heritage

158. The application is mainly for a tall building of up to 20 storeys, but includes a notable low-rise building of three commercial storeys. The mix of scales works well as an engaging counterpoint but also in helping to respond to the low-rise context. The massing of the tall building is articulated and has a cascading built form that eases the distinct transition in scales both within the site and across the wider development framework that includes the neighbouring Snowsfields, Becket House and Capital House sites. The cascading massing co-ordinates with the elevational designs that are likewise articulated, working together to suggest a series of tall slender built forms rather than a single development.
159. The tall building is within a policy-appropriate zone for high-rise development, but nonetheless is required to satisfy a series of requirements, among which is the need to preserve protected views and heritage assets. Albeit on occasions the new tall building will be seen above the roofscape or breaking the skyline, its appearance is moderate and generally has negligible or minor effects upon the protected views or settings of local heritage assets. It sits comfortably with the

adjacent grade II listed railway arches. There are exceptions, particularly to the immediate south, where the large scale of development impacts would be in direct contrast to the more domestic, intimate-scaled streetscape, including the designated local view within Melior Street. The development also involves the loss of an existing, characterful warehouse within the Bermondsey conservation area. Whilst this would be harmful in the sense that it would result in the loss of some historic fabric, the harm would be less than substantial and would be outweighed by the public benefits of the scheme. The primacy and iconic quality of the Shard as a landmark building is unaffected.

160. The proposed architecture is engaging and high quality both in its functional quality and material detailing. The tall building has a calm, ordered appearance and a robust, warehouse character that works well contextually. Its base is highly transparent and permeable, with wrap-around frontages that activate well the adjacent public realm and draw visitors into building. Its base should make for a lively place, set out as an indoor market space that seamless merges with the main office reception. The smaller pavilion building is equally well-designed and engaging as a performance venue. Its rotund form and attractive, open appearance complement the immediate townscape and offers a local landmark within the local network of fine-grained streets, improving the area's legibility.
161. The scheme provides significant public realm, including a new pedestrian through-route across the site and a new plaza. The public realm is proportional to and commensurate with the large scale of development, and is an important enhancement to the local area. The new plaza provides valuable public open space in a densely built-up area, although it would benefit from the inclusion of new public art.. It will be important to secure the materials and detailing of the architecture and landscaping to ensure the delivery of the high quality scheme, particularly given the tall building.

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

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

Overlooking

164. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear.

This minimum 12m distance as set out in the SPD is met between the proposed building and the adjacent flatted dwellings on both Melior Street and Snowsfields. It is acknowledged that the distance between the proposed building and the Horseshoe Inn is much closer however the primary use is as a public house and as such the proximity is considered acceptable.

Daylight

165. A daylight and sunlight report has been submitted as part of the Environmental Statement. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
166. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments and areas of modern high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings. This area south of St Thomas Street and the redeveloped London Bridge Station has been identified as an area where tall buildings are appropriate and there are existing tall buildings in the area such as the Shard and Guys Hospital Tower as well as consented schemes at Capital House which are within close proximity to the site.
167. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable. In terms of the ES, the level of impact on loss of VSC is quantified as follows;

Reduction in VSC	Level of impact
0-19.9%	Negligible
20-29.9%	Minor
30-39.9%	Moderate
40% +	Major

168. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected
169. The ES considers the impact on the following neighbouring buildings:
- 103-114 Guinness Court
 - 1-15 Guinness Court
 - The Glasshouse
 - 16 Melior Street
 - 8 Melior Street-36 Snowsfields
 - Raquel Court
 - 14 Melior Street
 - 8-20 Snowsfields
 - 38 Snowsfields
 - 39 Snowsfields

- 40 Snowfields
- 41 Snowfields
- 42 Snowfields
- 62 Weston Street
- 64 Weston Street
- 66 Weston Street.

170. The daylight report has considered a large number of windows and rooms around the site. It assessed 489 windows serving 272 rooms across 17 buildings for daylight amenity. Of the 489 windows assessed 310 (63%) would satisfy the BRE recommended levels for VSC. Of the 272 rooms assessed, 232 (85%) would meet the BRE standards for NSL. The following buildings would experience a negligible daylight impact as a result of the proposed development:

- 38 Snowfields
- 39 Snowfields
- 40 Snowfields
- 42 Snowfields
- 64 Weston Street
- 66 Weston Street.

171. The tables below outline the general results in terms of the loss of VSC and NSL that would be experienced by the remaining buildings and a more localised assessment of the affected properties is detailed below;

Table – Impact of proposed development on VSC

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in VSC	No. with moderate adverse impact of between 30%-39.9% reduction in VSC	No. with major adverse impact of over 40% reduction in VSC
The Glasshouse	5	0	1	0	4
16 Melior Street	66	54	6	1	5
8 Melior Street-36 Snowfields	141	70	6	21	44
103-114 Guinness Court	42	42	0	0	0
1-15 Guinness Court	41	22	19	0	0
Raquel Court	55	29	26	0	0
14 Melior Street	7	0	7	0	0
Snowfields Primary School	30	15	15	0	0
8-20 Snowfields	24	0	0	0	24
41 Snowfields	4	4	0	0	0
62 Weston Street	9	9	0	0	0
Total	489	310	80	22	77

Table – Impact of proposed development on NSL

Property	No. of rooms	No. retaining	No. with minor	No. with moderate	No. with major
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	tested	at least 80% of their baseline value	adverse impact of up to 29.9% reduction in NSL	adverse impact of between 30%-39.9% reduction in NSL	adverse impact of over 40% reduction in NSL
The Glasshouse	2	1	0	0	1
16 Melior Street	18	18	0	0	0
8 Melior Street-36 Snowfields	66	64	2	0	0
103-114 Guinness Court	30	27	3	0	0
1-15 Guinness Court	30	22	2	4	2
Raquel Court	27	27	0	0	0
14 Melior Street	3	3	0	0	0
Snowfields Primary School	15	11	4	0	0
8-20 Snowfields	19	0	5	2	12
41 Snowfields	4	3	1	0	0
62 Weston Street	9	7	2	0	0
Total	272	232	19	6	15

The Glasshouse

172. A total of five windows serving two rooms have been assessed at this property. One of the rooms benefits from four windows whilst the remaining room is served by a single window. In both instances the rooms are classed as bedrooms which according to the BRE have a lower requirement for daylight. There would be noticeable changes to VSC at all five windows and alterations to NSL within one of the two rooms. In terms of the VSC, one of the windows would experience a minor loss of VSC of 25.3% and the remaining four windows would experience VSC losses of between 52.4% and 72.4% which are considered major adverse for the purposes of the ES. Residual VSC levels across all windows would be in the range of 6.4% - 18.3% which is considered acceptable on balance given their use as bedrooms. In terms of NSL only one of the two rooms would be affected and whilst the reductions in NSL would be classed as major adverse, the overall impact is considered acceptable given the central London location and the principal use of the affected rooms as bedrooms.

16 Melior Street

173. There are 66 windows serving 18 rooms at this property that have been assessed for VSC and NSL respectively. A total of 12 windows would experience changes beyond the BRE guidelines with the proposed development in place. Of the affected windows, there would be six with minor impacts of VSC reductions of between 21.6% and 27.6%; one window with a moderate reduction of 38.3%; and five with major reductions of between 40.4% and 51.4%. It should be noted that all of the windows that see reductions beyond the BRE guidance serve rooms that benefit from windows that would continue to meet the BRE standards. Additionally, all of the windows serve rooms that would continue to have BRE compliant NSL and as such would have good daylight access. All 18 rooms assessed for NSL would continue to have BRE compliant daylight distribution. On balance, the impact of the development on this building is considered acceptable and would be categorised as minor adverse.

8 Melior Street – 36 Snowfields

174. VSC has been tested at 141 windows in this property and NSL has been tested within 66 rooms. A total of 70 windows would continue to have BRE compliant VSC and as such are considered to experience a negligible impact as a result of the development. Of the remaining windows there would be six with minor impacts of VSC reductions of between 22.4% and 29.9%; 21 windows with moderate reductions of between 31.2% and 39.8%; and 44 windows that would experience major reductions of between 40.3% and 82.7%. It is important to note that 44 of the 71 affected windows serve bedrooms which the BRE considers as having a lower requirement for daylight. Additionally, one of the six windows experiencing a minor impact, 12 of the 21 windows experiencing a moderate impact and 23 of the 44 windows experiencing a major impact serve rooms that benefit from other windows that would remain BRE compliant. It is also important to note that this property has large recessed balconies which themselves can be obstacles that restrict access to daylight and in many cases, as noted by the BRE, can be the main factor in the relative loss of light. In terms of NSL, it is positive to note that all of the assessed rooms would continue to have BRE compliant daylight. As such, whilst the impacts on VSC would be major adverse, the impacts on daylight distribution would be negligible. On balance, considering the overall impacts, form of the building with large recessed balconies and the central London location, the impact on this property is considered to be acceptable.

103-114 Guinness Court

175. A total of 42 windows serving 30 rooms have been assessed at this property for VSC and NSL respectively. All 42 windows would continue to receive BRE compliant VSC which is positive. In terms of NSL, 27 of the 30 rooms assessed would continue to have BRE compliant daylight distribution and the three rooms that would see reductions would only experience minor impacts with reductions in the range of 22.8% – 29.6%. Additionally, the affected rooms are bedrooms which are less sensitive to daylight impacts. The overall impact on this building is considered to be acceptable.

1-15 Guinness Court

176. There are 41 windows serving 30 rooms at this property. In terms of VSC, 22 windows would continue to meet the BRE guidance and the remaining 19 windows would experience minor VSC reductions of between 21.7% and 29.4%. Of the 30 rooms assessed for NSL, 22 would continue to meet the BRE guidance with two rooms seeing minor reductions in daylight distribution of between 23.5% and 28.5%; four rooms seeing moderate reductions of between 32.2% and 35.2%; and two rooms seeing major reductions of between 42.6% and 47.5%. Ten of the 19 affected windows would serve rooms that benefit from fully compliant NSL. Additionally, of the 19 windows experiencing a loss of VSC beyond the BRE guidance, 11 would serve bedrooms which are less sensitive to daylight loss. Overall the impact on this building is considered acceptable on balance given the type of room generally affected, the overall minor impact on VSC levels and the high proportion of rooms compliant for NSL.

Raquel Court

177. A total of 55 windows serving 27 rooms have been assessed at this property for VSC and NSL respectively. 29 of the windows would continue to achieve BRE compliant VSC whilst the remaining 26 windows would experience minor VSC

reductions of between 20.1% and 24.3% and in all instances, these windows serve rooms that would continue to be fully BRE compliant in terms of NSL as all 27 rooms assessed for NSL would continue to receive BRE compliant daylight distribution. The impact on this building is therefore considered acceptable.

14 Melior Street

178. In terms of VSC, seven windows have been assessed at this property and all seven would experience VSC changes however these reductions would be in the range of 24% - 29.7% and as such are considered to be minor. Furthermore, all three rooms assessed for NSL would remain BRE compliant and as such the rooms would achieve good daylight distribution. So whilst there would be reductions in VSC, this would be balanced by the fact that NSL would remain BRE compliant.

Snowsfields Primary School

179. A total of 30 windows serving 15 rooms have been assessed for VSC and NSL at Snowsfields Primary School. Whilst there would be reductions in VSC to 15 windows, these would all be categorised as minor as the reductions would be in the range of 20.4% - 22.4% which is only marginally beyond the BRE guidance. Similarly for NSL, four of the 15 rooms assessed would experience minor losses of between 20.3% and 22.1% which is also only marginally above the BRE guide. Given the high proportion of windows remaining compliant for both VSC and NSL and the fact that the losses would only be slightly above the BRE guidance, it is considered that the impact on Snowsfields Primary School is minor and acceptable.

8-20 Snowsfields

180. The building at 8-20 Snowsfields lies directly to the south of the application site on the corner of Melior Place and Snowsfields. The existing building rises to four storeys and accommodates commercial premises on the ground floor and maisonettes/flatted dwellings on the upper levels. The homes are accessed from a central stair core which leads onto deck access to the individual homes.
181. A total of 24 windows serving 19 rooms have been assessed at 8-20 Snowsfields for VSC and NSL respectively. In terms of VSC, all 24 windows would experience major loss of VSC with losses in the range of 51.8% - 98.8% and residual VSC levels ranging from 0.1% to 13.2%. With regard to NSL, five rooms would experience minor losses of between 22.7% and 29.4%; two rooms would have moderate losses of 33.6% and 35.1% and the remaining 12 rooms would see losses of between 42.8% - 79.8%. In terms of the loss of C NSL, this would be categorised as a major adverse impact.
182. The affected windows and rooms at 8-20 Snowsfields obtain most of their daylight directly from the north. The southern façade of the building fronting onto Snowsfields would remain unaffected by the proposal. At present, the northern façade, which would be affected by the proposed development, looks out over a very low rise and partially cleared site and as such has generally unhindered access to daylight. The site allocation makes reference to tall buildings and it is acknowledged that this is a currently underdeveloped site in a central and sustainable location which has been identified as being suitable for a tall building. As such, any building of scale on this site is likely to have an impact on the daylight of 8-20 Snowsfields.
183. As previously mentioned, the affected windows gain most of their daylight from the north. The façade of the existing building where the affected windows are located

contains the access stair way and deep deck access. The BRE recognises that backlines and overhangs can impact on a buildings ability to obtain daylight. As recommended by the BRE, it is appropriate to undertake a review whereby the balconies are removed in order to gauge how much of the impact is caused by balconies and overhangs. The 'No Balconies' assessment demonstrates that whilst there would be residual VSC values of between 0.1% - 13.2% with the proposed development in place, removing the balconies would see these residual values increase to between 7.7% - 13.2%. It can therefore be demonstrated that the most affected windows at 8-20 Snowsfields are compromised to a significant extent by the deck access overhangs.

41 Snowsfields

184. Four windows and four rooms have been assessed for VSC and NSL respectively. All four windows would continue to receive BRE compliant VSC whilst three of the four rooms assessed for NSL would continue to meet the BRE guidelines and the one room that would experience reductions would only experience a minor reduction of 21.1%. The overall impact on this building is considered acceptable

62 Weston Street

185. Nine windows and nine rooms have been assessed for VSC and NSL respectively. All nine windows would continue to receive BRE compliant VSC whilst seven of the nine rooms assessed for NSL would continue to meet the BRE guidelines and the two rooms that would experience reductions would only experience minor reductions of between 20.2% and 20.8%. The overall impact on this building is considered acceptable

Cumulative daylight impacts

186. The applicant has considered the cumulative daylight impacts of the proposed development. By comparing the impact of the proposed development alongside other planned and consented developments.
187. As before, the daylight assessment considered windows and rooms within the vicinity of the site with the daylight impacts summarised below:

Table – Cumulative scenario VSC results

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in VSC	No. with moderate adverse impact of between 30%-39.9% reduction in VSC	No. with major adverse impact of over 40% reduction in VSC
The Glasshouse	5	0	1	0	4
16 Melior Street	66	18	2	2	44
8 Melior Street – 36 Snowfields	141	52	10	10	69
103-114 Guinness Court	42	25	15	2	0
1-15 Guinness Court	41	21	0	11	9
Raquel Court	55	10	2	3	40
14 Melior Street	7	0	0	4	3
Snowfields Primary School	30	9	0	7	14
8-20 Snowfields	24	0	0	0	24
38 Snowfields	8	4	3	1	0
39 Snowfields	14	7	3	4	0
40 Snowfields	14	7	7	0	0
41 Snowfields	4	4	0	0	0
42 Snowfields	20	10	7	3	0
62 Weston Street	9	6	3	0	0
64 Weston Street	8	6	2	0	0
66 Weston Street	1	1	0	0	0

Table – Cumulative scenario NSL results

Property	No. of rooms tested	No. retaining at least 80% of their baseline value	No. with minor adverse impact of up to 29.9% reduction in NSL	No. with moderate adverse impact of between 30%-39.9% reduction in NSL	No. with major adverse impact of over 40% reduction in NSL
The Glasshouse	2	1	0	0	1
16 Melior Street	18	12	5	1	0
8 Melior Street – 36 Snowfields	66	61	4	1	0
103-114 Guinness Court	30	23	3	0	1
1-15 Guinness Court	30	18	5	2	5
Raquel Court	27	27	0	0	0
14 Melior Street	3	3	0	0	0
Snowfields Primary School	15	9	1	0	5
8-20 Snowfields	19	0	0	0	19
38 Snowfields	8	8	0	0	0
39 Snowfields	8	8	0	0	0
40 Snowfields	8	8	0	0	0
41 Snowfields	4	3	1	0	0
42 Snowfields	4	2	1	1	0
62 Weston Street	9	6	3	0	0
64 Weston Street	8	7	1	0	0
66 Weston Street	1	1	0	0	0

The Glasshouse

188. A total of five windows serving two rooms have been assessed at this property. One of the rooms benefits from four windows whilst the remaining room is served by a single window. In both instances the rooms are classed as bedrooms which according to the BRE have a lower requirement for daylight. Under the cumulative scenario there would be noticeable changes to VSC at all five windows and alterations to NSL within one of the two rooms which is the same outcome as set out under the proposed scheme in isolation.

16 Melior Street

189. At 16 Melior Street 66 windows serving 18 rooms have been assessed for VSC and NSL respectively. There would be a total of 48 windows that would experience VSC losses beyond the BRE guidelines however 42 of these windows would be located within rooms that would retain BRE compliant NSL. The remaining six affected windows serve bedrooms which are noted by the BRE as being less sensitive to daylight impacts. As the vast majority of affected windows would be positioned in rooms with retained NSL, the impacts on this building are considered acceptable.

8 Melior Street – 36 Snowfields

190. A total of 141 windows have been assessed for VSC impacts and a further 66 rooms have been assessed for impacts to daylight distribution (NSL). The VSC results demonstrate that there would be 10 windows that would experience minor VSC losses of between 21.2% and 29.5%; 10 windows that would see moderate losses of between 31.3% and 38.5%; and 69 windows that would see major losses of VSC in excess of 40%. Of the 66 rooms assessed for NSL, 61 would remain fully compliant with the BRE whilst four rooms would see a minor impact and one room would see a moderate impact. It should be noted that of the 89 windows that would see losses of VSC beyond the BRE guidelines, a total of 85 would be positioned in rooms that would retain BRE compliant NSL. The impact on this building is therefore considered acceptable.

103-114 Guinness Court

191. In terms of VSC, 42 windows have been assessed at this property. With regard to NSL, 30 rooms have been reviewed. There would be a negligible VSC impact at 25 windows; a minor impact at 15 windows where there would be losses of between 20.1% and 29.3% and then moderate VSC impacts at two windows which would both see losses of 30.7%. When looking at NSL, 23 of the 30 rooms would have BRE compliant NSL and there would be six rooms that would experience minor impacts. One room would see a major impact on NSL however it would be served by windows that remain compliant with VSC. Likewise, the two windows that would experience moderate impacts on their VSC are located in rooms that remain compliant with NSL. As such, the impact on this building is considered acceptable.

