
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 George South London Ltd	Reg. Number	12/AP/1784
Application Type	Full Planning Permission	Case	TP/1390-1
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for the erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m Above Ordnance Datum (AOD), a 6 storey building - 'The Rennie Street Building', and a 4 storey building - 'The Podium Building') which together provide a mixed use development totalling 74,925sqm gross external area comprising: 11,267sqm of Class C1 use (hotel); 52,674sqm of Class C3 use (274 flats); 1,316sqm of retail uses (Class A1 to A5); and 9,648sqm of basement, ancillary plant, servicing and car parking with associated public open space and landscaping.

At: 1-16 BLACKFRIARS ROAD LONDON SE1

In accordance with application received on 31/05/2012

and Applicant's Drawing Nos. Environmental Statement Non Technical Summary, Sky Deck Feasibility Report, Planning Statement, Affordable Housing Statement, Regeneration Statement, Hotel Demand and Feasibility Study, Community Engagement Report, Transport Assessment, Transport Assessment Appendices, Design and Access Statement, Energy Strategy, Sustainability Statement, Planning Application Drawings, Environmental Statement Volume 1, Environmental Statement Volume 2 - Townscape, Conservation and Visual Impact Assessment, Environmental Statement Volume 3 - Technical Appendices A - E, Environmental Statement Volume 3 - Technical Appendices - F, Environmental Statement Volume 3 - technical appendices G - K, Drawing Schedule, plus CD's

Plans:-

SITE (00) 001, SITE (00) 002, SITE (00) 003, SITE (00) 010 R01, SITE (00) 011 R01, SITE (00) 012 R01, SITE (00) 013 R01, SITE (00) 020, SITE (00) 021, SITE (00) 022,
SITE (00) 023, SITE (00) 024, SITE (00) 025 R01, SITE (00) 030, SITE (00) 031, SITE (00) 032, SITE (00) 033, SITE (00) 034, SITE (00) 035, SITE (00) 040,
SITE (00) 041, SITE (00) 042, SITE (00) 043, SITE (00) 050, SITE (00) 051, SITE (00) 055, SITE (00) 056, SITE (00) 057, SITE (00) 058, SITE (00) 060,
SITE (00) 061, SITE (00) 062, SITE (00) 063

PLZ (00) 096, PLZ (00) 097, PLZ (00) 098, PLZ (00) 099, PLZ (00) 100 R01, PLZ (00) 101 R01, PLZ (00) 102 R01, PLZ (00) 103 R01, PLZ (00) 104 R01, PLZ (00) 105 R01, PLZ (00) 106 R01,
PLZ (00) 107 R01

TWR (00) 103, TWR (00) 103, TWR (00) 111, TWR (00) 115, TWR (00) 119, TWR (00) 123, TWR (00) 127, TWR (00) 131, TWR (00) 135, TWR (00) 139,
TWR (00) 143, TWR (00) 146, TWR (00) 150, TWR (00) 151, TWR (00) 152, TWR (00) 153, TWR (00) 154, TWR (00) 155, TWR (00) 156, TWR (00) 157,
TWR (00) 158, TWR (00) 159, TWR (00) 160, TWR (00) 161

PLZ (21) 001, PLZ (21) 002, PLZ (21) 003

TWR (21) 100, TWR (21) 101, TWR (21) 102

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

a] Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and

work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 3 Shopping, Leisure and Entertainment which defines a hierarchy of town and local centres which reflect their sizes and roles.

Strategic Policy 4 Places to Learn and Enjoy seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

Strategic Policy 5 Providing New Homes requires that developments meet the housing needs of people by providing high quality new homes in attractive environments, particularly in growth areas.

Strategic Policy 6 Homes for People on Different Incomes states that development will provide homes including social rented, intermediate and private for people on a wide range of incomes. Development should provide as much affordable housing as is reasonably possible whilst also meeting the needs for other types of development and encouraging mixed communities.

Strategic Policy 7 Family Homes requires developments to provide more family housing with three or more bedrooms for people on all incomes to help make Southwark a place which is affordable for families.

Strategic Policy 10 - Jobs and businesses: We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development.

Strategic Policy 12 - Design and conservation: Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limit's of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.

b] Saved Policies of the Southwark Plan 2007

Policy 2.5 (Planning obligations): seeks to ensure that any adverse effects arising from a development is taken into account and mitigated and contributions towards infrastructure and the environment to support the development are secured, where relevant in accordance with Circular 05/2005 and other relevant guidance.