1-15 Guinness Court

192. 41 windows serving 30 rooms have been assessed for VSC and NSL at this property. There would be 11 windows experiencing moderate impact on VSC with losses of 32.2% - 39.4% and nine windows with major impacts of 40.2% - 41.8%. In terms of NSL, there would be five rooms experiencing minor impacts, two with moderate impacts and five with major impacts. In this case, all of the rooms experiencing major VSC impacts would be bedrooms which are recognised as being less sensitive to daylight changes by the BRE. On balance the impact to this building is considered acceptable.

Raquel Court

193. At Raquel Court 55 windows have been assessed for VSC and 27 rooms have been assessed for NSL. There would be major VSC impacts to 40 windows; moderate impacts to three windows; and minor impacts to two windows. However, all of the rooms assessed for NSL would remain fully compliant with the BRE and there would be no noticeable impact on NSL. As such the impact on this building is considered acceptable.

14 Melior Street

194. Seven windows have been assessed for VSC and it is noted that there would be moderate impacts to four of the windows and major impacts to three of them. The seven windows assessed for VSC serve three rooms which have been assessed for NSL and would remain fully BRE compliant.

Snowfields Primary School

195. 30 windows have been assessed for VSC at this property. These windows serve 15

rooms that have been assessed for NSL. In terms of VSC impacts, there would be seven rooms experiencing a moderate impact of between 37.5% and 39.8% and a further 14 rooms that would see major impacts of between 40.2% and 46.2%. It should be noted that nine of the rooms experiencing VSC impacts would be served by rooms that would be unaffected in terms of NSL. Furthermore, the average residual VSC level of the assessed windows would be 22% VSC. The overall impact to Snowfields Primary School is considered acceptable on the basis that rooms affected by VSC would generally be compliant in NSL and that residual VSC levels are generally in line with what would be expected in a central urban area.

8-20 Snowfields

196. At 8-20 Snowfields 24 windows serving 19 rooms have been assessed for VSC and NSL respectively. Under the cumulative scenario there would be major impacts on VSC and NSL to all of the assessed rooms. This would include some rooms where there would be 100% loss of VSC. These losses must be put in context and it is the case for all eight windows experiencing losses of 100% VSC that they had low existing VSC levels to begin with, being located at first floor and having their access to daylight hindered by the overhanging deck access. Given that they had low VSC levels to begin with, any change in VSC levels would represent a disproportionate percentage change and it should be noted that the real terms VSC losses to these windows ranges from 3.8% VSC to 6.9% VSC.
197. As previously mentioned, the affected windows and rooms at 8-20 Snowfields gain their daylight from the north and the southern façade would remain unaffected by the proposal. At present 8-20 Snowfields looks out over a largely cleared site with only the very low rise buildings remaining. As such, there is generally unhindered access to daylight over what is an undeveloped central London site. Furthermore, it has previously been demonstrated that part of the reason for poor daylight levels at 8-20 Snowfields is the result of the deep deck access that overhangs and overshadows the first floor windows where the most intense impacts would be experienced.

38 Snowfields

198. Eight windows have been assessed for VSC with three windows experiencing minor impacts of between 25.7% - 27.7% and one window having a moderate impact of 30.1%. The remaining four windows would remain BRE compliant for VSC. Whilst it is noted that there would be VSC impacts to four of the windows, it should be noted that all eight rooms assessed for NSL would remain BRE compliant. So whilst there would be some VSC impacts, they would be offset by the fully compliant NSL and as such the impact is considered acceptable.

39 Snowfields

199. 14 windows have been assessed for VSC. Seven of the windows would remain BRE compliant. Three windows would experience minor losses of VSC (21.6%-28.8%) and four windows would see moderate losses of between 31.7% and 34.1%. With regard to NSL, all eight rooms assessed would remain fully compliant with the BRE.

40 Snowfields

200. 14 windows were assessed for VSC and eight windows were assessed for NSL. Whilst there would be some minor impacts to seven of the windows in terms of

VSC, all windows assessed for NSL would remain fully compliant and as such the impact on this building would be acceptable.

41 Snowfields

201. Four windows and four rooms have been assessed for VSC and NSL respectively. All windows would remain BRE compliant in terms of VSC and there would be a minor impact to one of the rooms assessed for NSL with a loss of 21.1% which is only marginally above the threshold and is considered acceptable.

42 Snowfields

202. At 42 Snowfields a total of 20 windows have been assessed for VSC and whilst 10 windows would remain fully BRE compliant there would be minor impacts at seven windows (20.4%-29.7%) and moderate impacts at the remaining three windows (30.7%-36.3%). Of the four rooms assessed for NSL, two would remain BRE compliant and there would be one minor and one moderate impact. The three windows experiencing moderate VSC impacts would serve rooms that would remain BRE compliant in terms of NSL. The impact on this building is therefore considered acceptable.

62 Weston Street

203. At 62 Weston Street, three of the nine windows assessed for VSC would experience minor impacts of between 20.4% and 24.4%. The remaining six windows would be unaffected. In terms of NSL, nine rooms have been assessed and there would be a minor impact within three rooms with the remaining six rooms being BRE compliant. The overall impact on this building is considered acceptable.

64 Weston Street

204. Eight windows have been assessed for VSC and there would be minor impacts at three windows, with the rest remaining compliant. Of the eight rooms assessed for NSL, seven rooms would remain BRE compliant and one would experience a minor reduction which is considered acceptable.

66 Weston Street

205. One window and one room have been assessed for VSC and NSL respectively and both would remain fully BRE compliant.

Conclusions on daylight

206. The results of the daylight assessment demonstrate that there would be a number of windows and rooms that would not meet the relevant daylighting standards of the BRE for the most part these impacts would be minor in nature and would be balanced out by compliant daylight distribution levels. It is noted that there would be major impacts to the buildings at 8 Melior Street - 36 Snowfields and 8-20 Snowfields. The impacts on 8 Melior Street – 36 Snowfields are balanced by the fact that the vast majority of windows affected by VSC reductions would be located in rooms where daylight distribution would remain BRE compliant.
207. The impacts at 8-20 Snowfields would be major adverse however due to the current site status as a largely cleared site, the building at 8-20 Snowfields benefits from generally unhindered outlook which is uncommon for such a central urban location. It is therefore recognised that any development on the site would have a

impact on the daylight to 9-20 Snowfields which is further impacted as a result of the existing deep deck access which overhangs and overshadows many of the affected windows.

208. The site has been identified in policy as being suitable for a tall building and it is anticipated that there would be a degree of impact as a result of redevelopment. Consideration should also be given to the fact that the BRE should not be applied rigidly as the site is in an Opportunity Area within a Central London location and accordingly the standards should be applied with some degree of flexibility. Given the small number of windows overall that would experience major adverse impacts and the site specific circumstances set out above, it is considered that the overall impact, both existing versus proposed and existing versus cumulative, would be acceptable on balance given the benefits of the proposed development in redeveloping a currently under developed site, the provision of new offices, retail and significant employment opportunities.

Sunlight

209. All of the windows within 90 degrees of due south have been assessed with regards to impact on sunlight. The BRE guide states that if a window can receive 25% of summer sunlight, including at least 5% of winter sunlight between the hours of 21 September and 21 March, then the room would be adequately sunlight.
210. In terms of sunlight, 119 rooms residential (or similar use) across 10 properties have been assessed for sunlight amenity both in terms of total Annual Probable Sunlight Hours (APSH) and Winter APSH.
211. Of the 119 rooms that have been assessed for sunlight, 102 would remain BRE compliant (86%). The remaining 17 rooms would experience some sunlight reductions. Two of these windows are located at 16 Melior Street and the remaining 15 are located at 8 Melior Street – 36 Snowfields and are considered in more detail below.

16 Melior Street

212. A total of 12 rooms were assessed for sunlight within this property rooms were assessed for sunlight amenity at this property and whilst 10 of the rooms would be fully compliant for both total and winter APSH. The two affected rooms would remain compliant for winter APSH but would see a reduction in total APSH min excess of 40% which would be a major adverse effect. However, given that all windows would be compliant for winter APSH and only two windows would be non compliant for total APSH, the overall impact is considered to be minor.

8 Melior Street – 36 Snowfields

213. A total of 50 rooms have been assessed for sunlight amenity at this property, 35 of them would meet the BRE guidance for both winter and total APSH. All of the affected rooms would continue to meet BRE guidance for winter APSH as well and as such the only impact would be on total APSH where there would be two rooms with minor impacts, five with moderate impacts and eight with major impacts. Given the overall compliance rate with all rooms meeting the winter APSH, the overall impact on this property is considered acceptable.
214. In terms of the cumulative assessment, the total number of rooms that meet the BRE guidelines for APSH would reduce from 102 of 119 assessed rooms to 99 of 119 assessed rooms. As such the cumulative assessment would see three

additional rooms affected changing the compliance rate from 86% to 83% and the overall impact would remain as assessed with the development in isolation. The proposed development is therefore considered acceptable in terms of sunlight impacts.

Overshadowing

215. An overshadowing assessment has been undertaken for the following properties and amenity spaces:
- Johns Churchyard
 - Communal Seating Area/garden at Fenning Street/Melior Street.
216. The proposed development would have a negligible impact on St Johns Churchyard in both the existing versus proposed and existing versus cumulative scenarios.
217. The pocket park on the corner of Melior Street and Fenning Street would be subject to some overshadowing impacts. This amenity space would be overshadowed between 08:00 and 12:00 on the 21 March. Overshadowing would also take place between 06:00 and 13:00 on the 21 June after which the space would then receive uninterrupted sunlight for approximately five hours. This level of overshadowing is considered to be a minor adverse impact.
218. On the 21 December the effects of overshadowing would be considered negligible as only a small portion of the overshadowing would be caused by the proposed building. The majority of the overshadowing would be caused by adjacent existing buildings and not as a result of scheme itself.
219. As all other amenity areas are unaffected, only the communal gardens serving Melior and Fenning Street could possibly experience cumulative effects from overshadowing. The results set out in the cumulative assessment demonstrate that this amenity space would receive two or more hours of sun on 29.4% of the area which is a reduction from the existing 67% and a reduction on the 38.9% that would be experienced as a result of the development in isolation. It should be noted that in the summer months, when these spaces are most used, the majority of the amenity space would receive at least five hours of sunlight. Overall, the effect to the pocket park on Melior and Fenning Street is considered to be moderate adverse.

Solar glare

220. Various nearby viewpoints have been considered for impacts as a result of solar glare. A total of 19 viewpoints have been considered and the development would not be visible from 11 of the viewpoints and as such there would be no impact at these locations. Of the remaining eight assessed locations, three locations (S3, TSE1 and TSE2) would not experience any significant effects as either the solar reflections occur at angles greater than 30° from the driver's line of sight and will not affect the driver's responsiveness, or the area of the building visible is very small and the distance is greater than 15° of a driver's line of sight.
221. Of the remaining five junctions, two (W2 and TNW3) would experience minor effects due to reflections from a small section of façade for a short period of time. This could be mitigated through use of the drivers visor and the fact that traffic signals would be unaffected.
222. Two viewpoints have been assessed from Crucifix Lane. There would potentially be instances of solar reflection on the façade of the proposed building between 06:00 -

10:00MT and 14:00-16:00 from mid-January to mid-April and again from mid August to mid November. The articulated nature of the buildings façade is such that reflections would be highly scattered and visible for only a short period time. The assessment also assumes clear skies at the exact time the sun would be focused on the relevant part of the building façade. Taken together, the impact at these viewpoints would be minor.

223. On viewpoint has been considered at Weston Street whereby there would be the potential for an instance of reflection on the buildings façade in the morning s between mid January to mid February and again from mid October to mid November. Although the potential reflections occur close to the drivers' line of sight, it should be noted that only a thin portion of the façade would be visible at this location and as such the instances of reflection would be visible for only a few minutes. Again, the assessment assumes clear skies and owing to the limited visibility of the façade and short duration of reflection the effect of solar glare at this junction is considered to be minor.
224. A further viewpoint has been assessed at Kirby Grove where there would be the potential for reflection on the building façade in the mornings from mid August to mid April. Due to the articulated nature of the façade, the reflections would be scattered and would not be continuously visible. In addition, all potential solar reflections occur above the drivers visor cut-off line and therefore should reflections occur, the driver could deploy their visor to mitigate any reflections. Overall, owing to the broken-up nature of the façade and all solar reflections occurring above the drivers visor cut-off line, the effect of solar glare at this junction is considered to be moderate.

Light pollution

225. Light pollution has been assessed as part of the ES to gauge the extent to which light spillage from the completed development could reach nearby properties and cause disruption.
226. The properties located at 8 Melior St - 36 Snowfields, The Glasshouse and 8 – 20 Snowfields would potentially experience significant light pollution effects. These impacts could be reduced through mitigation that could be incorporated into the detailed lighting design for the proposed development. This mitigation could include
- Providing a detailed lighting design that reduces the illuminance levels to the south-east end of the development;
 - The dimming of lights at the perimeter of the development at night-time; and
 - Automatic blinds.
227. With appropriate mitigation in place, the light pollution effects would be reduced to negligible levels and would not be significant. It should also be noted that the cumulative assessment has not identified any different or additional effects relating to light pollution.

Noise and vibration

228. Chapter 9 of the ES focuses on noise and vibration impacts. The ES sets out the main considerations to be noise and vibration effects from demolition and construction phases as well as associated traffic during this period and noise from the operation of the development and any associated plant.
229. Major and Moderate adverse noise impacts have been identified to surrounding

properties during demolition works, excavation and piling. Once the development reaches the stage of works to the superstructure then impacts would reduce to generally minor or negligible, with the exception of the Horseshoe Inn which would experience moderate impacts during this phase of construction. Whilst it is acknowledged that these noise impacts would lead to some disturbance, the impacts would be temporary, being limited to the demolition and construction phases of the development and they could be mitigated through the use of planning conditions.

230. Noise associated with construction traffic is categorised as negligible within the ES, indicating that there would be no significant adverse impact to the local area. In terms of vibration impacts, these are categorised as negligible, with the exception of Becket House (minor impact) and the Horseshoe Inn (moderate impact). As with construction noise, these impacts would be short term, temporary and could be mitigated through planning conditions.
231. At the operational stage there are not expected to be any significant noise impacts to any sensitive receptors with the exception of Guys Hospital where there is considered to be the potential for a major adverse impact as a result of patrons leaving the performance venue on their way to London Bridge Station. The ES proposes that mitigation is required to reduce the potential for maximum noise levels produced by people leaving the venue. It is considered that the potential for impacts could be managed through the preparation and implementation of a management plan that aims to monitor noise levels and to reduce noise where practicable. Additional management measures would be identified through monitoring of dispersion and associated noise levels when in operation. Noise impacts to Guys hospital are considered by officers to be limited on the basis of the operating hours of the music venue, the limited capacity (200 people) and the location of the venue on St Thomas Street adjacent to London Bridge Station.
232. In terms of cumulative impacts, the completed and operational development, taken together with other schemes in the area, would not result in any additional long term or permanent significant adverse impacts.

Energy and sustainability

233. The London Plan Policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG.
234. Policy 5.3 states that developments should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process. LP5.7 Within the framework of the energy hierarchy major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.
235. Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change. The applicants have submitted an energy strategy and a sustainability assessment for the proposed development which seek to demonstrate compliance with the above policy.

Be Lean

236. The measures proposed include

- Thermal modelling and façade optimisation;
- Mixed mode ventilation with natural ventilation in order to optimise the cooling demand of the building
- Reduced water flow outlets and appliances in order to reduce water usage;
- Air Handling Heat Recovery (AHU) system;
- Use of energy efficient lighting and lighting control that will enable lighting to respond to natural daylight levels;
- High efficiency lifts;
- Active cooling demand;
- Automatic monitoring and targeting which can provide significant savings in energy consumption.

Be Clean

237. Combined Heat and Power (CHP) is no longer considered suitable for office developments. There are currently no district energy networks near the site however the site has been designed to allow future connectivity.

Be Green

238. The measures proposed include:

- Use of High Efficiency Air Source Heat Pumps with simultaneous heating and cooling;
- Water Source Heat Pumps;
- Provision of photovoltaic panels.

239. Taken together, the Be Lean, Be Clean and Be Green measures would achieve a total carbon reduction of 46% taking into account SAP10 and decarbonising of the electricity grid and would exceed the requirements of the policy. The proposed office accommodation is expected to achieve a BREEAM 'Excellent' rating and there is a commitment to work towards achieving BREEAM 'Outstanding'. The proposed commercial use would likely achieve BREEAM 'Very Good'. The carbon reduction and sustainability measures are a positive aspect of the development and the relevant BREEAM ratings would be secured by condition and relevant carbon reduction would be secured as part of the S106 Agreement in the event that permission is granted.

Ecology and biodiversity

240. The application site presently has very low ecological value. The council's ecologist has reviewed the application and raises no objection. There is an opportunity, as part of the redevelopment, to provide ecological enhancement and the council's ecologist has recommended conditions relating to the provision of biodiverse roofs, the installation of Swift bricks and the provision of an Ecological Management Plan. Conditions would be imposed to secure the Swift bricks and biodiverse roofs whilst the Ecological Management Plan would be secured as part of the S106 Agreement.

Air quality

241. The application site is located within an Air Quality Management Area. As such the applicant has assessed the potential impacts on air quality as part of the ES. Council have declared the borough to be an Air Quality Management Area. The ES has focused on potential impacts from:

- Impacts as a result of construction, including associated traffic and transport emissions; and
 - Impacts from the completed and operational development.
242. The ES concludes that the development would not result in any significant adverse air quality impacts either as a result of the construction of the development or through operation of the completed development. It should also be noted that the development would be air quality neutral. The ES has also considered air quality as part of the cumulative assessment and concludes that impacts would be negligible and as such not significant. Whilst it is recognised that there can be some localised impacts from construction related activities, this can be appropriately managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued.

Ground conditions and contamination

243. Ground conditions and potential land contamination have been assessed and no significant impacts are anticipated. As with all applications of this size it is recommended that the standard conditions around land contamination, soil sampling and remediation measures be imposed to ensure that there would be no adverse impacts resulting from the proposed development in terms of ground conditions. This condition would need to be satisfied prior to any development taking place on site.

Socio-economics

244. The impact of the development on socio-economics has been assessed as part of the ES and focuses on job creation and the impact on the local economy as a result of increased spending by employees at the site and the provision of the new public realm and outdoor space.
245. Many jobs would be created as a result of the construction of the proposed development and whilst beneficial, these would not lead to a significant beneficial effect. Once the development is completed, an estimated 1,508 new jobs could be created on site.
246. Once completed, the Proposed Development will provide an improvement to the quality of the public realm offer in its immediate surroundings, and the wider London Bridge area more generally. Given the scale of the site and public realm improvement, the magnitude of the impact at the local area is estimated to be Minor Beneficial and is not considered to be significant.
247. Whilst beneficial socio-economic effects as a result of the Proposed Development have been identified as summarised above, the assessment has not identified any likely *significant* socio-economic effects. All the effects identified have been classified as minor beneficial and not significant and this is the case under the cumulative assessment as well.

Climate change

248. Climate change is an important issue that has the potential to alter the current environment. As part of the ES, a future climate scenario has been developed using Met Office projections that have been published. The ES notes that certain several environmental factors are likely to vary in the future, including rising average air temperatures, increased yearly rainfall and sea level rise.

249. Each topic as assessed in the ES has taken into account the possible implications of a different climate in the future and with the exception of noise, the likely effects identified for the technical topics are not expected to change as a result of climate change. Noise is potentially affected as the potential for increased and decreased temperatures in summer and winter respectively could result in an increased demand for cooling and heating plant as well as the potential for adjacent occupiers to open windows for longer durations. The potential impacts arise as a result of increased temperatures potentially resulting in residents in the vicinity of the development to open windows for longer and reduce the level of noise attenuation that their respective facades provide against the increased use of cooling plant. However, officers are of the view that could be overcome through the use of compliance conditions in order to restrict maximum noise levels from plant.
250. Greenhouse gas emissions are described as significant in accordance with the relevant guidance for the assessment of greenhouses gases as part of the Environmental Impact Assessment process. This is a result of the fact that all development projects create greenhouse gas emissions that contribute to climate change; and climate change has the potential to lead to significant environmental effects. This includes greenhouse gas emissions generated through the fabrication of buildings materials. As such a greenhouse gas emissions assessment has been undertaken for the proposed development with the aim of this assessment being to try and quantify the estimated project emissions and set out the project's contribution to an existing carbon budget and the assessment concludes that the contribution of emissions in the context of the budget are considered to be low and that the greenhouse gas emissions arising from the project would represent a small proportion of national greenhouse gas emissions and that these emissions would be reduced over time as a result of mitigation and continued de-carbonising of the national grid.

Wind

251. A wind microclimate assessment as been completed as part of the ES and this assessment focuses on whether the development would create or exacerbate any undesirable wind conditions either on the site or within the surrounding area. High wind speeds can affect pedestrian comfort levels as well as potentially having safety implications unsuitable of an areas desired use. The assessment has focused on areas within and around the site at ground level, including areas of outdoor seating as well as roof terraces and conditions around the Pavilion building. Additionally, areas around other buildings surrounding the site and associated pedestrian crossings and thoroughfares have been tested.
252. The assessment of the wind conditions requires a standard against which the measurements can be compared. This assessment of the wind tunnel results adopts the Lawson Comfort Criteria which are the well established guidelines that have been in use for over 30 years. The Lawson Criteria establishes four pedestrian activities (comfort categories) taking into account that less active pursuits require more benign wind conditions. The four categories include: sitting, standing, strolling and walking.
253. Current wind levels at the application site are relatively calm and are considered suitable for the current uses. Once redeveloped, the conditions at the site would be windier but still appropriate for the intended use at most locations. The ES has identified that there would be some significant wind effects at; the north western corner of the development; at an existing railway vault on St Thomas Street located to the north of the site; at the amenity space on Melior Street and Fenning Street;

and also within the rooftop amenity space of the development itself.

254. In order to reduce the wind speeds in these areas, mitigation has been incorporated into the design of the building including the provision of canopies over building entrances, screening and appropriate landscaping. With the wind mitigation measures included in the design, the ES concludes that the development would not result in any major adverse wind impacts either as an individual development or when considered as part of a cumulative development with other schemes in the area. Some significant *beneficial* wind effects have been identified, meaning that some areas, both onsite and offsite, are calmer than the desired conditions.
255. In terms of the cumulative impact, it is noted that wind conditions in and around the site would be expected to range from suitable for sitting to walking use during the windiest season. During the summer season wind conditions would generally be expected to be one category calmer than those during the windiest season.

Flood risk

256. The application site is located within Flood Risk Zone 3A and as such a Flood Risk Assessment, Basement Impact Assessment and Drainage Strategy have been submitted as part of the application. The Environment Agency and Thames Water have both been consulted on the proposed development and neither have raised any objections subject to conditions. The relevant conditions would be imposed on any consent issued.

Archaeology

257. The site lies at an exceptionally interesting location within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and is extremely sensitive for archaeological matters. When the New Southwark Plan is adopted the site will lie within the newly extended 'North Southwark and Roman Roads ' Archaeological Priority Area (APA). Saved Policy 3.19 of the Southwark Plan (2007) requires that proposals for development in APZ/As should be accompanied by an archaeological desk-based assessment (DBA) and an evaluation report (the results of digging archaeological trial trenches).
258. The applicant has submitted an Archaeological Desk-Based Assessment (DBA) dated September 2018 which is presented within ES Volume 3: Appendix – Archaeology. The ES concludes that there would be no significant impacts. In addition a programme of archaeological evaluation fieldwork was undertaken on the site in November 2018. This involved the excavation of four trenches and boreholes across the site. The boreholes measured the depth of deposits in order to assess the nature of buried waterlogged deposits. The Summary Report of the Archaeological Evaluation by PCA and dated November 2018 has been submitted in the Environmental Statement as Annex A .
259. The evaluation revealed that significant archaeological remains survive on this site. As pre-determination evaluation has taken place there is now sufficient information to make a planning decision and determine whether this development is likely to cause harm to the buried historic environment and, if so, what measures need to be in place to manage this.
260. The archaeological potential of the general area is evidently high, particularly with regard to medieval and post-medieval settlement and water management regimes - as well as the potential for prehistoric deposits, structures and finds. The site has high potential for palaeoenvironmental remains and deposits dated from the earliest

times. It is also possible that Roman deposits may survive within the alluvial sequence at depth. Links to the historic route of Bermondsey Street and nearby Bermondsey Abbey may also be present. The 16th century mansion of Henry Goodyere, a rich merchant, may have been partially discovered during the predetermination evaluation works. Subsequently, the area became a centre for post-medieval industries and warehouses, particularly relating to the tanning industry - with extensive archaeological remains surviving. The application scheme is for a large basement and if this were consented the applicant must be mindful that all archaeological remains within the area of impact (as these cannot be preserved in situ through sympathetic design options) must be fully excavated.

261. There is now sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. So, if the application scheme gains consent the applicant must be mindful that for any archaeological remains that are encountered, if these cannot be preserved in situ under a foundation design condition, they must be prepared to pay for and manage the excavation of these remains entirely and/or potentially lift and preserve off-site or in the new development any previously unknown but important remains. Other requirements will also be to carry out full archaeological post-excavation mitigation, publication and deposition of the archaeological archive. Historic buildings on the site should also be recorded to Historic England Level 3 standard (see consultee response from Historic England).
262. In accordance with best practice as set out in current policy and guidance the applicant should consider opportunities for an appropriate programme of public engagement, for example: Historic England's 2015 publication 'Guidelines for Archaeological Projects in Greater London' provides advice on popular interpretation and presentation options.

Transport

263. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
264. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved Policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved Policy 5.2 advises that planning permission will be granted for development unless there is an adverse impact on transport networks; and/or adequate provision has not been made for servicing, circulation and access; and /or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.

Site context

265. The site is bounded by St Thomas Street to the north; Snowsfields to the south, Vinegar Yard. The Bermondsey Snowsfields site, the Horseshoe Pub and Melior Street to the south and Fenning Street to the east. St Thomas Street forms part of the Transport for London Road Network (TLRN), and the nearest section of the Strategic Road Network (SRN) is Cannon Street, which is located approximately 600m to the north of the site on the other side of the Thames at Monument.
266. The nearest station is London Bridge, which is served by the Underground (Jubilee and Northern lines) and National Rail services with entrances 200m and 300m from

the western end of the site on St Thomas Street. Bus stops for routes 17, 21, 35, 40, 43, 47, 48, 133, 141, 149, 343, 344, 381, 521 and RV1 are within 300m of the site at London Bridge Bus Station, Borough High Street, and Tooley Street. River Services can be accessed approximately 620m to the north of the site from London Bridge Pier.

267. Due to the aforementioned public transport connections the site has a Public Transport Access Level (PTAL) of 6b, on a scale of 0 to 6b where 6b is the most accessible. The site is also served by the Mayor's cycle hire scheme. The nearest Cycle Hire docking stations are located at Snowfields, Potters Fields Road and Tanner Street.
268. The site is also in close proximity to several cycle routes. Cycle Superhighway 3 (CS3) can be accessed at Monument and (CS7) on Southwark Bridge Road approximately 400m and 600m respectively to the west of the site. Cycle Superhighway 34 (CS4) is planned to run between Tower Bridge and Greenwich with the nearest point being some 1km to the east, and there is an aspiration to extend this to London Bridge via Tooley Street. National Cycle Network Route 4 (NCN 4) can be accessed approximately 200m north of the site on Tooley Street. Union Street and Newcomen Street, approximately 310m to the south of the site forms part of the Central London Grid/proposed Quietway 14.

Site layout

269. The site layout would be rational and legible, reinforcing the existing streets whilst providing new pedestrian routes that radiate from and across the new public realm creating through routes in a north south and east west direction linking to the other St Thomas Street sites and to the principle thoroughfares of St Thomas Street and Bermondsey Street. The layout would bring forward benefits in terms of connectivity, legibility and the creation of new spaces.

Image – Site layout



Cycling and cycle hire

270. The development would incorporate 413 basement cycle parking spaces as well as six folding bike lockers. This provision would sit alongside 116 short stay cycle parking spaces across the application site. The level of cycle parking is compliant with current and draft London Plan policies. The applicant would be required to make a financial contribution towards the Cycle Hire scheme and this would be secured under the S106 Agreement with on-going engagement with TfL. The provision of cycle parking spaces and associated facilities will be a conditioned requirement of any consent issued and this would be an opportunity to further refine the cycle parking provision and increase cycle parking numbers further.

Deliveries and servicing

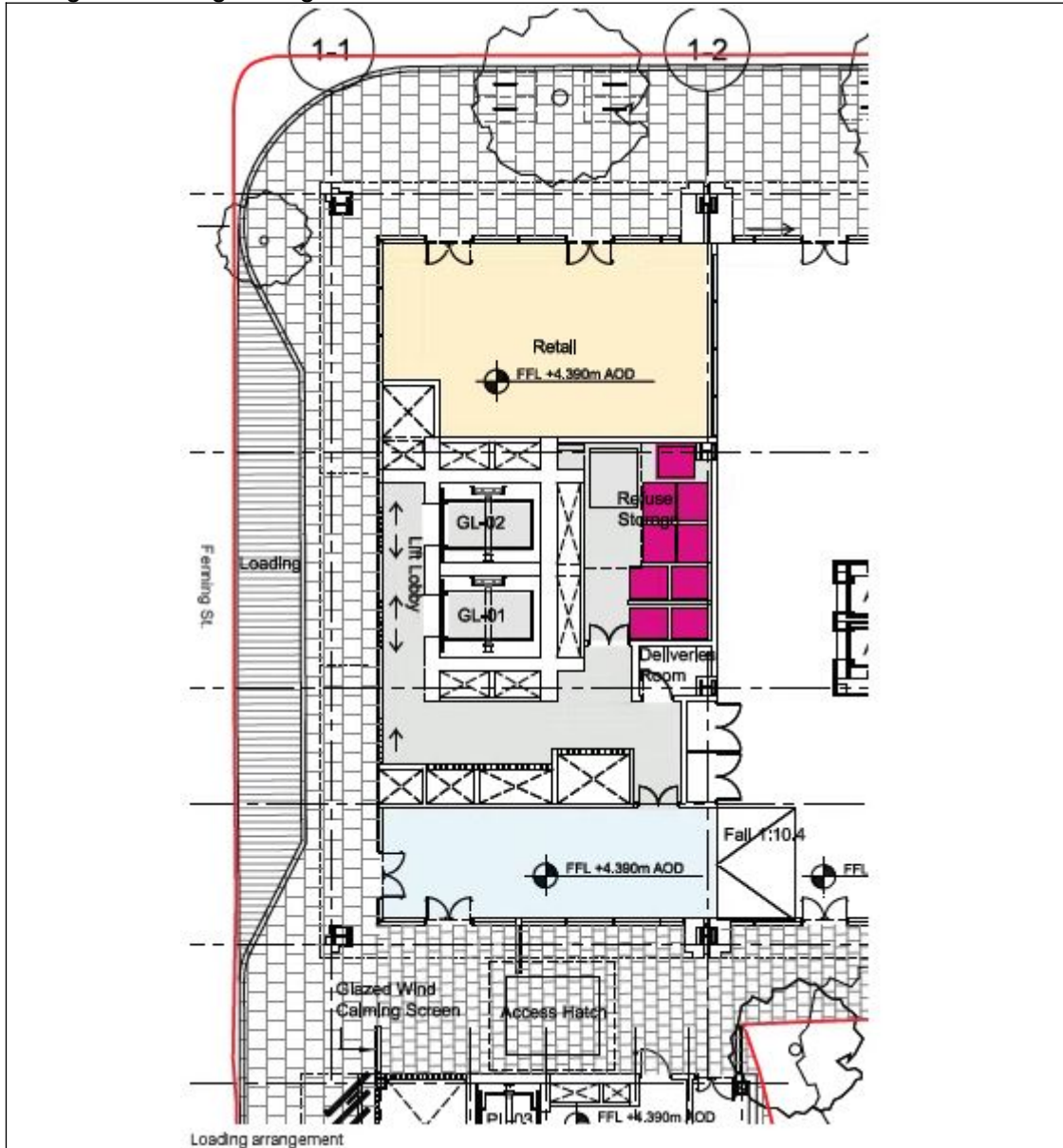
271. The servicing arrangements for this development would involve servicing from a loading bay on Fenning Street. Given that there are several development sites on this stretch of St Thomas Street it is considered to be imperative that there would be service and delivery consolidation. Details of delivery and servicing management would be secured under the S.106 Agreement and this should provide full details of how consolidation measures would be provided and demonstrate that the proposed servicing arrangements would be robust and sufficient to meet the requirements of the development and should be supported by a daily arrival unloading and departure profile showing how the proposed facilities will be used.
272. The proposed service arrangements have been reviewed by both TfL and the council's Transport officer and officers consider the proposal to be acceptable subject to securing the relevant strategies as part of the S.106 Agreement.

Traffic and transport impacts

273. In terms of vehicle movements, the applicants consultants have estimated that the development would generate one and six two-way vehicle movements in the morning and evening peak hours respectively. The council's transport officer has assessed the development on the basis of comparable scheme data on the TRICS travel database. This review has demonstrates that the office aspect of this

development would generate 41 and 30 two-way vehicle movements in the morning and evening peak hours respectively while the retail and cultural uses would create four and 33 two-way vehicle movements in the morning and evening peak hours, correspondingly. Overall, this development would produce 44 and 62 net additional two-way vehicle movements in the morning and evening peak hours correspondingly, once the 1 two-way vehicle movement predicted for the existing B1 use of this site has been deducted. This level of additional vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads.

Image – Loading arrangement



274. Having consideration to the fact that there are other development sites in the area, it is imperative that the accumulated servicing demand of all potential developments in this locality be taken into account. As such, a service management plan and consolidation strategy would be required as part of the S106 Agreement similar to that of Guy's/St Thomas hospital and this would be anticipated to further reduce the servicing requirement of this development.
275. The applicant has proposed some travel plan initiatives encompassing provision of

shower/changing facilities for cyclists, the use of off-site delivery consolidation, provision of public transport and walking/cycling information plus monitoring. The travel plan initiatives identified are supported and would be secured as a combination of planning conditions and S106 obligations.

276. In terms of public transport, the development proposal would produce around 607 and 813 net supplementary two-way public transport trips in the morning or evening peak hours respectively and as such is not anticipated to have any adverse impacts on the public transport network.

Car parking

277. Saved Policy 5.6 (Car Parking) of the Southwark Plan and Core Strategy Policy 2 (Sustainable Transport) state that residential developments should be car free. For office use, a maximum of one space per 1500sqm is permitted which would equate to a maximum of six spaces. No parking (except disabled provision) is permitted for retail or culture uses. The development would provide one accessible car parking bay however two would be required and as such a condition will be imposed to secure the provision of two accessible car parking bays as well as requiring the parking bays to be fitted with electric vehicle charging facilities.

Environmental impacts

278. Transport has been considered as part of the ES and the assessment has focused on the potential effects on roads, traffic, transport and pedestrian and cyclist routes. The ES has considered possible effects relating to: severance; pedestrian and cyclist amenity; fear and intimidation; delay for drivers, pedestrians and cyclists; accidents and safety; bus passenger delay; public transport service capacity; and hazardous loads.
279. As previously mentioned the site is located in an area with the highest availability and access to public transport. A series of site visits and traffic surveys have been undertaken to inform the ES and gain an appreciation of the current traffic and transport conditions
280. Construction traffic would undoubtedly be at its highest during the construction phase and the ES has not identified any significant adverse impacts in relation to severance, pedestrian and cyclist delay, pedestrian and cyclist amenity, fear and intimidation, driver delay or accidents and safety. Mitigation in the form of a Construction Logistics Plan and Construction Environmental Management Plan. Would be secured as part of the S106 Agreement. No hazardous loads are anticipated throughout the construction works and as such no significant adverse effects have been identified in relation to this.
281. The development would be car free, including during the construction period and the number of people travelling to the site to work throughout the construction works would not generate any significant adverse effects on the capacity of the public transport serving the area.
282. Once the development has been completed and is operational, the development would create a number of road trips associated with deliveries to and from the development in addition to taxi trips however the ES has not identified any significant adverse effects to severance, pedestrian and cyclist delay, pedestrian and cyclist accessibility and amenity, fear and intimidation, driver delay or accidents and safety. Additionally, no significant adverse effects are anticipated in terms of public transport capacity. In order to mitigate any potential servicing or public

transport impacts, a Delivery and Servicing Management Plan and a Travel Plan would be secured as part of the S106 Agreement. In summary, no likely significant traffic and transport related effects have been identified. All effects have been defined as negligible and not significant and this would be the case under the cumulative scenario as well.

Conclusions on transport

283. The proposed development would have a rational, legible open and well considered site layout that would reinforce streets, provide new pedestrian routes and improve connectivity. The development would be car free which would meet the councils objectives of reducing trips by car and minimise car parking whilst at the same time promoting public transport and encouraging walking and cycling which would support the council's sustainability goals.
284. The impacts of the development on the road network as well as impacts on pedestrians, cyclists and amenity has been fully considered as part of the ES with the outcome of the assessment demonstrating that the development would have no significant impacts. The development has been shown to have a very limited impact on the public transport network. Vehicle trips would also be limited and the proposed servicing arrangements would minimise any highways impacts.
285. The S106 Agreement should secure details of a Demolition/Construction Environmental Management; Construction Logistics Plan, Delivery Consolidation Strategy; Service Management Plan; Car Parking Exemption; and Travel Plan.