Policy 3.1 (Environmental effects): seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity): advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.4 (Energy efficiency): advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air quality): advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.12 (Quality in design): requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.14 (Designing Out Crime) seeks to ensure that development is designed to improve community safety and crime prevention.

Policy 3.20 (Tall Buildings) advises that permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, where they have excellent public transport accessibility and are located within the Central Activities Zone),

Policy 3.22 (Important Local Views) advises that the local planning authority will seek to protect and enhance identified views, panoramas, prospects and their settings. Developments that would impact negatively on important local views will not be granted.

Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 3.31 (Flood Defences) advises that permission will not be granted for development sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a suitable and cost effective manner.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

Policy 4.3 (Mix of dwellings) seeks to ensure that all major new-build development and conversions should provide for a mix of dwellings sizes and types to cater for the range of housing needs of the area.

Policy 4.4 (Affordable housing) states that the LPA will seek to provide for a continuous supply of affordable housing to meet the needs of the borough and sets out the proportion of affordable housing that will be sought in different parts of the borough as well as the tenure mix that will be sought.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policy 7.4 (Bankside and Borough Action Area) sets out policies to support this unique place in London as a thriving location for a wide range of activities, where culture, history, business, residential communities and a diverse built environment co-exist.

c] London Plan 2011

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 3.3 Increasing housing supply, Policy 3.6 Children and young people’s play and informal recreation facilities, Policy 3.8 Housing choice, Policy 3.13 Negotiating affordable housing on individual private residential and mixed use schemes, 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 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions, Policy 5.5 Decentralised energy networks, Policy 5.6 Decentralised energy in development proposals, Policy 5.7 Renewable energy, Policy 6.1 Strategic approach (Transport), Policy 6.13 Parking, 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 7.11 London View Management Framework, Policy 7.12 Implementing the London View Management Framework and Policy 8.2 Planning obligations.

d] The National Planning Policy Framework

- Section 1: Building a strong, competitive economy
- Section 2: Ensuring the vitality of town centres
- Section 4: Promoting sustainable development
- Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 10: Meeting the challenge of climate change, flooding and coastal change
Section 11: Conserving and enhancing the natural environment
Section 12: Conserving and enhancing the historic environment

Particular regard was had to the principle of the proposed uses which were considered to be acceptable considering the limitations of the site, and which will provide an acceptable mix to support the regeneration of the London Bridge Borough and Bankside Opportunity Area. The redevelopment of the site would generate significant economic benefits for the local and wider area and will increase the quantum of high quality residential units in Southwark.

The proposal therefore satisfies the policy requirements for tall buildings, and for high quality design, including the NPPF expectation that new development has the highest standard of design. The design of the tower is considered to be of world-class architecture that will result in a striking and bold form, creating a new destination point and is considered to make a positive contribution to the skyline of London creating a distinctive landmark building within Southwark.

Particular regard was had to the impact of the tower on views with specific reference to views from the lake bridge in St James's Park and views from the Westminster World Heritage Site. An important material consideration is the existence of the implemented planning permission (06-AP-2117), which is capable of being built out in the future. The impact of the proposed tower in these views is the same as that of the tower in the implemented permission, which was found acceptable by the Secretary of State in her decision in 2009. Taking into account the revised LVMF SPD, the impact on these views is considered acceptable and any perceived harm to the wider historic environment is outweighed by the regenerative improvements delivered by the scheme that will achieve substantial public benefits.

The proposal would provide an extensive improvement of the streetscape together with new active frontages which would improve the experience for pedestrians, and provide for natural surveillance. The new pedestrian route and plaza would increase the overall permeability of the area and allow for improved connectivity to the River Thames, and would allow for a range of uses to spill out into the space, which would add vitality to the space. New green roofs should enhance biodiversity and create habitat.

The impacts of the scheme in relation to daylight and sunlight have been assessed and are considered acceptable particularly as the implemented 2009 permission is a material consideration and the impacts would be no greater than those that would be caused by that scheme. The scheme is not expected to cause any unacceptable impact to local highway or transport conditions

The principle of a payment in lieu of on site affordable housing is acceptable in the specific circumstances of this case, and is considered to be the mechanism capable of providing the maximum quantum of affordable housing, of a type and affordability most suited to meet identified housing needs. The mechanism for expending the monies, and delivering additional affordable housing units, will be secured within an associated S106 agreement.

Planning obligations are secured to offset the impact of the development in accordance with the Supplementary Planning Document on Planning Obligations.