Planning obligations (S.106 undertaking or agreement)

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

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171	Agreed
Affordable Workspace PiL	£3,638,959	Agreed
Employment During Construction	Provide 67 jobs, 67 short courses and 16 construction industry apprentices for Southwark residents or make a payment of £322,150.	Agreed

Employment in the Development	Provide 227 sustained jobs for unemployed Southwark residents or make a payment of £984,700.	Agreed
Transport for London	The applicant must pay a contribution towards the cycle hire scheme and a contribution will also be required for updated/new legible London signage. In addition to this, Transport for London will be seeking a contribution towards the Healthy Streets Programme. Transport for London to confirm figures.	Agreed
Transport (site specific)	£180,000 towards provision of raised tables; £37,400 towards footway re-construction; £270,000 towards bus improvements; £100,000 towards cycle hire provision; £4,000 towards resurfacing works on Melior Street.	Agreed
Trees	Not specifically required unless unforeseen issues prevent trees from being planted or they die within five years of completion of the development in which case a contribution will be sought - £5,000 per tree.	Agreed
Admin Fee	2% of total	Agreed

S106 Provisions

288. The legal agreement will also secure an Affordable Workspace Strategy; Estate Management Plan; Construction Environmental Management Plan; Construction Logistics Plan; Delivery Consolidation Strategy; Site Wide Energy Strategy; Service Management Plan; Landscaping Strategy; Music Venue Management Plan; Basement Impact Assessment Review; Parking Permit Exemption; and Wind Mitigation Strategy. The agreement will also secure an admin charge of 2% of the total contributions.
289. The Legal Agreement will also secure the following S.278 works:

- Repave the footway including new kerbing fronting the development in accordance with the SSDM requirements.
 - Construct proposed vehicle crossover using materials in accordance with SSDM requirements.
 - Reconstruct any redundant vehicle crossovers as footway along Bermondsey Street and Snowfields in accordance with the SSDM requirements.
 - Install any new signage/posts related to the proposed vehicle entrance/exit located in Snowfields due to the one way system along the road. (Promote a TMO to amend any parking arrangements). Works to include road markings and signage.
 - Change all utility covers on footway areas to recessed type covers.
 - Upgrade street lighting to current LBS standards, including on private roads. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.
 - Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.
290. In the event that an agreement has not been completed by 30 November 2019, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

291. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance an estimated Mayoral CIL payment of £5,222,090.46 and a Southwark CIL payment of £2,926,269.61

Community involvement and engagement

292. The developer has undertaken a long, detailed and comprehensive public consultation on the development proposals prior to and during the planning application and they have sought to engage with residents, the community and stakeholder groups.
293. Following some initial pre-application discussions with the council, the developer undertook public consultation beginning with a presentation to the members of the Old Bermondsey Neighbourhood Forum (OBNF) on the 14th November 2018. This included presentations by the applicant alongside the other St Thomas Street landowners. Further resident group meetings were undertaken on the 14 March 2019 and 17 October 2019.
294. In addition to the resident group meetings set out above, a series of public

exhibitions took place as follows:

- 29 September 2018 and 1 October 2018 (250 attendees);
 - 10 and 12 November 2018 (75 attendees);
 - 21 February 2019 (70 attendees); and
 - 23 June 2019.
295. Further public meetings with OBNF took place on the 14 November 2018 and 20 February 2019.
296. Further to this, a series of five public workshops were undertaken as follows:
- Workshop 1 – Jobs and Opportunity – 4 February 2019;
 - Workshop 2 – Culture and Curated Retail – 9 February 2019;
 - Workshop 3 – Bringing People Together – 26 February 2019;
 - Workshop 4 – Health and Wellbeing – 4 March 2019;
 - Workshop 5 – London’s Next Cultural Hub – 5 March 2019
297. Further engagement that has taken place includes:
- Meetings with ward Councillors
 - Meetings with local businesses
 - Creation of a project website
 - Newsletters
 - Newspaper adverts
 - Door to door engagement.
298. 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. 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 from external consultees

299. Summarised below are the consultation responses raised by external consultees, along with an officer response:
300. Environment Agency: No objections subject to conditions.
Response: Noted.
301. Greater London Authority: Broadly supportive of the proposal. The GLA note that there would be some harm to heritage assets but that this harm would be less than substantial and would be outweighed by the wider benefits of the proposal. The GLA consider the heights to be appropriate for this location. Additional information is required in terms of energy in order to demonstrate that the Mayoral policies are being satisfied and additional information on drainage to ensure that greenfield runoff rates would be achieved along with additional attenuation storage and appropriate SUDS maintenance information. Transport issues include updating cycle parking to draft London Plan Standards, revisions to the number of blue badge spaces and adopting Healthy Streets and making appropriate provisions for contributions as set out by TfL in the S106 Agreement.
Response: The issues surrounding energy and drainage have now been resolved by the developer. The number of blue badge spaces and cycle parking have been

updated to meet the TfL requirements and the draft London Plan Standards. Provisions would be made within the S106 Agreement for appropriate contributions, a servicing strategy and Healthy Streets.

302. Historic England: There are concerns about the application on heritage grounds as a result of the demolition of the existing warehouse.
Response: The development would result in the loss of an existing, unlisted building that is located within the conservation area. The loss of the existing warehouse building, would cause less than substantial harm to the heritage asset as a whole and would be offset by the various benefits of bringing the proposed scheme forward, including the provision new jobs, affordable workspace, new retail, new public realm, world class architecture, provision of new routes and the opening up of views of the Horseshoe Inn along Melior Street
303. London Fire Authority: An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes will be provided.
Response: Noted and agreed, the relevant undertaking will be secure by condition on any planning consent issued.
304. London Underground: No comment.
Response: Noted.
305. Metropolitan Police: It is possible for the scheme to achieve Secured by Design standard and a condition should be added to that effect.
Response: Noted and agreed, the relevant condition will be attached to any consent issued.
306. Natural England: No objection.
Response: Noted.
307. Network Rail: No objections.
Response: Noted.
308. Thames Water: No objections subject to conditions.
Response: Noted, the relevant conditions which relate to water supply, proximity to water infrastructure and proximity to Thames Water assets.
309. Transport for London: Have commented that they would like to see the overarching landscaping design process progressed with reference to Healthy Streets and to demonstrate how Mayoral policies are being delivered. TfL requires no further information with regards to trip generation. Cycle parking should be updated to draft London Plan standards and accessible car parking bays should be increased to two spaces. Consolidation of services is supported and contributions are sought towards cycle hire, legible London and Healthy Streets.
Response: Noted and agreed, the landscaping strategy secured as part of the S106 agreement would be progressed in consultation with TfL. Cycle parking and accessible bays have been updated in line with TfL comments and are now considered compliant. The relevant contributions and strategies would be secured as part of the S106 agreement.

Local Groups

310. The Victorian Society: Objection on the basis that the height of the building would be out of character with the conservation area. The proposed building would be overbearing to the Horseshoe Inn and would shift focus away from this building.

The development would be harmful to the conservation area and would set an unwelcome precedent.

Response: The height of the proposed building is considered acceptable and appropriate and would not cause substantial harm to the conservation area or heritage assets. The development would result in the loss of an existing, unlisted building that is located within the conservation area. The loss of the existing warehouse building, would cause less than substantial harm to the heritage asset as a whole and would be offset by the various benefits of bringing the proposed scheme forward, including the provision new jobs, affordable workspace, new retail, new public realm, world class architecture, provision of new routes and the opening up of views of the Horseshoe Inn along Melior Street

311. Old Bermondsey Neighbourhood Forum: OBNF object to the proposed development on the basis that they view the application process and engagement arrangements for the development as flawed. Further objections are made in terms of the impact of the development on heritage assets and the conservation area; the inappropriate scale of the proposal; harm cause by the development; environmental impacts such as wind and overshadowing; disruption during and after construction; and insufficient public benefits.

Response: In terms of the engagement process, the applicant (and other land owners forming the St Thomas Street East group) has held consultation events that have been well attended. Additionally, the council has undertaken two rounds of comprehensive consultation on the application. The engagement and consultation process is considered to be robust and comprehensive. With the wind mitigation measures included in the design, the ES concludes that the development would not result in any major adverse wind impacts either as an individual development or when considered as part of a cumulative development with other schemes in the area. The pocket park on the corner of Melior Street and Fenning Street would be subject to some overshadowing impacts. This amenity space would be overshadowed between 08:00 and 12:00 on the 21st March. Overshadowing would also take place between 06:00 and 13:00 on the 21st June after which the space would then receive uninterrupted sunlight for approximately five hours. This level of overshadowing is considered to be a minor adverse impact. Whilst it is acknowledged that there would be unavoidable disruption during construction, this would be short term and temporary and could be mitigated by conditions. The scale of the proposed development is considered to be acceptable for the site and its surroundings, including the emerging context and the harm to the conservation area and loss of the warehouse building would be less than substantial, being outweighed by the various benefits of the development.

312. Team London Bridge – Important to achieve a design at ground level that would be of a human scale and to address shadowing to St Thomas Street. There are concerns that the music venue, having been reduced in size, would now be too small to serve the anticipated increase in the number of people in the area and the layout of the venue (being mostly below ground) could present a challenge. The market space and retail space is supported but strong visual prompts may be required to help draw people into this space. It will be important to keep the public realm open in character in order to improve pedestrian flows and avoid congestion. There are concerns with the free standing building on Fenning Street and how this would contribute to the area. The level of greening should be improved especially on roof terraces and green walls and increased greening may help alleviate the impact on the view from Leathermarket gardens. There is a lack of clarity on servicing and cycle parking.

Response: Conditions would be attached to any consent issued regarding signage strategies that would help draw people into the retail space. Further conditions are imposed to secure further details of landscaping and planting and the S106

Agreement would provide for a detailed servicing strategy. Cycle parking is now in line with London Plan Standards.

313. WSET - Objection on the basis that there would be disruption/disturbance, the design is not in keeping with the area, the building scale is disproportionate and would be damaging to the historic area. The proposed development would harm the operations of the school and lead to significant disruption for staff and students. Concerns are also raised as to daylight impacts.

Response: Whilst it is acknowledged that there would be some disturbance as a result of construction, this would be temporary and short term. It could also be mitigated by way of planning conditions. The daylight impacts have been set out in detail in the report and are not considered to be significant to warrant refusal of the application. The scale, massing and detailing of the building are considered to be acceptable and would not be damaging to the heritage asset.

Consultation response from neighbours and representees

314. In response to public consultation, a total of 76 responses have been received. Of these, 72 were in objection and four were in support of the application. Summarised below are the objections raised by members of the public with an officer response:

315. Objection – The proposed development would be excessive in scale, height and massing.

Response – The application site is located within an area that is considered appropriate for the provision of tall buildings and would provide an appropriate bridge between the taller buildings at London Bridge Station and the lower scale buildings to the east.

316. Objection – The development would be overbearing to the local area.

Response – Whilst the proposed building would be tall and in some instance s visible from surrounding streets, it is not considered to be overbearing. On Melior Street the development would allow for improved views of the Horseshoe Inn and on St Thomas Street and Snowsfields there would be a highly visible and generous public realm.

317. Objection – The proposed development would dominate the local area and Bermondsey Street.

Response – The proposed building would be a contrast in scale from the low rise buildings of Bermondsey Street and whilst it would be visible from within some viewpoints on Bermondsey Street and the surrounding area, its visibility would not adversely affect the local area or Bermondsey Street nor would it dominate its surroundings.

318. Objection – The development would cause harm to the Vinegar Yard Warehouse.

Response – The development does not include any works to the Vinegar Yard Warehouse which sits outwith the application site.

319. Objection – The development would result in the loss of the historic two storey warehouse building and would harm listed buildings/structures such as the railway arches on St Thomas Street.

Response – The development would result in the loss of an existing, unlisted building that is located within the conservation area. The loss of the existing warehouse building, would cause less than substantial harm to the heritage asset as a whole and would be offset by the various benefits of bringing the proposed

scheme forward, including the provision new jobs, affordable workspace, new retail, new public realm, world class architecture, provision of new routes and the opening up of views of the Horseshoe Inn along Melior Street.

320. Objection – The proposed development is out of keeping with the character of the area.

Response – As previously set out, the proposed buildings would be visible and of a distinctly scale to the surrounding buildings however the warehouse style of the architecture is represented locally. Whilst the development would be in contrast to the scale of the surrounding area this is not considered to be detrimentally harmful and would provide a pleasant contrast.

321. Objection – The development would result in harm to local heritage assets and the Bermondsey Street Conservation Area and the demolition of the warehouse is unacceptable.

Response – The scale, massing and detailed design of the proposed development is considered to be acceptable and would not detrimentally harm the character of the conservation area. The development would result in the loss of an existing, unlisted building that is located within the conservation area. The loss of the existing warehouse building, would cause less than substantial harm to the heritage asset as a whole and would be offset by the various benefits of bringing the proposed scheme forward, including the provision of new routes and a substantial public realm in addition to opening up views of the Horseshoe Inn along Melior Street.

322. Objection – The development would have a significant adverse impact on views, both strategic and local.

Response – The development would be visible in some views however the small incursions into views is not considered to be harmful.

323. Objection – The development would be overbearing to the Horseshoe Inn.

Response – Whilst the development would be much taller than the existing building next to the Horseshoe Inn, it would be set back from the current building line and as such will open up views of the Horseshoe Inn when viewed along Melior Street which is considered positive.

324. Objection – The harm to the heritage assets is not justified in line with the NPPF.

Response – The harm to the heritage assets would be less than substantial and would be outweighed by the benefits of the proposed development.

325. Objection – The architectural design is poor and out of character with the area.

Response – The architecture is considered to be of the highest standard and the warehouse style of the proposed building facades is well represented in the local area.

326. Objection – The Design Review Panel recommended that a strategic approach to landscaping, public realm and environmental impacts should be undertaken. This does not appear to be the case.

Response - The proposals were considered by the council's DRP at the pre-application in October 2018. At that time the scheme was presented within the context of the wider development framework, which the panel generally endorsed, subject to a clearer definition of the new east-west pedestrian route, better landscaping and confirmation of benign climatic conditions. The DRP generally supported the heights across the framework area, including the application

development. It suggested adjusting the architecture to better ground the tall building and to refine the elevations at upper floor levels, including the service tower. It made similar comments regarding the pavilion building, but expressed their confidence in the scheme architects to deliver a high quality design. Subsequently, adjustments have been made to officers' satisfaction.

327. Objection – The development would result in excessive wind impacts and the mitigation is not a committed part of the development.

Response - With the wind mitigation measures included in the design, the ES concludes that the development would not result in any major adverse wind impacts either as an individual development or when considered as part of a cumulative development with other schemes in the area.

328. Objection – Part of the wind mitigation would rely on trees which may not all be feasible due to location issues; ownership; and underlying services.

Response – A Wind Mitigation Strategy and Landscaping Strategy would both be required as part of the S106 Agreement and would ensure appropriate wind mitigation, including additional wind tunnel testing as well as new planting locations should they be required..

329. Objection – There is no cumulative wind impact study.

Response – Cumulative wind impacts have been assessed as part of the ES. In terms of the cumulative impact, it is noted that wind conditions in and around the site would be expected to range from suitable for sitting to walking use during the windiest season. During the summer season wind conditions would generally be expected to be one category calmer than those during the windiest season.

330. Objection – There would be a loss of light to adjacent properties.

Response - The results of the daylight assessment demonstrate that there would be a number of windows and rooms that would not meet the relevant daylighting standards of the BRE for the most part these impacts would be minor in nature and would be balanced out by compliant daylight distribution levels. It is noted that there would be major impacts to the buildings at 8 Melior Street - 36 Snowfields and 8-20 Snowfields. This issue is dealt with in detail within the main body of the report under the section title Conclusions on daylight.

331. Objection – St Thomas Street would be very overshadowed.

Response – St Thomas Street would experience some overshadowing as the sun moves west. Any buildings on the south side of St Thomas Street would cause overshadowing as a result of the streets alignment.

332. Objection – The development would result in overshadowing to public spaces.

Response - The pocket park on the corner of Melior Street and Fenning Street would be subject to some overshadowing impacts. This amenity space would be overshadowed between 08:00 and 12:00 on the 21st March. Overshadowing would also take place between 06:00 and 13:00 on the 21st June after which the space would then receive uninterrupted sunlight for approximately five hours. This level of overshadowing is considered to be a minor adverse impact.

333. Objection – The new public spaces would be overshadowed, windy and not green enough.

Response – The public open spaces would include new trees and green areas as well as wind conditions appropriate for the relevant uses. The new public realm

would be well lit throughout the day with some overshadowing as the sun moves west in the late afternoon.

334. Objection – The development would result in noise, dust, pollution and would affect physical and mental health.

Response - During the demolition and construction phase it is recognised that there would be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant. Planning conditions would be capable of managing any potential impacts during the operational phase of the development.

335. Objection – The development would adversely affect local business and make it difficult for them to hire and retain the best staff and offer them a suitable work life balance due to the impacts on the local area.

Response – Impacts during construction would be short term, temporary and managed by condition. The operational development would provide an attractive public realm and new retail with improved pedestrian connectivity. Officers do not consider that this would impact on local businesses ability to attract and retain staff.

336. Objection – There would be excessive levels of disturbance during demolition and construction works and as part of the completed development..

Response - All developments cause a degree of disturbance during their construction as a result of associated demolition, site clearance and construction works. These types of disturbance are generally unavoidable in order to allow development to take place however they are short term and temporary and can be effectively managed by condition. The applicant would be required to submit a Demolition and Construction Environmental Management Plan and a Construction Logistics Plan in advance of any work taking place in order to ensure that any potential for disturbance can be managed and minimised. Once the development is complete it is not anticipated that there would be any adverse impacts in terms of noise and disturbance with the exception of the potential impact at Guys Hospital which is discussed in more detail on the body of the report.

337. Objection – The proposed music venue is unacceptable, would lead to disturbance and would not be viable. There do not appear to be any parties interested in running the music venue.

Response – It would be unlikely for an operator to be secured for a new venue at planning stage. The music venue itself, being located on basement levels two and three, would not result in any disturbance to residents on Bermondsey Street, Crucifix Lane or Snowfields and the Management Strategy would be secured as part of the S106 Agreement that would ensure appropriate management and mitigation would be in place.

338. Objection – Transport facilities are inadequate for the proposed development and services from London Bridge are already under a lot of pressure at peak hours.

Response – The development would not be expected to result in any adverse impact on the public transport network or capacity and Transport for London have not raised this as an issue. A contribution would be secured towards bus service improvements and the development would be subject to the Community Infrastructure Levy that can fund infrastructure improvements.

339. Objection – The construction and servicing plans are insufficient.
Response – The scope of the servicing strategy is supported by the council's Transport Team and Transport for London. Further details would be required as part of the Construction Environmental Management Plan and a Delivery and Servicing Management Plan as part of the S106 Agreement.
340. Objection – The proposed landscaping is not 'green' enough and does not meet the Mayor's policy on Urban Greening. Nor does it demonstrate how green infrastructure has been incorporated.
Response – The proposed landscaping scheme is considered to be high quality with an appropriate balance between hard and soft spaces as well as planting and opportunities for street furniture. Further landscaping details would be secured as part of a Landscaping Strategy in the S106 Agreement and this would provide an opportunity for additional planting and greening should this be considered optimal.
341. Objection – The proposal would represent overdevelopment of the area.
Response – The proposed development would be a marked increase compared to the currently underdeveloped site however the development would be acceptable in its scale and massing and would provide a high quality and generous new public realm which is proportionate to the scale of the development.
342. Objection – The development would result in the loss of community space.
Response – The development site was previously in use as a car park and then temporary office space. At present it is in temporary use for food, beverage and retail. The site is not a community space and would not result in the loss of a community facility.
343. Objection – The number and depth of basements is inappropriate and would affect the water table.
Response – Flood risk has been assessed as part of the ES and the application has been reviewed by the Environment Agency who consider it to be acceptable subject to conditions.
344. Objection – The area does not need any more shops or retail.
Response – The site is located within a district Town centre and the provision of retail use is supported by policy and will help provide additional shops for residents and visitors to the area.
345. Objection – The large areas of paving are unnecessary as are some of the new routes and should be reconsidered.
Response – The new routes improve connectivity and legibility and are a benefit of the scheme as are widened pavements and generous spaces.
346. Objection – in the current Climate Emergency, the sustainability credentials of the development are insufficient.
Response – The development would exceed London Plan standards and would provide for a 46% carbon reduction.
347. Objection – The increase in traffic will affect the operation of Guy's Hospital.
Response – The proposed traffic levels for the development are not considered to be excessive and would not lead to any significant adverse impact on the local road

network. This has been assessed as part of the ES.