In coming to a decision on this application the Council took full account of the Environment Statement submitted in accordance with the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 2011 and all submissions relating to considerations in the Environmental Statement. Particular regard was had to construction, waste management, socio-economics, transportation and access, air quality, noise and vibration, wind (microclimate), daylight, sunlight, overshadowing, light pollution and solar glare, water resources and flood risk, ground conditions, archaeology – buried heritage, ecology, aviation, electronic interference. Following mitigation measures, there are likely to be some adverse impacts with regards to transportation and access, air quality, noise and vibration, views, daylight, sunlight, and overshadowing, and ecology which are considered acceptable.

Other policies have been considered, but in this instance were not considered to have such weight as to justify a refusal of permission. It was considered that the regenerative benefit to the wider community would outweigh any adverse impacts of the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and any other material planning considerations.

Subject to the following condition:

1

Standard 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.

2 **Approved plans**

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

SITE (00) 001, SITE (00) 002, SITE (00) 003, SITE (00) 010 R01, SITE (00) 011 R01, SITE (00) 012 R01, SITE (00) 013 R01, SITE (00) 020, SITE (00) 021, SITE (00) 022, SITE (00) 023, SITE (00) 024, SITE (00) 025 R01, SITE (00) 030, SITE (00) 031, SITE (00) 032, SITE (00) 033, SITE (00) 034, SITE (00) 035, SITE (00) 040, SITE (00) 041, SITE (00) 042, SITE (00) 043, SITE (00) 050, SITE (00) 051, SITE (00) 055, SITE (00) 056, SITE (00) 057, SITE (00) 058, SITE (00) 060, SITE (00) 061, SITE (00) 062, SITE (00) 063

PLZ (00) 096, PLZ (00) 097, PLZ (00) 098, PLZ (00) 099, PLZ (00) 100 R01, PLZ (00) 101 R01, PLZ (00) 102 R01, PLZ (00) 103 R01, PLZ (00) 104 R01, PLZ (00) 105 R01, PLZ (00) 106 R01, PLZ (00) 107 R01

TWR (00) 103, TWR (00) 103, TWR (00) 111, TWR (00) 115, TWR (00) 119, TWR (00) 123, TWR (00) 127, TWR (00) 131, TWR (00) 135, TWR (00) 139, TWR (00) 143, TWR (00) 146, TWR (00) 150, TWR (00) 151, TWR (00) 152, TWR (00) 153, TWR (00) 154, TWR (00) 155, TWR (00) 156, TWR (00) 157, TWR (00) 158, TWR (00) 159, TWR (00) 160, TWR (00) 161

PLZ (21) 001, PLZ (21) 002, PLZ (21) 003

TWR (21) 100, TWR (21) 101, TWR (21) 102

Reason:

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

3 **Submission of further details - external facing materials**

Samples of all and external facing materials, to the Tower, the Rennie Street building and the Podium building including roof finishes to be used in the carrying out of this development shall be presented on site and approved in writing by the local planning authority prior to works commencing above grade on the relevant building; 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: 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan July 2007 and SP12 Design & conservation of the Core strategy (2011).

4 **Submission of further details - mock-up**

Full-scale mock-ups of the cladding to the Tower to be used in the carrying out of this development shall be designed and presented for approval in writing by the local planning authority prior to works commencing above grade on the Tower; 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: 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan July 2007 and SP12 Design & conservation of the Core strategy (2011).

5 **Submission of further details - detailed drawings**

1:5/10 section detail-drawings through:

- the double-skin facade to the tower and the winter gardens of the tower, including details of the outer skin glass, transome and louvre components, the integration of the facade cleaning rails into the outer skin, extract/intake grilles for the whole house ventilation system, details of the colour and pattern of the openable doors, fixed clear panels and fixed opaque panels in the inner skin, and the soffit cladding and lighting of the winter gardens;
- the structural columns/walls at the base of the tower and the base details of the skirt and glass outer skin;

- the facades of the Rennie Street building including the roofline;
- the facades of the Podium building including the roofline;
- the cleaning equipment;
- all parapets and roof edges;
- heads, cills and jambs of all openings;
- glazed shop fronts;
- the canopy on Blackfriars Road, including the supporting leg

to be used in the carrying out of this permission shall be submitted to and approved in writing by the local planning authority prior to works commencing above grade on the relevant building; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the local planning authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan July 2007 and SP12 Design & conservation of the Core strategy (2011).

6 **Telecommunications**

Notwithstanding the provisions of Parts 24 and 25 of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or structures shall be placed on any part of the buildings hereby permitted, without the prior written consent of the local planning authority.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Strategic Policy 12 – Design and Conservation of the Core Strategy and saved policies 3.2 Protection of amenity and 3.13 Urban Design of the Southwark Plan 2007.