348. Objection – The consultation process has been poor, insufficient and not meaningful.

Response - 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. 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.

349. Objection – The process of developing these applications has been flawed and consultation with the local community has been ineffective.

Response – The developer has undertaken a significant amount of public consultation. 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. 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.

350. Objection – The development would be contrary to planning policy and does not meet the requirements of the site allocations in the New Southwark Plan.

Response – The development would provide all of the mandatory requirements of the site allocations of the New Southwark Plan which is still in draft form at the moment as it awaits an examination in public.

351. Objection – The harm caused by the development would not be outweighed by benefits.

Response – The proposed benefits of the scheme including a significant number of new jobs, affordable workspace, new retail, provision of a music venue, high quality architecture, a generous public realm and new pedestrian routes and site legibility/connectivity are considered to be benefits of the proposed development that would significantly outweigh any harm caused.

352. Objection - The updates to the Environmental Statement have not resulted in any scheme amendments and the Environmental Impact Assessment has not considered a fully cumulative impact.

Response – Additional cumulative assessments were included as part of the revisions to the ES alongside some minor scheme amendments.

353. Objection – The servicing requirements of the development would result in increased traffic and nuisance.

Response – This has been assessed as part of the ES and it is not considered that there would be an increase in traffic levels that would result in any significant adverse impacts. The delivery and Servicing Management Plan would allow the council to set what times the development could be serviced at and using what type of vehicles. The Consolidation Strategy would secure the ability to link up with other development (notably the other St Thomas Street developments) in order to consolidate services and delivery.

354. Objection – The proposed development would result in excessive pressure on local infrastructure.

Response – The development is not anticipated to have an adverse impact on local infrastructure and would be subject to the Community Infrastructure Levy that can fund infrastructure improvements.

355. Objection – The development would result in the loss of privacy.

Response - In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This minimum 12m distance as set out in the SPD is met between the proposed building and the adjacent flatted dwellings on both Melior Street and Snowfields. It is acknowledged that the distance between the proposed building and the Horseshoe Inn is much closer however the primary use is as a public house and as such the proximity is considered acceptable.

356. Four letters of support have been received on the following points:

- Good design;
- Supports independent retail;
- Nice architecture with a warehouse feel;
- Exciting new development with independent food, retail, artists and creatives; and
- Much needed new employment and will bring life to the area.

Community impact and equalities assessment

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

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

359. 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.

360. 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

361. 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.
362. This application has the legitimate aim of providing new comes, offices, retail opportunities and cultural space alongside a new and enhanced public 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

363. 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.
364. 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.

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
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

Other matters

Conclusion

365. The intention to redevelop the site with a tall building and a high density, mixed use development is one that is supported by current planning policy. The provision of a substantial uplift in employment space through the creation of high quality offices is welcomed and the provision of new retail opportunities will enliven the streets whilst supporting the functions of the London bridge District Town Centre. The provision of new retail opportunities will provide appropriate shops and services for the uplift in residents, workers and visitors to the area and aligns with policy requirements.
366. The currently underdeveloped site would be capable of providing a substantial uplift in office and employment floorspace and could provide up to 1,508 new jobs through maximising the development potential of the site. The provision of affordable workspace through a combination of on site provision and an in lieu payment would meet the requirements of emerging New Southwark plan and Draft London plan policies and is an added benefit of the scheme.
367. The provision of a music venue/cultural space, would further enhance the range of uses being proposed on this site as well as strengthening the entertainment and cultural provision within the area. The provision of a music venue/cultural space would be in accordance with planning policy and is considered appropriate given the location of the application site within the Strategic Cultural Area.
368. The proposed buildings are of a significant scale and would directly contrast with the lower scale buildings located to the east and south, particularly those within the Bermondsey Street Conservation Area, however they would also bridge the rise in scale towards the west and the more substantial buildings located around London Bridge Station. As such this site has an important role to play in managing the transition in height, scale and massing and it is considered that the development is successful in this regard.
369. The existing warehouse buildings on Fenning Street are not listed however they contribute to the conservation area and their loss, to a degree, would result in some harm. However, the harm would be less than substantial and would be significantly outweighed by the benefits of redeveloping the site including the provision of high quality architecture, significant new employment provision, affordable workspace, new retail opportunities, a new music venue, new pedestrian linkages with improved connectivity and a significant new public realm.
370. The public realm improvements with the creation of a new east-west route and a new piazza would result in much improved permeability and connectivity in the area and would provide key linkages to other adjacent development sites as well as providing a key element of the public realm. The proposal would provide an extensive improvement to the streetscape together with new active frontages which would improve the experience for pedestrians, and provide for natural surveillance. The new public spaces are a particular benefit of this development.
371. The impacts identified in the Environmental Statement have been assessed and taken into account and should be considered in determining the application. It is noted that there would be significant impacts on daylight and sunlight to a small number of properties, most notable 8 Melior Street-36 Snowsfields and 8-20 Snowsfields. On balance, given the small number of properties affected and the site specific circumstances leading to those impacts, the benefits of the proposed scheme are considered to outweigh the potential harm and as such the impacts are considered acceptable.
372. Further impacts identified in the Environmental Statement would generally be capable of being mitigated through detailed design, through conditions, or through

provisions in the s106 agreement.

373. It is therefore recommended that planning permission be granted, subject to conditions, the completion of a S106 Agreement and referral to the GLA.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	10 June 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		10 June 2020

APPENDIX 1**Consultation undertaken****Site notice date:****Press notice date:** 17/10/2019**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 03/12/2019**Internal services consulted**

Flood Risk Management & Urban Drainage

Highways Licensing

Highways Development and Management

Waste Management

Ecology

Archaeology

Design and Conservation Team [Formal]

Urban Forester

Flood Risk Management & Urban Drainage

Archaeology

Design and Conservation Team [Formal]

Ecology

Highways Development and Management

Highways Licensing

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Design and Conservation Team [Formal]

Archaeology

Ecology

Local Economy

Environmental Protection

Highways Development and Management

Highways Licensing

Housing Regeneration and Delivery

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Statutory and non-statutory organisations

Environment Agency

Thames Water

Transport for London

Network Rail

Great London Authority
EDF Energy

London Fire & Emergency Planning Authori
London Underground
Metropolitan Police Service (Designing O
Natural England - London & South East Re

Planning Policy

London Underground
Thames Water

Natural England - London & South East Re
Metropolitan Police Service (Designing O
London Fire & Emergency Planning Authori
Great London Authority

EDF Energy

Environment Agency

Great London Authority

London Fire & Emergency Planning Authori
London Underground
Natural England - London & South East Re
Network Rail
Planning Policy
Metropolitan Police Service (Designing O
Transport for London

Thames Water

EDF Energy

Environment Agency
Great London Authority
London Fire & Emergency Planning Authori
London Underground
Natural England - London & South East Re
Network Rail
Metropolitan Police Service (Designing O
Transport for London
Thames Water

Neighbour and local groups consulted:

23 Guinness Court Snowsfields London
Third Floor 7 Holyrood Street London
114 Guinness Court Snowsfields London
Fourth Floor Shand House 14-20 Shand
Street
Flat 2 80 Bermondsey Street London

46 Tyers Estate Bermondsey Street London
49 Tyers Estate Bermondsey Street London
52 Tyers Estate Bermondsey Street London
53 Tyers Estate Bermondsey Street London
50 Tyers Estate Bermondsey Street London
53 Guinness Court Snowsfields London

54 Guinness Court Snowsfields London
 57 Guinness Court Snowsfields London
 6 Guinness Court Snowsfields London
 16 Tyers Estate Bermondsey Street London
 28 Tyers Estate Bermondsey Street London
 29 Tyers Estate Bermondsey Street London
 26 Tyers Estate Bermondsey Street London
 27 Tyers Estate Bermondsey Street London
 30 Tyers Estate Bermondsey Street London
 33 Tyers Estate Bermondsey Street London
 144 Guinness Court Snowsfields London
 147 Guinness Court Snowsfields London
 1 Black Swan Yard London SE1 3XW
 4 Crucifix Lane London SE1 3JW
 First Floor To Third Floor Part Fourth And
 Part Fifth Floor 39-45 Bermondsey Street
 London
 Third Floor 40 Bermondsey Street London
 132 Guinness Court Snowsfields London
 129 Guinness Court Snowsfields London
 Flat 11 Artbrand House 7 Leathermarket
 Street
 14 Ship And Mermaid Row London SE1
 3QN
 3A Bridgwalk Heights 80 Weston Street
 London
 Sixth Floor And Seventh Floor Capital
 House 42 Weston Street
 Unit 1 72 Weston Street London
 Flat 2 99 Bermondsey Street London
 Flat 2 7 Tyers Gate London
 Flat 1 99 Bermondsey Street London
 Basement And Ground Floor 130-132
 Tooley Street London
 First Floor And Second Floor 130-132
 Tooley Street London
 Basement To Third Floor 37-37A
 Snowsfields London
 West Wing Nurses Home Guys Hospital
 Great Maze Pond
 Third Floor And Fourth Floor 130-132
 Tooley Street London
 Flat 4 8 Tyers Gate London
 Second To Fifth Floors Capital House 42
 Weston Street
 Flat 3 7 Tyers Gate London
 Flat 3 8 Tyers Gate London
 Flat 12 22E Leathermarket Street London
 Flat 13 22E Leathermarket Street London
 22D Leathermarket Street London SE1 3HP
 22B Leathermarket Street London SE1 3HP
 Flat 14 22E Leathermarket Street London
 Fourth Floor 7 Holyrood Street London
 Ground Floor Raquel Court 147
 Snowsfields
 Ground Floor Rooms 2 And 3 77 Weston
 Street London
 15 Hardwidge Street London SE1 3SY
 The Wine And Spirit Trade Association Ltd
 39-45 Bermondsey Street London
 Part Ground Floor 17 Hardwidge Street
 London
 17 Hardwidge Street London SE1 3SY
 4 Carmarthen Place London SE1 3TS
 2 Carmarthen Place London SE1 3TS
 62-64 Weston Street London SE1 3QJ
 56 Bermondsey Street London SE1 3UD
 43 Snowsfields London SE1 3SU
 1 Tyers Gate London SE1 3HX
 10 Whites Grounds Estate Whites Grounds
 London
 Flat 2 40 Snowsfields London
 Flat 2 42 Snowsfields London
 Flat 1 40 Snowsfields London
 Flat 1 42 Snowsfields London
 1 Guinness Court Snowsfields London
 20 Guinness Court Snowsfields London
 21 Guinness Court Snowsfields London
 19 Guinness Court Snowsfields London
 2 Guinness Court Snowsfields London
 22 Guinness Court Snowsfields London
 25 Guinness Court Snowsfields London
 26 Guinness Court Snowsfields London
 24 Guinness Court Snowsfields London
 12 Guinness Court Snowsfields London
 13 Guinness Court Snowsfields London
 10 Guinness Court Snowsfields London
 11 Guinness Court Snowsfields London
 14 Guinness Court Snowsfields London
 17 Guinness Court Snowsfields London
 18 Guinness Court Snowsfields London
 15 Guinness Court Snowsfields London
 16 Guinness Court Snowsfields London
 41 Snowsfields London SE1 3SU
 Flat 1 62 Weston Street London
 Flat 1 64 Weston Street London
 Flat 10 64 Weston Street London
 Flat 11 64 Weston Street London
 Flat 2 62 Weston Street London
 81 Weston Street London SE1 3RS
 Munro Clinic Snowsfields London
 Flat 14 22 Leathermarket Street London
 Third Floor 4-8 Whites Grounds London
 Flat 12 22 Leathermarket Street London
 Flat 13 22 Leathermarket Street London
 First Floor Flat 72 Bermondsey Street
 London
 Third Floor Bramah House 65-71
 Bermondsey Street

Fourth Floor Bramah House 65-71
 Bermondsey Street
 Ground Floor To Second Floor 22 Shand
 Street London
 Ground Floor Bramah House 65-71
 Bermondsey Street
 Flat 3 22 Leathermarket Street London
 Flat 4 22 Leathermarket Street London
 Flat 1 22 Leathermarket Street London
 Flat 2 22 Leathermarket Street London
 Flat 6 22 Leathermarket Street London
 Flat 10 22 Leathermarket Street London
 Flat 11 22 Leathermarket Street London
 Flat 7 22 Leathermarket Street London
 Flat 8 22 Leathermarket Street London
 Ground Floor 48-50 Weston Street London
 Flat 3 16 Melior Street London
 Flat 4 16 Melior Street London
 Flat 1 16 Melior Street London
 Flat 2 16 Melior Street London
 Flat 5 16 Melior Street London
 Second Floor Bramah House 65-71
 Bermondsey Street
 Ground Floor 72 Bermondsey Street
 London
 Arthurs Mission Hall Snowsfields London
 Atrium 2 Guys Hospital St Thomas Street
 Rooms 2 To 6 Second Floor 3-5 Hardwidge
 Street London
 Flat 9 22 Leathermarket Street London
 Second Floor East 136-148 Tooley Street
 London
 Flat 5 22 Leathermarket Street London
 Maisonette Second Floor And Third Floor
 109 Bermondsey Street London
 Flat 6 16 Melior Street London
 Second Floor And Third Floor Flat 72
 Bermondsey Street London
 Flat C Second Floor 2 Whites Grounds
 London
 Flat D Third Floor And Fourth Floor 2
 Whites Grounds London
 Second Floor And Third Floor Flat 96
 Bermondsey Street London
 Flat B First Floor 2 Whites Grounds London
 Unit 12 52 Bermondsey Street London
 Flat 3 64 Weston Street London
 Flat 4 62 Weston Street London
 Flat 2 64 Weston Street London
 Flat 3 62 Weston Street London
 3 Tyers Estate Bermondsey Street London
 4 Tyers Estate Bermondsey Street London
 12 Tyers Estate Bermondsey Street London
 2 Tyers Estate Bermondsey Street London
 5 Tyers Estate Bermondsey Street London
 8 Tyers Estate Bermondsey Street London
 9 Tyers Estate Bermondsey Street London
 6 Tyers Estate Bermondsey Street London
 7 Tyers Estate Bermondsey Street London
 Flat 4 64 Weston Street London
 16 Snowsfields London SE1 3SU
 17 Snowsfields London SE1 3SU
 14 Snowsfields London SE1 3SU
 15 Snowsfields London SE1 3SU
 18 Snowsfields London SE1 3SU
 38 Snowsfields London SE1 3SU
 39 Snowsfields London SE1 3SU
 20 Snowsfields London SE1 3SU
 Flat 7 64 Weston Street London
 Flat 8 64 Weston Street London
 Flat 5 64 Weston Street London
 Flat 6 64 Weston Street London
 Flat 9 64 Weston Street London
 Flat Above 10-11 Snowsfields London
 12 Snowsfields London SE1 3SU
 10-11 Snowsfields London SE1 3SU
 27 Guinness Court Snowsfields London
 109 Guinness Court Snowsfields London
 110 Guinness Court Snowsfields London
 107 Guinness Court Snowsfields London
 108 Guinness Court Snowsfields London
 111 Guinness Court Snowsfields London
 Flat 36, Rochfort House Grove Street
 London
 115 Guinness Court Snowsfields London
 112 Guinness Court Snowsfields London
 113 Guinness Court Snowsfields London
 100 Guinness Court Snowsfields London
 101 Guinness Court Snowsfields London
 8 Guinness Court Snowsfields London
 9 Guinness Court Snowsfields London
 Flat 3 Lion Court 12 Shand Street
 Flat 35 Lion Court 12 Shand Street
 Flat 32 Lion Court 12 Shand Street
 Flat 33 Lion Court 12 Shand Street
 Flat 36 Lion Court 12 Shand Street
 Flat 10 Lion Court 28 Magdalen Street
 Flat 11 Lion Court 28 Magdalen Street
 Flat 1 Lion Court 28 Magdalen Street
 Flat 2 Lion Court 28 Magdalen Street
 Flat 23 Lion Court 12 Shand Street
 Flat 25 Lion Court 12 Shand Street
 Flat 21 Lion Court 12 Shand Street
 Flat 22 Lion Court 12 Shand Street
 Flat 26 Lion Court 12 Shand Street
 Flat 30 Lion Court 12 Shand Street
 Flat 31 Lion Court 12 Shand Street
 Flat 27 Lion Court 12 Shand Street
 Flat 29 Lion Court 12 Shand Street
 Flat 19 Lion Court 28 Magdalen Street