7 **Roof plant**

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

Reason:

In order to ensure that no additional plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Strategic Policy 12 – Design and Conservation of the Core Strategy and saved policies 3.2 Protection of amenity and 3.13 Urban Design of the Southwark Plan 2007.

8 **Archaeological Evaluation**

The proposed ground-works should be carried out in accordance with the approved written scheme of investigation and watching brief approved by the Council in compliance with condition 8 of permission 06-AP-2117.

Reason:

In order that the archaeological interests of the site are secured in accordance with saved Policy 3.19 of the Southwark Plan 2007.

9 **Archaeological Reporting**

Within 6 months of the completion of archaeological site works, an assessment report detailing post excavation works, publication of the report on the site and preparation of the archive shall be submitted to and approved in writing by the local planning authority and 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 saved policy 3.19 of the Southwark Plan 2007 and Strategic Policy 12 of the Core Strategy 2011.

10 **Construction and Environmental Management Plan**

Prior to the commencement of the relevant works, details of a Construction and Environmental Management Plan and Code of Practice shall be submitted to the local planning authority for approval (which shall oblige the applicant/developer and its contractors to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site).

The Plan and Code of Practice shall include:

- A Specification for method and foundation piling and construction works for each building forming part of the development including consideration of environmental impacts and the required remedial measures;
- A Construction Method Statement including a Construction Logistics Plan including those elements identified in Chapter 7 (Construction) of the Environmental Statement.
- A specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminate specific noise impact.
- A Site Waste Management Plan

The development shall not be carried out otherwise than in accordance with the approved plan.

Reason:

To ensure that residents and occupiers of neighbouring buildings do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 of the Core Strategy 2011 and saved policies 3.1, 3.2, 3.6 and 3.10 of the Southwark Plan 2007.

11 **Wheelchair housing**

The development hereby permitted shall provide that a minimum of 10% of all residential flats are identified on a plan as being capable of adaptation to the South East London Housing Guidelines wheelchair standards without further significant structural alteration. Such units shall be fully fitted out on request from any legitimate purchaser prior to first occupation of the relevant unit, at no additional cost to that purchaser.

Reason:

To ensure the provision of residential accommodation for people with disabilities in accordance with Policy 7.2 of the London Plan.

12 **Landscaping**

No building shall be occupied until full details of both hard and soft associated landscape works, including an implementation programme, have been submitted to and approved in writing by the local planning authority (LPA). Hard landscape details shall include proposed finished levels, means of enclosure, pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structures. Soft landscape details shall include planting plans, written specifications and schedules of plants. All hard and soft landscape works shall be carried out in accordance with the approved details and programme.

Reason:

In order that the LPA may be satisfied with the design and details in the interest of the special architectural qualities of the proposed buildings and the public spaces around it in accordance with saved policies 3.12 Quality in Design; 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 12 Design and Conservation of the Core Strategy (2011).

13 **Landscaping – replacement**

Any tree or shrub comprised in the approved details of landscaping which, within two years of the completion of either the building works or the landscape scheme (whichever is later), dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season by another of similar size and species.

Reason:

In order that the LPA may be satisfied with the design and details in the interest of the special architectural qualities of the proposed buildings and the public spaces around it in accordance with saved policies 3.12 Quality in Design; 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 12 Design and Conservation of the Core Strategy (2011).

14 Hours of Use - retail

The retail uses hereby permitted (A1-A5 uses) (excluding the hotel restaurant which falls into class C1) shall not be carried on outside of hours 07.00 to 23.30h Mondays to Saturdays and 08.00 and 23.00 on Sundays and Bank Holidays.

Reason:

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

15 Hours of Use - Hotel Bar and Restaurant

The hotel bar and restaurant hereby permitted shall not be open to any person who is not staying as a guest at the hotel outside the hours of 07.00 to 23.30 on any day.

Reason:

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

16 Hour of Use – Hotel Roof Terrace

The hotel roof terrace hereby permitted shall not be accessed or used for any purpose including use as a roof terrace or balcony for the purpose of sitting or standing outside of the hours of 09.00 to 22.00h on any day.

Reason:

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

17 Cycle Storage

Prior to the occupation of each building, details of the cycle storage facilities for the hotel, residential and retail uses in that building shall be submitted to and approved in writing by the local planning authority. Thereafter the cycle parking facilities will be retained and used for no other purposes.

Reason:

In order to ensure 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 reduce reliance on the use of the private car in accordance with strategic policy 2 of the Core Strategy 2011 and saved policy 3.5 Walking and Cycling of the Southwark Plan 2007.