Flat 5 St Lukes Court 124-126 Tooley Street
 Flat 6 St Lukes Court 124-126 Tooley Street
 Flat 3 St Lukes Court 124-126 Tooley Street
 Flat 4 St Lukes Court 124-126 Tooley Street
 Flat 7 St Lukes Court 124-126 Tooley Street
 Flat 10 St Lukes Court 124-126 Tooley Street
 Flat 11 St Lukes Court 124-126 Tooley Street
 Flat 8 St Lukes Court 124-126 Tooley Street
 Flat 9 St Lukes Court 124-126 Tooley Street
 Flat 28 Lion Court 28 Magdalen Street
 154 Tooley Street London SE1 2TZ
 Flat 20 Lion Court 28 Magdalen Street
 Lion Court 28 Magdalen Street London
 First To Third Floors And Attic 128 Tooley Street London
 Flat 1 St Lukes Court 124-126 Tooley Street
 Flat 2 St Lukes Court 124-126 Tooley Street
 Third Floor Shand House 14-20 Shand Street
 Flat 18 Lion Court 12 Shand Street
 6 Carmarthen Place London SE1 3TS
 14 Bermondsey Street London SE1 2EG
 Unit 2 7-13 Melior Street London
 12 Melior Street London SE1 3QP
 102 Guinness Court Snowsfields London
 105 Guinness Court Snowsfields London
 106 Guinness Court Snowsfields London
 103 Guinness Court Snowsfields London
 104 Guinness Court Snowsfields London
 116 Guinness Court Snowsfields London
 69 Guinness Court Snowsfields London
 70 Guinness Court Snowsfields London
 67 Guinness Court Snowsfields London
 68 Guinness Court Snowsfields London
 71 Guinness Court Snowsfields London
 74 Guinness Court Snowsfields London
 75 Guinness Court Snowsfields London
 72 Guinness Court Snowsfields London
 73 Guinness Court Snowsfields London
 119 Guinness Court Snowsfields London
 61 Guinness Court Snowsfields London
 Unit 6B 7 Tyers Gate London
 Railway Arch 6 Crucifix Lane London
 60A Weston Street London SE1 3QJ
 5A Tyers Gate London SE1 3HX
 Flat 1 80 Bermondsey Street London
 56-58 Weston Street London SE1 3QJ
 76A Bermondsey Street London SE1 3UD
 128 Tooley Street London SE1 2TU
 Flat 8 Lion Court 12 Shand Street
 Flat 9 Lion Court 12 Shand Street
 Flat 6 Lion Court 12 Shand Street
 Flat 7 Lion Court 12 Shand Street
 Flat 12 Lion Court 12 Shand Street
 Flat 16 Lion Court 12 Shand Street
 Flat 17 Lion Court 12 Shand Street
 Flat 13 Lion Court 12 Shand Street
 Flat 15 Lion Court 12 Shand Street
 29 Shand Street London SE1 2ES
 1 Magdalen Street London SE1 2EN
 Flat 5 Lion Court 12 Shand Street
 43 Barnham Street London SE1 2UU
 Flat 12 St Lukes Court 124-126 Tooley Street
 47 Tyers Estate Bermondsey Street London
 48 Tyers Estate Bermondsey Street London
 45 Tyers Estate Bermondsey Street London
 51 Tyers Estate Bermondsey Street London
 38 Tyers Estate Bermondsey Street London
 39 Tyers Estate Bermondsey Street London
 36 Tyers Estate Bermondsey Street London
 37 Tyers Estate Bermondsey Street London
 40 Tyers Estate Bermondsey Street London
 43 Tyers Estate Bermondsey Street London
 44 Tyers Estate Bermondsey Street London
 41 Tyers Estate Bermondsey Street London
 42 Tyers Estate Bermondsey Street London
 54 Tyers Estate Bermondsey Street London
 66 Tyers Estate Bermondsey Street London
 67 Tyers Estate Bermondsey Street London
 117 Guinness Court Snowsfields London
 118 Guinness Court Snowsfields London
 62 Guinness Court Snowsfields London
 65 Guinness Court Snowsfields London
 66 Guinness Court Snowsfields London
 63 Guinness Court Snowsfields London
 64 Guinness Court Snowsfields London
 7 Guinness Court Snowsfields London
 38 Guinness Court Snowsfields London
 39 Guinness Court Snowsfields London
 36 Guinness Court Snowsfields London
 37 Guinness Court Snowsfields London
 4 Guinness Court Snowsfields London
 42 Guinness Court Snowsfields London
 43 Guinness Court Snowsfields London
 40 Guinness Court Snowsfields London
 41 Guinness Court Snowsfields London
 3 Guinness Court Snowsfields London
 30 Guinness Court Snowsfields London
 28 Guinness Court Snowsfields London
 29 Guinness Court Snowsfields London
 31 Guinness Court Snowsfields London
 34 Guinness Court Snowsfields London
 35 Guinness Court Snowsfields London
 32 Guinness Court Snowsfields London
 33 Guinness Court Snowsfields London
 44 Guinness Court Snowsfields London
 55 Guinness Court Snowsfields London

56 Guinness Court Snowsfields London
 60 Guinness Court Snowsfields London
 58 Guinness Court Snowsfields London
 59 Guinness Court Snowsfields London
 47 Guinness Court Snowsfields London
 48 Guinness Court Snowsfields London
 45 Guinness Court Snowsfields London
 46 Guinness Court Snowsfields London
 49 Guinness Court Snowsfields London
 51 Guinness Court Snowsfields London
 52 Guinness Court Snowsfields London
 64 Tyers Estate Bermondsey Street London
 65 Tyers Estate Bermondsey Street London
 68 Tyers Estate Bermondsey Street London
 1 Tyers Estate Bermondsey Street London
 10 Tyers Estate Bermondsey Street London
 69 Tyers Estate Bermondsey Street London
 70 Tyers Estate Bermondsey Street London
 57 Tyers Estate Bermondsey Street London
 58 Tyers Estate Bermondsey Street London
 55 Tyers Estate Bermondsey Street London
 56 Tyers Estate Bermondsey Street London
 59 Tyers Estate Bermondsey Street London
 62 Tyers Estate Bermondsey Street London
 63 Tyers Estate Bermondsey Street London
 60 Tyers Estate Bermondsey Street London
 61 Tyers Estate Bermondsey Street London
 35 Tyers Estate Bermondsey Street London
 68 Bermondsey Street London SE1 3UD
 88 Bermondsey Street London SE1 3UB
 Woolpack 98 Bermondsey Street London
 80 Bermondsey Street London SE1 3UD
 14 Tyers Estate Bermondsey Street London
 15 Tyers Estate Bermondsey Street London
 99-101 Bermondsey Street London SE1
 3XB
 13 Tyers Estate Bermondsey Street London
 1 Melior Place London SE1 3SZ
 Flat 13 St Lukes Court 124-126 Tooley
 Street
 Flat 14 St Lukes Court 124-126 Tooley
 Street
 47 Bermondsey Street London SE1 3XT
 66 Weston Street London SE1 3QJ
 79 Weston Street London SE1 3RS
 Navigator House 4A Tyers Gate London
 6 Crucifix Lane London SE1 3JW
 34 Tyers Estate Bermondsey Street London
 31 Tyers Estate Bermondsey Street London
 32 Tyers Estate Bermondsey Street London
 5 Guinness Court Snowsfields London
 50 Guinness Court Snowsfields London
 64 Whites Grounds Estate Whites Grounds
 London
 65 Whites Grounds Estate Whites Grounds
 London
 62 Whites Grounds Estate Whites Grounds
 London
 63 Whites Grounds Estate Whites Grounds
 London
 66 Whites Grounds Estate Whites Grounds
 London
 69 Whites Grounds Estate Whites Grounds
 London
 70 Whites Grounds Estate Whites Grounds
 London
 67 Whites Grounds Estate Whites Grounds
 London
 68 Whites Grounds Estate Whites Grounds
 London
 5 Tyers Gate London SE1 3HX
 60 Whites Grounds Estate Whites Grounds
 London
 61 Whites Grounds Estate Whites Grounds
 London
 71 Whites Grounds Estate Whites Grounds
 London
 83 Whites Grounds Estate Whites Grounds
 London
 84 Whites Grounds Estate Whites Grounds
 London
 81 Whites Grounds Estate Whites Grounds
 London
 82 Whites Grounds Estate Whites Grounds
 London
 85 Whites Grounds Estate Whites Grounds
 London
 88 Whites Grounds Estate Whites Grounds
 London
 89 Whites Grounds Estate Whites Grounds
 London
 86 Whites Grounds Estate Whites Grounds
 London
 87 Whites Grounds Estate Whites Grounds
 London
 74 Whites Grounds Estate Whites Grounds
 London
 75 Whites Grounds Estate Whites Grounds
 London
 72 Whites Grounds Estate Whites Grounds
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 73 Whites Grounds Estate Whites Grounds
 London
 76 Whites Grounds Estate Whites Grounds
 London
 79 Whites Grounds Estate Whites Grounds
 London
 80 Whites Grounds Estate Whites Grounds
 London

77 Whites Grounds Estate Whites Grounds London
 78 Whites Grounds Estate Whites Grounds London
 Basement To First Floor 150-152 Tooley Street London
 Second Floor 150-152 Tooley Street London
 145 Guinness Court Snowsfields London
 146 Guinness Court Snowsfields London
 143 Guinness Court Snowsfields London
 Basement 60 Weston Street London
 Part Ground Floor And First Floor Capital House 42 Weston Street
 Part Ground Floor And Eighth Floor Capital House 42 Weston Street
 First Floor 134 Tooley Street London
 Second Floor 134 Tooley Street London
 2 Crucifix Lane London SE1 3JW
 Snowsfields Primary School Kirby Grove London
 136 Guinness Court Snowsfields London
 137 Guinness Court Snowsfields London
 134 Guinness Court Snowsfields London
 135 Guinness Court Snowsfields London
 138 Guinness Court Snowsfields London
 141 Guinness Court Snowsfields London
 142 Guinness Court Snowsfields London
 139 Guinness Court Snowsfields London
 140 Guinness Court Snowsfields London
 6 Melior Street London SE1 3QP
 94 Bermondsey Street London SE1 3UB
 Flat B 90 Bermondsey Street London
 81 Bermondsey Street London SE1 3XF
 96 Bermondsey Street London SE1 3UB
 9 Fenning Street London SE1 3QR
 Flat 3 94 Bermondsey Street London
 Flat A 90 Bermondsey Street London
 Flat 1 94 Bermondsey Street London
 Flat 2 94 Bermondsey Street London
 80A Bermondsey Street London SE1 3UD
 1 Tanner Street London SE1 3LE
 Unit 1 7 Tyers Gate London
 Horseshoe 26 Melior Street London
 8 Crucifix Lane London SE1 3JW
 133 Guinness Court Snowsfields London
 87 Guinness Court Snowsfields London
 88 Guinness Court Snowsfields London
 85 Guinness Court Snowsfields London
 86 Guinness Court Snowsfields London
 89 Guinness Court Snowsfields London
 92 Guinness Court Snowsfields London
 93 Guinness Court Snowsfields London
 90 Guinness Court Snowsfields London
 91 Guinness Court Snowsfields London
 78 Guinness Court Snowsfields London
 Montessori 7-13 Melior Street London
 Third Floor Shiva The Tannery Bermondsey Street
 Ganesh The Tanneries 55 Bermondsey Street
 Manasa The Tanneries 55 Bermondsey Street
 Fourth Floor Shiva The Tannery Bermondsey Street
 Sati The Tanneries 55 Bermondsey Street
 Unit 31 56 Bermondsey Street London
 Medical School Borough Wing And Tabard Wing Guys Hospital Great Maze Pond
 Unit 15 52 Bermondsey Street London
 Unit 21 52 Bermondsey Street London
 Ground Floor 103 Bermondsey Street London
 First Floor 40 Bermondsey Street London
 Second Floor 40 Bermondsey Street London
 103 Bermondsey Street London SE1 3XB
 Basement And Ground Floor 63 Bermondsey Street London
 Second Floor 59-63 Bermondsey Street London
 Second And Third Floor 61 Bermondsey Street London
 Meeting Room 1 Fourth Floor 39-45 Bermondsey Street London
 Ground Floor Room 4 77 Weston Street London
 First Floor 16 Crucifix Lane London
 Ground Floor Room 1 77 Weston Street London
 Second Floor 16 Crucifix Lane London
 First Floor 122 Tooley Street London
 Ground Floor 40 Bermondsey Street London
 Ground Floor 16 Crucifix Lane London
 73B Maltings Place London SE1 3LJ
 Flat 1 Artbrand House 7 Leathermarket Street
 Room 301 West Wing Nurses Home Guys Hospital Great Maze Pond
 Room 318 Guys Hospital Great Maze Pond
 Flat 4 West Wing Nurses Home Guys Hospital Great Maze Pond
 Room 306 West Wing Nurses Home Guys Hospital Great Maze Pond
 Room 206 West Wing Nurses Home Guys Hospital Great Maze Pond
 Second Floor 2 Leathermarket Street London

Flat 3 Counting House Guys Hospital Great Maze Pond
 Ground Floor 2 Leathermarket Street London
 First Floor 2 Leathermarket Street London
 52 Weston Street London SE1 3QJ
 Arch 873 41 Barnham Street London
 79 Guinness Court Snowsfields London
 76 Guinness Court Snowsfields London
 77 Guinness Court Snowsfields London
 80 Guinness Court Snowsfields London
 83 Guinness Court Snowsfields London
 84 Guinness Court Snowsfields London
 81 Guinness Court Snowsfields London
 82 Guinness Court Snowsfields London
 94 Guinness Court Snowsfields London
 126 Guinness Court Snowsfields London
 127 Guinness Court Snowsfields London
 124 Guinness Court Snowsfields London
 125 Guinness Court Snowsfields London
 128 Guinness Court Snowsfields London
 131 Guinness Court Snowsfields London
 45 Whites Grounds Estate Whites Grounds London
 42 Whites Grounds Estate Whites Grounds London
 130 Guinness Court Snowsfields London
 97 Guinness Court Snowsfields London
 98 Guinness Court Snowsfields London
 95 Guinness Court Snowsfields London
 96 Guinness Court Snowsfields London
 99 Guinness Court Snowsfields London
 122 Guinness Court Snowsfields London
 123 Guinness Court Snowsfields London
 120 Guinness Court Snowsfields London
 121 Guinness Court Snowsfields London
 12 Bridgewalk Heights 80 Weston Street London
 12A Bridgewalk Heights 80 Weston Street London
 10 Bridgewalk Heights 80 Weston Street London
 11 Bridgewalk Heights 80 Weston Street London
 13A Bridgewalk Heights 80 Weston Street London
 17 Bridgewalk Heights 80 Weston Street London
 18 Bridgewalk Heights 80 Weston Street London
 Arch 874 And Arch 875 41 Barnham Street London
 Flat 1 54 Weston Street London
 Flat 4 54 Weston Street London
 Ground Floor 47 Bermondsey Street London
 Flat 2 54 Weston Street London
 Flat 3 54 Weston Street London
 Flat 1 More Copper House 14-16 Magdalen Street
 Flat 13 More Copper House 14-16 Magdalen Street
 Flat 14 More Copper House 14-16 Magdalen Street
 Flat 11 More Copper House 14-16 Magdalen Street
 Flat 12 More Copper House 14-16 Magdalen Street
 Student Accommodation Wolfson House 49 Weston Street
 Unit 11 52 Bermondsey Street London
 Swimming Pool Wolfson House 49 Weston Street
 Medical School Southwark Wing Guys Hospital Great Maze Pond
 Flat 4 More Copper House 14-16 Magdalen Street
 Flat 5 More Copper House 14-16 Magdalen Street
 Flat 2 More Copper House 14-16 Magdalen Street
 Flat 3 More Copper House 14-16 Magdalen Street
 Flat 6 More Copper House 14-16 Magdalen Street
 Flat 9 More Copper House 14-16 Magdalen Street
 Flat 10 More Copper House 14-16 Magdalen Street
 Flat 7 More Copper House 14-16 Magdalen Street
 Flat 8 More Copper House 14-16 Magdalen Street
 Flat 13 Artbrand House 7 Leathermarket Street
 Flat 14 Artbrand House 7 Leathermarket Street
 Apartment 28 36 Snowsfields London
 Apartment 25 36 Snowsfields London
 Flat 12 Artbrand House 7 Leathermarket Street
 Unit A Artbrand House 7 Leathermarket Street
 Railway Arches 895 And 896 Holyrood Street London
 Kamen House 22 Magdalen Street London
 Unit B Artbrand House 7 Leathermarket Street
 Unit 1 8 Tyers Gate London

Flat 4 Artbrand House 7 Leathermarket Street
 Flat 5 Artbrand House 7 Leathermarket Street
 Flat 2 Artbrand House 7 Leathermarket Street
 Flat 3 Artbrand House 7 Leathermarket Street
 Flat 6 Artbrand House 7 Leathermarket Street
 Flat 9 Artbrand House 7 Leathermarket Street
 Flat 10 Artbrand House 7 Leathermarket Street
 Flat 7 Artbrand House 7 Leathermarket Street
 Flat 8 Artbrand House 7 Leathermarket Street
 15 Bridgewalk Heights 80 Weston Street London
 16 Bridgewalk Heights 80 Weston Street London
 1 Bridgewalk Heights 80 Weston Street London
 2 Bridgewalk Heights 80 Weston Street London
 Flat 7 2 Tyers Gate London
 3 Bridgewalk Heights 80 Weston Street London
 8 Bridgewalk Heights 80 Weston Street London
 9 Bridgewalk Heights 80 Weston Street London
 5 Bridgewalk Heights 80 Weston Street London
 7 Bridgewalk Heights 80 Weston Street London
 19 Bridgewalk Heights 80 Weston Street London
 31 Bridgewalk Heights 80 Weston Street London
 32 Bridgewalk Heights 80 Weston Street London
 29 Bridgewalk Heights 80 Weston Street London
 30 Bridgewalk Heights 80 Weston Street London
 33 Bridgewalk Heights 80 Weston Street London
 106 Weston Street London SE1 3QB
 33A Bridgewalk Heights 80 Weston Street London
 35 Bridgewalk Heights 80 Weston Street London
 22 Bridgewalk Heights 80 Weston Street London
 23 Bridgewalk Heights 80 Weston Street London
 20 Bridgewalk Heights 80 Weston Street London
 21 Bridgewalk Heights 80 Weston Street London
 23A Bridgewalk Heights 80 Weston Street London
 27 Bridgewalk Heights 80 Weston Street London
 28 Bridgewalk Heights 80 Weston Street London
 25 Bridgewalk Heights 80 Weston Street London
 26 Bridgewalk Heights 80 Weston Street London
 Flat 6 2 Tyers Gate London
 Flat 3 79 Bermondsey Street London
 4 Leathermarket Street London SE1 3HN
 8-9 Snowsfields London SE1 3SU
 2-2A Morocco Street London SE1 3HB
 1 Leathermarket Court London SE1 3HS
 2 Leathermarket Court London SE1 3HS
 Kamen House 23 Magdalen Street London
 Flat 3B 16 Crucifix Lane London
 Flat 4A 16 Crucifix Lane London
 Flat 3A 16 Crucifix Lane London
 Flat 4B 16 Crucifix Lane London
 73C Maltings Place London SE1 3LJ
 Ground Floor 122 Tooley Street London
 Flat 2 1 Shand Street London
 Flat 3 1 Shand Street London
 Flat 1 1 Shand Street London
 Flat 4 1 Shand Street London
 33 Bermondsey Street London SE1 2EG
 58 Bermondsey Street London SE1 3UD
 Flat 5 1 Shand Street London
 160 Tooley Street London SE1 2QH
 3 Raquel Court 147 Snowsfields London
 4 Raquel Court 147 Snowsfields London
 1 Raquel Court 147 Snowsfields London
 2 Raquel Court 147 Snowsfields London
 6 Raquel Court 147 Snowsfields London
 9 Raquel Court 147 Snowsfields London
 10 Raquel Court 147 Snowsfields London
 7 Raquel Court 147 Snowsfields London
 8 Raquel Court 147 Snowsfields London
 Flat 5 7 Tyers Gate London
 Flat 6 7 Tyers Gate London
 12 Whites Grounds Estate Whites Grounds London
 22 Whites Grounds Estate Whites Grounds London

2 Whites Grounds Estate Whites Grounds London
 11 Raquel Court 147 Snowsfields London
 76 Bermondsey Street London SE1 3UD
 First Floor 4-8 Whites Grounds London
 Second Floor 4-8 Whites Grounds London
 Ground Floor Right 3-5 Hardwidge Street London
 Ground Floor Left 3-5 Hardwidge Street London
 5 Raquel Court 147 Snowsfields London
 Fashion And Textile Museum 83 Bermondsey Street London
 Fourth Floor 9 Holyrood Street London
 Ground Floor 4-8 Whites Grounds London
 Flat 4 7 Tyers Gate London
 First Floor 9 Holyrood Street London
 Ground Floor 9 Holyrood Street London
 Second Floor 7 Holyrood Street SE1 2EL
 Basement 9 Holyrood Street London
 Beckett House 60-68 St Thomas Street London
 62-66 Bermondsey Street London SE1 3UD
 Vintage Yard 59-63 Bermondsey Street London
 104 Bermondsey Street London SE1 3UB
 74 Bermondsey Street London SE1 3UD
 Margret House 111 Snowsfields London
 61 St Thomas Street London SE1 3QX
 1-7 Snowsfields London SE1 3SU
 3 Leathermarket Court London SE1 3HS
 Neighbourhood Housing Office 26 Leathermarket Street London
 75-79 St Thomas Street London SE1 3QX
 3 Tyers Gate London SE1 3HX
 Flat 1 2 Tyers Gate London
 Flat 4 2 Tyers Gate London
 Flat 5 2 Tyers Gate London
 Flat 2 2 Tyers Gate London
 Flat 3 2 Tyers Gate London
 6 Leathermarket Court London SE1 3HS
 7 Leathermarket Court London SE1 3HS
 4 Leathermarket Court London SE1 3HS
 5 Leathermarket Court London SE1 3HS
 8 Leathermarket Court London SE1 3HS
 11 Leathermarket Court London SE1 3HS
 4 Black Swan Yard London SE1 3XW
 9 Leathermarket Court London SE1 3HS
 10 Leathermarket Court London SE1 3HS
 Flat 4 40 Snowsfields London
 Flat 4 42 Snowsfields London
 Flat 3 40 Snowsfields London
 Flat 3 42 Snowsfields London
 Flat 5 40 Snowsfields London
 Flat 7 40 Snowsfields London
 Flat 8 40 Snowsfields London
 Flat 5 42 Snowsfields London
 Flat 6 40 Snowsfields London
 Second Floor 9 Holyrood Street London
 Third Floor 22 Shand Street London
 Third Floor 9 Holyrood Street London
 Bermondsey Village Hall Kirby Grove London
 Flat 2 Globe House 2A Crucifix Lane
 Part Basement And Part Ground Floor 46-50 Bermondsey Street London
 Ground Floor 82-86 Bermondsey Street London
 First Floor 1-7 Fenning Street London
 Basement 7 Holyrood Street London
 Ground Floor 7 Holyrood Street SE1 2EL
 Ground Floor 1-7 Fenning Street London
 Unit 7 Railway Arches 881 882 882W Holyrood Street
 Flat 19 70 Weston Street London
 14 Melior Street London SE1 3QP
 90 Bermondsey Street London SE1 3UB
 14 Whites Grounds Estate Whites Grounds London
 13 Snowsfields London SE1 3SU
 19 Snowsfields London SE1 3SU
 Flat 9 1 Leathermarket Street London
 Flat 6 38 Snowsfields London
 Flat 7 38 Snowsfields London
 Flat 4 38 Snowsfields London
 Flat 5 38 Snowsfields London
 Flat 8 38 Snowsfields London
 14A The Grain Store 70 Weston Street London
 Railway Arch 22 Bermondsey Street London
 Third Floor Flat 75 Weston Street London
 6 Bridgeway Heights 80 Weston Street London
 First Floor Flat 109 Bermondsey Street London
 First Floor Flat 96 Bermondsey Street London
 First Floor Flat The Glasshouse 3 Melior Place
 Flat 1 Globe House 2A Crucifix Lane
 Flat 1 38 Snowsfields London
 Flat 2 38 Snowsfields London
 Flat 3 38 Snowsfields London
 Flat 12 64 Weston Street London
 Flat 2 8 Tyers Gate London
 11 Tyers Estate Bermondsey Street London
 Flat 7 Kamen House 17-21 Magdalen Street
 Flat 8 Kamen House 17-21 Magdalen Street
 Flat 5 Kamen House 17-21 Magdalen Street

Flat 6 Kamen House 17-21 Magdalen Street
 Flat 9 Kamen House 17-21 Magdalen Street
 Flat 12 Kamen House 17-21 Magdalen Street
 Flat 13 Kamen House 17-21 Magdalen Street
 Flat 10 Kamen House 17-21 Magdalen Street
 Flat 11 Kamen House 17-21 Magdalen Street
 Basement And Ground Floor 59 Bermondsey Street London
 Flat 3 Kamen House 17-21 Magdalen Street
 Flat 4 Kamen House 17-21 Magdalen Street
 Flat 1 Kamen House 17-21 Magdalen Street
 Flat 2 Kamen House 17-21 Magdalen Street
 Flat 14 Kamen House 17-21 Magdalen Street
 Flat 26 Kamen House 17-21 Magdalen Street
 Flat 27 Kamen House 17-21 Magdalen Street
 Flat 24 Kamen House 17-21 Magdalen Street
 Flat 25 Kamen House 17-21 Magdalen Street
 Flat 28 Kamen House 17-21 Magdalen Street
 Flat 29 Kamen House 17-21 Magdalen Street
 Flat 30 Kamen House 17-21 Magdalen Street
 Flat 17 Kamen House 17-21 Magdalen Street
 Flat 18 Kamen House 17-21 Magdalen Street
 Flat 15 Kamen House 17-21 Magdalen Street
 Flat 16 Kamen House 17-21 Magdalen Street
 Flat 19 Kamen House 17-21 Magdalen Street
 Flat 22 Kamen House 17-21 Magdalen Street
 Flat 23 Kamen House 17-21 Magdalen Street
 Flat 20 Kamen House 17-21 Magdalen Street
 Flat 21 Kamen House 17-21 Magdalen Street
 First Floor 59-63 Bermondsey Street London
 Laxmi The Tanneries 55 Bermondsey Street
 Shakti The Tanneries 55 Bermondsey Street
 Ground Floor Natraj The Tannery Bermondsey Street
 Part Fifth Floor 39-45 Bermondsey Street London
 The Hide Bar 39-45 Bermondsey Street London
 Fifth Floor Part 39-45 Bermondsey Street London
 Fourth Floor Part 39-45 Bermondsey Street London
 Basement And Ground Floor Shiva The Tannery Bermondsey Street
 First Floor And Second Floor Shiva The Tannery Bermondsey Street
 10 Crucifix Lane London
 6 Sister Mabels Way London SE15 6UL
 79 Bermondsey Street London SE1 3XF
 81A Lytham Street London SE17 2NN
 5 Glengall Terrace London SE15 6NW
 405 Arum House 46 Rodney Road London
 St Saviours Wharf 25 Mill Street London
 103 Leathermarket Court London SE13HT
 93 Iliffe St London SE17 3LL
 Flat 78 St Saviours Wharf 8 Shad Thames London
 18 Trinity Street Flat 1 London
 18 Gervase Street London SE15 2RS
 Flat 8 36 Snowsfields London
 Flat 4 The Morocco Store Leathermarket Street London
 47 Burwash House Weston Street London
 28 Sutherland Square London SE17 3EQ
 210 Merrow Street London SE17 2NX
 10 Chapter Road London SE17 3ET
 8 Exon Street London SE17 2JW
 97 Coleman Road London SE5 7TF
 8 Poole Road Egremont Wallasey
 20 Scrutton Close London SW12 0AW
 7 St Anthonys Close London E1W1LT
 Flat 30 Florin Court 70 Tanner Street London
 Magdalen House 148 Tooley Street London
 3 The Tabard Centre Prioress St London
 Unit 52.11, Woolyard 52 Bermondsey Street London
 Flat 602, Block A 27 Green Walk London
 First Floor 145 Bermondsey Street London
 49 Rye Lane London SE155ET
 Flat 13 1A St Rule Street London
 12 Pope St London SE1 3PR
 44 - 48 Old Brompton Road, LONDON SW7 3DY London SW7 3DY
 Flat 4, 37 Tanner Street London SE1 3LF

4 Staunton House Tatum Street London
 59 Pages Walk London SE1 4HD
 Basement And Ground Floor Rear 134
 Tooley Street London
 Part Ground Floor Front 134 Tooley Street
 London
 Third Floor Rear 134 Tooley Street London
 Part Third Floor West 136-148 Tooley
 Street London
 Part Fourth Floor And Fifth Floor 136-148
 Tooley Street London
 Basement 136-148 Tooley Street London
 Part Third Floor East 136-148 Tooley Street
 London
 Ground Floor 60 Weston Street London
 1 Leathermarket Street London SE1 3HN
 The Glasshouse 3 Melior Place London
 Unit 1 The Grain Stores 70 Weston Street
 Unit 2 The Grain Stores 70 Weston Street
 First Floor 60 Weston Street London
 Second Floor 60 Weston Street London
 Units 3 And 4 The Grain Stores 70 Weston
 Street
 The Greenwood Theatre 55 Weston Street
 London
 Ground Floor 2 Whites Grounds London
 Basement 77 Weston Street London
 Second Floor 77 Weston Street London
 90 Whites Grounds Estate Whites Grounds
 London
 34 Whites Grounds Estate Whites Grounds
 London
 35 Whites Grounds Estate Whites Grounds
 London
 32 Whites Grounds Estate Whites Grounds
 London
 33 Whites Grounds Estate Whites Grounds
 London
 36 Whites Grounds Estate Whites Grounds
 London
 39 Whites Grounds Estate Whites Grounds
 London
 40 Whites Grounds Estate Whites Grounds
 London
 37 Whites Grounds Estate Whites Grounds
 London
 38 Whites Grounds Estate Whites Grounds
 London
 25 Whites Grounds Estate Whites Grounds
 London
 26 Whites Grounds Estate Whites Grounds
 London
 23 Whites Grounds Estate Whites Grounds
 London
 24 Whites Grounds Estate Whites Grounds
 London
 27 Whites Grounds Estate Whites Grounds
 London
 Unit 11 56 Bermondsey Street London
 Unit 11 54 Bermondsey Street London
 Unit 21 54 Bermondsey Street London
 Unit 21 56 Bermondsey Street London
 Medical School Tower Wing Guys Hospital
 Great Maze Pond
 Rooms 1 Second Floor 3-5 Hardwidge
 Street London
 Unit 13 52 Bermondsey Street London
 Unit 14 52 Bermondsey Street London
 Unit 23 52 Bermondsey Street London
 Unit 33 52 Bermondsey Street London
 Unit 1 54 Bermondsey Street London
 Unit 24 52 Bermondsey Street London
 Unit 25 52 Bermondsey Street London
 Second Floor Natraj The Tannery
 Bermondsey Street
 Counting House Guys Hospital Great Maze
 Pond
 First Floor Natraj The Tannery Bermondsey
 Street
 Flat 3 Globe House 2A Crucifix Lane
 Part Ground And First Floor 75 Weston
 Street London
 Room 309 West Wing Nurses Home Guys
 Hospital Great Maze Pond
 Friends Of Guys Hospital Shop Guys
 Hospital Courtyard St Thomas Street
 Room 205 West Wing Nurses Home Guys
 Hospital Great Maze Pond
 29 Weston Street London SE1 3RR
 Living Accommodation Horseshoe 26 Melior
 Street
 Flat 2 Counting House Guys Hospital Great
 Maze Pond
 First Floor Bramah House 65-71
 Bermondsey Street
 Living Accommodation 98 Bermondsey
 Street London
 Flat 1 123 Snowsfields London
 Apartment 17 36 Snowsfields London
 Apartment 18 36 Snowsfields London
 Apartment 15 36 Snowsfields London
 Apartment 16 36 Snowsfields London
 Apartment 19 36 Snowsfields London
 30 Whites Grounds Estate Whites Grounds
 London
 31 Whites Grounds Estate Whites Grounds
 London
 28 Whites Grounds Estate Whites Grounds
 London

29 Whites Grounds Estate Whites Grounds London
 41 Whites Grounds Estate Whites Grounds London
 53 Whites Grounds Estate Whites Grounds London
 54 Whites Grounds Estate Whites Grounds London
 51 Whites Grounds Estate Whites Grounds London
 52 Whites Grounds Estate Whites Grounds London
 55 Whites Grounds Estate Whites Grounds London
 58 Whites Grounds Estate Whites Grounds London
 59 Whites Grounds Estate Whites Grounds London
 56 Whites Grounds Estate Whites Grounds London
 57 Whites Grounds Estate Whites Grounds London
 44 Whites Grounds Estate Whites Grounds London
 43 Whites Grounds Estate Whites Grounds London
 46 Whites Grounds Estate Whites Grounds London
 49 Whites Grounds Estate Whites Grounds London
 50 Whites Grounds Estate Whites Grounds London
 47 Whites Grounds Estate Whites Grounds London
 48 Whites Grounds Estate Whites Grounds London
 9 Whites Grounds Estate Whites Grounds London
 110 Whites Grounds Estate Whites Grounds London
 111 Whites Grounds Estate Whites Grounds London
 108 Whites Grounds Estate Whites Grounds London
 109 Whites Grounds Estate Whites Grounds London
 112 Whites Grounds Estate Whites Grounds London
 115 Whites Grounds Estate Whites Grounds London
 92 Whites Grounds Estate Whites Grounds London
 113 Whites Grounds Estate Whites Grounds London
 114 Whites Grounds Estate Whites Grounds London
 101 Whites Grounds Estate Whites Grounds London
 102 Whites Grounds Estate Whites Grounds London
 91 Whites Grounds Estate Whites Grounds London
 100 Whites Grounds Estate Whites Grounds London
 Apartment 22 36 Snowsfields London
 Apartment 23 36 Snowsfields London
 Apartment 20 36 Snowsfields London
 Apartment 21 36 Snowsfields London
 Apartment 8 36 Snowsfields London
 Apartment 9 36 Snowsfields London
 Apartment 6 36 Snowsfields London
 Apartment 7 36 Snowsfields London
 Apartment 10 36 Snowsfields London
 Apartment 13 36 Snowsfields London
 Apartment 14 36 Snowsfields London
 Apartment 11 36 Snowsfields London
 Apartment 12 36 Snowsfields London
 Apartment 24 36 Snowsfields London
 Apartment 4 8 Melior Street London
 Apartment 5 8 Melior Street London
 Apartment 2 8 Melior Street London
 Apartment 3 8 Melior Street London
 Apartment 6 8 Melior Street London
 Apartment 9 8 Melior Street London
 Apartment 10 8 Melior Street London
 Apartment 7 8 Melior Street London
 Apartment 8 8 Melior Street London
 Apartment 27 36 Snowsfields London
 Apartment 26 36 Snowsfields London
 Apartment 29 36 Snowsfields London
 Unit 1 8 Melior Street London
 Apartment 30 36 Snowsfields London
 Apartment 31 36 Snowsfields London
 Apartment 5 36 Snowsfields London
 Flat 4 83 Weston Street London
 Flat 5 83 Weston Street London
 Flat 2 83 Weston Street London
 Flat 3 83 Weston Street London
 Flat 3 85 Weston Street London
 87 Weston Street London SE1 3RS
 Flat 1 85 Weston Street London
 Flat 2 85 Weston Street London
 Flat 4 123 Snowsfields London
 Flat 5 123 Snowsfields London
 Flat 2 123 Snowsfields London
 Flat 3 123 Snowsfields London
 Snowsfield Yard 6-16 Melior Street London
 103 Whites Grounds Estate Whites Grounds London

106 Whites Grounds Estate Whites Grounds London
 107 Whites Grounds Estate Whites Grounds London
 104 Whites Grounds Estate Whites Grounds London
 105 Whites Grounds Estate Whites Grounds London
 93 Whites Grounds Estate Whites Grounds London
 19 Whites Grounds Estate Whites Grounds London
 21 Whites Grounds Estate Whites Grounds London
 15 Whites Grounds Estate Whites Grounds London
 17 Whites Grounds Estate Whites Grounds London
 3 Whites Grounds Estate Whites Grounds London
 7 Whites Grounds Estate Whites Grounds London
 8 Whites Grounds Estate Whites Grounds London
 5 Whites Grounds Estate Whites Grounds London
 6 Whites Grounds Estate Whites Grounds London
 96 Whites Grounds Estate Whites Grounds London
 97 Whites Grounds Estate Whites Grounds London
 94 Whites Grounds Estate Whites Grounds London
 95 Whites Grounds Estate Whites Grounds London
 98 Whites Grounds Estate Whites Grounds London
 11 Whites Grounds Estate Whites Grounds London
 13 Whites Grounds Estate Whites Grounds London
 99 Whites Grounds Estate Whites Grounds London
 1 Whites Grounds Estate Whites Grounds London
 Flat 2 79 Bermondsey Street London
 60B Bermondsey Street London SE1 3UD
 Flat 1 79 Bermondsey Street London
 Flat 4 79 Bermondsey Street London
 Flat 7 79 Bermondsey Street London
 Flat 8 79 Bermondsey Street London
 Flat 5 79 Bermondsey Street London
 Flat 6 79 Bermondsey Street London
 Flat 5 Lantern House 2C Morocco Street London
 Flat 6 Lantern House 2C Morocco Street London
 Flat 3 Lantern House 2C Morocco Street London
 Flat 4 Lantern House 2C Morocco Street London
 Flat 7 Lantern House 2C Morocco Street London
 60 Bermondsey Street London SE1 3UD
 60A Bermondsey Street London SE1 3UD
 2B Morocco Street London SE1 3HB
 Globe House 37 Bermondsey Street London
 Flat 1 83 Weston Street London
 London Farmers Market Guys Hospital St Thomas Street
 Picks Organic Farm Guys Hospital St Thomas Street
 Arch 4 Crucifix Lane London
 Part First And Second Floors 7-13 Melior Street London
 Ground Floor 58 Bermondsey Street London
 Part 7-13 Melior Street London
 Part Ground Floor 7-13 Melior Street London
 36 Snowsfields London SE1 3SU
 Unit 3 36 Snowsfields London
 Apartment 4 36 Snowsfields London
 Unit 1 36 Snowsfields London
 Unit 2 36 Snowsfields London
 Second Floor West 136-148 Tooley Street London
 First Floor East 136-148 Tooley Street London
 Arch 5 Crucifix Lane London
 78 Bermondsey Street London SE1 3UD
 First Floor West 136-148 Tooley Street London
 Ground Floor 136-148 Tooley Street London
 First Floor 61 Bermondsey Street London
 Ground Floor 61 Bermondsey Street London
 Road London SE1 2RN
 Lantern House 102 Bermondsey Street London
 Flat 9 79 Bermondsey Street London
 Flat 9 70 Weston Street London
 Flat 10 70 Weston Street London
 Flat 7 70 Weston Street London
 Flat 8 70 Weston Street London
 Flat 11 70 Weston Street London
 Flat 15 70 Weston Street London
 Flat 16 70 Weston Street London
 Flat 12 70 Weston Street London
 Flat 14 70 Weston Street London
 Flat 2 72 Weston Street London
 10 Crucifix Lane London SE1 3JW

16 Hardwidge Street London SE1 3SY
 75 Bermondsey Street London SE1 3XF
 14 Crucifix Lane London SE1 3JW
 Flat 5 70 Weston Street London
 Flat 6 70 Weston Street London
 7 Morocco Street London SE1 3HB
 73A Weston Street London SE1 3RS
 Flat 2 Lantern House 2C Morocco Street
 Flat 2 4B Tyers Gate London
 Flat 3 4B Tyers Gate London
 Flat 1 4B Tyers Gate London
 Flat 4 4B Tyers Gate London
 Flat 1 1 Leathermarket Street London
 Flat 2 1 Leathermarket Street London
 Flat 5 4B Tyers Gate London
 Flat 6 4B Tyers Gate London
 92 Bermondsey Street London SE1 3UB
 42-44 Bermondsey Street London SE1 3UD
 51-57 St Thomas Street London SE1 3QX
 107 Bermondsey Street London SE1 3XB
 The York Clinic 47 Weston Street London
 Flat 3 1 Leathermarket Street London
 Flat 4 72 Weston Street London
 Flat 5 72 Weston Street London
 First Floor 77 Weston Street London
 Flat 3 72 Weston Street London
 Flat 6 72 Weston Street London
 106A Weston Street London SE1 3QB
 Flat 1 Lantern House 2C Morocco Street
 Flat 7 72 Weston Street London
 Flat 8 72 Weston Street London
 105 Bermondsey Street London SE1 3XB
 Flat 4 1 Leathermarket Street London
 Flat 5 1 Leathermarket Street London
 4 Whites Grounds Estate Whites Grounds
 London
 30 Snowsfields London SE1 3SU
 6 Tyers Gate London SE1 3HX
 Fourth Floor 18-20 Crucifix Lane London
 Flat 17 70 Weston Street London
 Sixth Floor 18-20 Crucifix Lane London
 First Floor 3-5 Hardwidge Street London
 Third Floor 18-20 Crucifix Lane London
 Fifth Floor 18-20 Crucifix Lane London
 Second Floor 3-5 Hardwidge Street London
 First Floor 8 Holyrood Street London
 Second Floor 8 Holyrood Street London
 5 Holyrood Street London SE1 2EL
 Basement And Ground Floor 8 Holyrood
 Street London
 Railway Arches 6 To 11 Crucifix Lane
 London
 7 Crucifix Lane London SE1 3JW
 Basement And Ground Floor 109
 Bermondsey Street London
 2-3 Black Swan Yard London SE1 3XW
 11 Crucifix Lane London SE1 3JW
 First Floor 18-20 Crucifix Lane London
 Second Floor 18-20 Crucifix Lane London
 13 Crucifix Lane London SE1 3JW
 Ground Floor 18-20 Crucifix Lane London
 Third Floor 8 Holyrood Street London
 Second Floor Shand House 14-20 Shand
 Street
 40-40A Snowsfields London SE1 3SU
 Ground Floor Shand House 14-20 Shand
 Street
 First Floor Shand House 14-20 Shand
 Street
 42-42A Snowsfields London SE1 3SU
 80-82 St Thomas Street London SE1 3QU
 Hodgkin Building Guys Hospital St Thomas
 Street
 Block K 106 Guinness Buildings
 Snowsfields
 Unit 4A Railway Arches 887 Holyrood
 Street
 Unit 3 Railway Arches 889 And 890
 Holyrood Street
 Unit 6 Railway Arches 883 And 884
 Holyrood Street
 Unit 5 Railway Arches 885 And 886
 Holyrood Street
 Texas Joe's 8-9 Snowsfields London
 Apt 50 Taper Building 175 Long Lane
 London
 Apartment 50 175 Long Lane London
 8 Holyrood Street London
 Unit 1 Railway Arches 893 And 894
 Holyrood Street
 Basement Shand House 14-20 Shand
 Street
 Railway Arches 897 And 898 Holyrood
 Street London
 Railway Arch 899 Holyrood Street London
 20 Whites Grounds Estate Whites Grounds
 London
 70 Bermondsey Street London SE1 3UD
 16 Whites Grounds Estate Whites Grounds
 London
 18 Whites Grounds Estate Whites Grounds
 London
 Flat 10 1 Leathermarket Street London
 Flat 7 1 Leathermarket Street London
 Flat 8 1 Leathermarket Street London
 Flat 11 1 Leathermarket Street London
 Flat 12 1 Leathermarket Street London
 Flat 20 70 Weston Street London
 Guys Hospital St Thomas Street London
 Flat 18 70 Weston Street London

Part Fourth Floor 136-148 Tooley Street
London

Part Ground Floor 148 Tooley Street
London

19 Tyers Estate Bermondsey Street London

20 Tyers Estate Bermondsey Street London

17 Tyers Estate Bermondsey Street London

18 Tyers Estate Bermondsey Street London

21 Tyers Estate Bermondsey Street London

24 Tyers Estate Bermondsey Street London

25 Tyers Estate Bermondsey Street London

22 Tyers Estate Bermondsey Street London

23 Tyers Estate Bermondsey Street London

Room 307 Guys Hospital Great Maze Pond

First To Third And Part Fourth And Fifth

Floors And Meeting Room One On Fourth F

39-45 Bermondsey Street London

Flat 2 Crucifix Lane London

Second Floor New City Court Guys Hospital
St Thomas Street

Unit 4B Arch 887 Railway Arches 888

Holyrood Street

Flat 9A 79 Bermondsey Street London

Ground Floor Flat 52 Weston Street London

Bloomfield Clinic Guys Hospital St Thomas
Street

Part Fourth Floor 39-45 Bermondsey Street
London

Part Ground And First Floor 73 Weston
Street London

Flat A 17A Magdalen Street London

Railway Arch 892 Holyrood Street London

The Skyroom 136-148 Tooley Street

London

Flat B 17A Magdalen Street London

Railway Arch 891 Holyrood Street London

Flat 9B 79 Bermondsey Street London

Flat 7 28 Leathermarket Street London

Flat 8 28 Leathermarket Street London

Flat 5 28 Leathermarket Street London

Flat 6 28 Leathermarket Street London

Flat 9 28 Leathermarket Street London

Flat 5 54 Weston Street London

123 Snowfields London SE1 3ST

Sainsbury Outpatient Pharmacy Solomon

Centre Guys Hospital St Thomas Street

82 St Thomas Street London SE1 3QU

Office A First Floor 7 Holyrood Street

London

Office B First Floor 7 Holyrood Street

London

Flat 3 28 Leathermarket Street London

Flat 4 28 Leathermarket Street London

Flat 1 28 Leathermarket Street London

Flat 2 28 Leathermarket Street London

Part First Floor 75 Weston Street London

Unit 31 54 Bermondsey Street London

Part Ground Floor And Ninth Floor Capital
House 42 Weston Street

Re-consultation:

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

Flood Risk Management & Urban Drainage
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage
 Archaeology
 Design and Conservation Team [Formal]
 Highways Development and Management
 Urban Forester
 Design and Conservation Team [Formal]
 Archaeology
 Ecology
 Environmental Protection
 Highways Development and Management
 Transport Policy
 Urban Forester

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
 Natural England - London & South East Re

London Underground
 Thames Water

Natural England - London & South East Re
 Natural England - London & South East Re
 Natural England - London & South East Re
 Metropolitan Police Service (Designing O
 London Fire & Emergency Planning Authori
 Great London Authority

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

15 Snowfields London SE1 3SU
 Flat 3 79 Bermondsey Street London
 79 Bermondsey Street London SE1 3XF
 Flat 8 36 Snowfields London
 12 Pope St London SE1 3PR
 Flat 4, 37 Tanner Street London SE1 3LF

Apartment 50, Taper Building, 175 Long
 Lane London
 Apartment 50 Taper Building 175 Long
 Lane London
 145 Bermondsey St London SE1 3UW
 4B Tyers Gate London SE1 3HX

1 Melior Place London SE1 3SZ
 Flat 7, 5 Plantain Place London SE1 1YN
 25 Whites Grounds Estate Whites Grounds
 London
 1 Goodwin Close London SE16 3TR
 10 Sycamore Court Royal Oak Yard London
 1 Black Swan Yard London SE1 3XW
 Sunnyside Chorleywood Road
 Rickmansworth
 Flat 9 28 Leathermarket St London
 14 Janeway Street London London
 14 Woodmill Street London SE16 3GG
 Flat 3 Globe House 2A Crucifix lane London
 55 bermondsey street London SE1 3XG
 51 Whites grounds London
 15 Snowfields London Bridge London
 19 aysrse road Ayrse Road N160rh
 14 Woodmill Street London SE16 3GG
 12 Grange Walk Bermondsey London
 25/249 Bermondsey St London Se1 3uq
 6 Crucifix Lane Bermondsey London
 Unit 13 London SE1 3LZ
 State Farm Avenue Orpington BR6 7TN
 55 Bermondsey Street London SE1 3XN
 7 Hestia House City Walk London
 2a Crucifix Lane London SE1 3JW
 10 crucifix lane London Se13jw
 Flat 5 40 Snowfields London
 Unit 5 7 Tyers Gate London
 Flat 1 4B Tyers Gate London
 unit 6 139 bermondsey st london
 Flat 42 12 Bermondsey Square London
 Flat 2 4B Tyers Gate London
 14 king Edward mews Bermondsey Se16
 4qh
 12 Elm Court Royal Oak Yard London
 134 Jerningham Road New Cross Gate
 London
 148A Totteridge Lane London N20 8JJ
 The Tanneries 55 Bermondsey St LONDON
 7 Tyers Estate Bermondsey Street London
 197 Long Lane Flat 34 LONDON
 44 lansdowne roar London N10 2AU
 3 Melior Place The Glasshouse London
 36 Snowfields London SE13SU
 Flat 7, 5 Plantain Place London SE1 1YN
 62e Trinity Church Square London SE14HT
 3a Uplands Road London N8 9NN
 57 Bermondsey Street London SE1 3XJ
 1001 Antonine Heights London Se13df
 Unit 5, 7 Tyers Gate London SE1 3HX
 6 Lincoln Road London E7 8QW
 16 Snowfields London SE1 3SU
 Apt 21 36 Snowfields London
 1 Leathermarket Street London SE1 3HN
 17 Blue Lion Place London SE14PU
 Flat 4 The Morocco Store 1 Leathermarket
 Street London
 15 Snowfields London Bridge London
 55 Bermondsey Street London SE1 3XH
 Flat 2, Gemini House 180-182 Bermondsey
 Street London
 183 Highbury Hill LONDON N5 1TB
 Flat 3 4 Archie St London
 6 Lincoln road London E7 8QW
 Flat 4, Herbert Morrison house 1 Browning
 Street London
 93A Endwell Road London se42nf
 8a Crofton Road London SE5 8NB
 93a Endwell Road London se42nf
 311B Lordship Lane East Dulwich London

RECOMMENDATION

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

Applicant	St Thomas Bermondsey Limited	Reg. Number	18/AP/4171
Application Type	Major application	Case Number	82-1
Recommendation	Major – GRANT subject to S106 legal agreement and referral to the Mayor of London.		

Draft of Decision Notice

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

Redevelopment of the site to include the demolition of the existing buildings and the erection of a building up to 20 storeys in height (maximum height of 86.675m AOD) and a 3 storey pavilion building (maximum height of 16.680m AOD) with 3 basement levels across the site providing . The development would provide a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes A1/A2/A3/A4/B1/D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A hard copy of the application documents is available for inspection by prior appointment at Southwark Council's offices, 160 Tooley Street, SE1 2QH (Monday to Friday 9am to 5pm) and is viewable online at the LBS Planning Portal: <https://planning.southwark.gov.uk/online-applications/applicationDetails>. Printed and electronic copies of the Environmental Statement and Non-Technical Summary are available to purchase from Trium Environmental Consulting LLP: 68 - 85 Tabernacle St, Old Street, London EC2A 4BD. For further information and prices, please contact Trium at hello@triumenv.co.uk or by calling 0203 887 7118. Re-consultation is being undertaken based on updated Environmental Impact Assessment information and design amendments to the scheme including: updated landscape design; drainage strategy and flood protection; relocated loading bay; increased planting on terraces; updated energy strategy; revision to building maintenance equipment; change to materiality of main building to brick with elements of pre cast concrete.

Land Bounded By St Thomas Street Fenning Street Vinegar Yard And Snowfields Including Nos. 1-7 Fenning Street And No. 9 Fenning Street SE1 3QR

In accordance with application received on 24 December 2018

and Applicant's Drawing Nos.:

Existing Plans

Existing

A-025 P01

A-026 P00

A-031 P01

A-032 900

A-035 P00

received

Proposed Plans

Site

A-010 P00

A-011 P00

A-012 REV C

Plans

A-097 P00

A-098 P02

A-099 P02

A-100 P02

A-100M P02

A-101 P01

A-102A P01

A-107 P01

A-111 P01

A-114 P01

A-116 P01

A-118 P01

A-125 P02

Elevations and Sections

A-200 P02

A-201 P01

A-210 P01

A-211 P01

A-212 P01

A-213 P01

A-214 P00

A-250 P02

A-251 P02

A-252 P02

A-253 P02

Detail

A-350 P01

A-351 P01

A-352 P01

A-353 P01

A-354 P01

A-355 P01

received

Other Documents

Archaeological Report

Basement Impact Assessment

Design and Access Statement (including revisions and addendum)

Environmental Statement Volumes I, II and III

Environmental Statement Non Technical Summary

Environmental Statement Technical Appendices

Environmental Statement Addendum and Further Cumulative Assessment

Energy Strategy (and updated)

Flood Risk Assessment and SUDS

Planning Statement

Operational Management Plan

Statement of Community Involvement

Structural Sketchbook

Transport Statement (including Draft Service Management Plan and Draft Travel Plan)
 Ventilation Strategy
 received

Time limit for implementing this permission and the approved plans

1. Time Limit

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. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

4. Site Contamination

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

- i) The Phase 1 (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, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved

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

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

Reason

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

5. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

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

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

7. Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

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

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

9. **Swift boxes**
Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 10 internal swift nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

10. **Archaeological Historic Building Recording**

Before any development, including all demolition, hereby authorised begins, the applicant shall secure:

- A. The implementation of a programme of Level 3 archaeological historic building and structures recording in accordance with a written scheme of investigation (WSI), which shall be submitted to and approved in writing by the Local Planning Authority.
- B. For historic buildings or structures that are included within the WSI, a report detailing the historic building works and preparation of the archive shall be submitted to the Local Planning Authority for approval in writing.

Reason: In order that archaeological historic building recording is undertaken to a suitable standard in accordance with current guidance and PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

11. Archaeological Excavation Fieldwork

Before any development (excluding demolition to ground level only), hereby authorised, begins, the applicant shall:

- A. Secure the implementation of a further programme of archaeological excavation work, known as archaeological mitigation. Archaeological mitigation follows on from archaeological evaluation and can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits. This further programme of archaeological work shall be in accordance with a written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.
- B. Submit a brief summary report on the results of these mitigation works to the Local Planning Authority for approval in writing. No further demolition or development shall take place until that written approval is received, which will allow the development to be carried out without further archaeological on-site fieldwork, and will allow the archaeological post-excavation analysis work to commence.

Reason:

Parts A and B: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2019), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Plan (2007).

12. Archaeological Foundation and Basement Design

Before any work, hereby authorised, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

13. Archaeological Public Engagement

In the event that significant archaeological interest is revealed (or is in any case obvious) an appropriate programme of public engagement (public display, interpretation and signage, site visits, accessible public areas or viewing points, etc.) shall be designed by the applicant and submitted to the Local Planning Authority for approval in writing prior to the commencement of development. Detailed drawings of the design, including timetable, location, content and a full specification of the construction and materials shall be submitted to and approved in writing by the Local Planning Authority. The engagement shall be carried out in accordance with the approval given.

Reasons: In order to enhance public value and public benefit from engagement with the historic environment, to contribute to place-making and to provide information on the special archaeological and historical interest of this part of Southwark.

14. Photographic recording

Prior to the demolition of the existing warehouses on Fenning Street, a full photographic survey, both external and internal, shall be undertaken and submitted to the Local Planning Authority for written approval.

Reason:

In the interests of amenity and to retain effective records.

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

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and

policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

20. "Prior to works commencing, full details of all proposed planting of 9 trees on St Thomas St and those shown elsewhere shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity."

Permission is subject to the following Grade Condition(s)

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 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. **Detailed drawings**
1:5/10 section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, entrances (inc servicing) and shopfronts within the (1) Main Building; (2) Pavilion building; details of the parapets, roof edges, terraces and roof gardens within the (1) Main Building; (2) Pavilion Building; and details of the link to the lift core.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF 2019; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007). (2007).

17. Design mock ups

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF 2019; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design, 3.20 Tall Buildings; of The Southwark Plan (2007).

18. 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), 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.

21. Secure by design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to

improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

22. Cycle storage

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

23. Biodiversity roof

Before any above grade work hereby authorised begins, details of the biodiversity roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roofs shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

25. BREEAM

- (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local

Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

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

24. Refuse storage

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

26. Thames Water

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

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

27. Thames Water

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the

construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

28. Signage strategy

The commercial units hereby permitted shall not occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing street and routes (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason

In order to ensure that the quality of the design and details are in accordance with 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.

29. Ventilation details

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 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.

Permission is subject to the following Compliance Condition(s)

2. Approved plans

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

Existing

A-025 P01
A-026 P00
A-031 P01
A-032 900
A-035 P00

Site

A-010 P00
A-011 P00
A-012 REV C

Plans

A-097 P00
A-098 P02
A-099 P02
A-100 P02
A-100M P02

A-101 P01
 A-102A P01
 A-107 P01
 A-111 P01
 A-114 P01
 A-116 P01
 A-118 P01
 A-125 P02

Elevations and Sections

A-200 P02
 A-201 P01
 A-210 P01
 A-211 P01
 A-212 P01
 A-213 P01
 A-214 P00
 A-250 P02
 A-251 P02
 A-252 P02
 A-253 P02

Detail

A-350 P01
 A-351 P01
 A-352 P01
 A-353 P01
 A-354 P01
 A-355 P01

Reason:

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

30.

Noise

The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 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).

31.

CPZ exclusion

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

32. Office terrace use

Other than for maintenance purposes, repair purposes or means of escape, the office terraces shall not be used outside of the following hours:
10:00 - 20:00 on Mondays to Fridays

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.

33. Electric vehicle charging

The accessible parking bays shall be provided with electric car charging facilities.

Reason:

To encourage more sustainable travel, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

34. Restrictions on use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), no more than 25% of the retail space shall be used for Class A4 purposes.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over use, 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.

35. Hours of use

The use hereby permitted for Class A purposes shall not be carried on outside of the hours of:
07:00 - 23:00 on Monday to Saturday and;
08:00 - 22:00 on Sundays and Bank Holidays.

The Class D2/Sui Generis use shall not be carried on outside the hours of:
10:00- 23:00 on Monday to Saturday and;
08:00 - 22:00 on Sundays and Bank Holidays.

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.

36. Plant Noise – standard

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

37. No roof plant

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

Permission is subject to the following Special Condition(s)

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The

Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

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

The 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.

The Council commits to negotiating with applicants wherever possible to secure changes and/or additional information to a scheme to make it acceptable. The case officer adopted this approach when bringing this application to a conclusion.

The application was validated promptly and decided within the agreed determination period.