18 Car Parking

No more than 110 car parking spaces shall be provided within the development. The car parking shall thereafter be managed in accordance with the approved Car Park Management Plan to be approved pursuant to the S106 Agreement.

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.

19 Car Parking – Vehicle Charging Points

Prior to the fit out of the basement, details of the installation (including the location and type) of the electric vehicle charger points within the car park area shall be submitted to and approved in writing by the local planning authority. The electric vehicle charger points shall be installed and the development shall not be

carried out other than in accordance with any such approval.

Reason:

To encourage more sustainable travel in accordance with saved policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

20 Car Parking – Self Park Spaces

The 3 no. self park spaces provided in accordance with plan ref. 7292 A/L PLZ [00] 097 shall be maintained in perpetuity for dedicated use by disabled residents.

Reason:

To ensure the provision facilities for people with disabilities in accordance with policy 7.2 of the London Plan.

21 Service and Delivery Management

All service and delivery activity will be managed in accordance with the approved Service and Delivery Management Plan (Appendix D of the Transport Assessment May 2012).

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.

22 BREEAM

Before first occupation of each commercial element of each building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) as relevant to that element of the building, shall be submitted to and approved in writing by the local planning authority confirming that BREEAM Excellent is achieved for the hotel and BREEAM Very Good is achieved for the retail uses.

Reason:

To ensure the proposals comply with saved policies 3.3 sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and Strategic Policy 13 – High Environmental Standards of the Core Strategy 2011.

23 Code for Sustainable Homes

Before first occupation of the residential building of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the LPA) as relevant to that building shall be submitted to and approved in writing by the local planning authority confirming that CfSH Level 4 will be achieved.

Reason:

To ensure the proposals comply with saved policies 3.3 sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and Strategic Policy 13 – High Environmental Standards of the Core Strategy 2011.

24 Ecology and Habitat Management

The following measures for the mitigation of impact and enhancement of biodiversity, set out in the recommendation of the Environmental Statement (May 2012) , shall be implemented as appropriate in respect of each relevant building in full prior to each building being first brought into use / occupied, or in accordance with the timetable detail in the approved scheme:

- a. Install brown roofs
- b. Black redstart boxes to be installed on the brown roofs
- c. Bat boxes to be installed as part of the development
- d. Hedges, semi mature trees native species to be planted to encourage bats

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to

comply with saved policy 3.28 of the Southwark Plan 2007, and Strategic Policy 11 of the Southwark Core Strategy 2011.

25 **Green/Brown Roofs**

Details of the biodiversity (green/brown) roof(s) relevant to the building to which it relates shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant building. The biodiversity (green/brown) roof(s) shall be:

- a. biodiversity based with extensive substrate base (depth 80-150mm)
- b. laid out in accordance with plan 7292 A/L PLZ [00] 102 R01; 7292 A/L PLZ [00] 103 R01; 7292 A/L PLZ [00] 106 R01 and 7292 A/L PLZ [00] 107 R01 hereby approved; and
- c. 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)

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

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

Reason:

To ensure the proposed development will preserve or enhance the visual amenities of the locality and is designed for maximum benefit of local diversity in addition to the attenuation of surface water runoff in accordance with saved policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

26 **Flood Risk**

The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures detailed within the approved Flood Risk Assessment:

- d. all 'more vulnerable' residential accommodation is to be located at the first floor level and above (Section 6.1)
- e. implementation of appropriate flood resilient measures within the ground floor level, where practical considerations allow, using the guidance contained within Approved Document C of the Building Regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' which was published by the Department for Communities and Local Government (CLG) in 2007 (Section 6.1);

The development of each building permitted by this planning permission shall not commence until a surface water drainage scheme for that building based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the building has been submitted to, and approved by, the local planning authority. The surface water drainage strategy should seek to implement a Sustainable Drainage Strategy (SuDS) hierarchy that achieved reductions in surface water run-off rates to Greenfield rates, in line within the London Plan (Policy 5.13).

Reason:

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

27 **Contamination**

Prior to the commencement of development of each building approved by the planning permission, the following components of a scheme in respect of that building 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:

- a. a site investigation scheme, based on the above report, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

- b. the results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measure required and how they are to be undertaken;
- c. 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 (b) are completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action

The scheme shall be implemented as approved.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of the Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy and the NPPF.

28 **Contamination - unidentified**

If, during development, significant 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 and reported to the satisfaction of the local planning authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of the Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and the NPPF.

29 **Contamination - post-remediation**

If, during development, significant 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 and reported to the satisfaction of the local planning authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of the Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy and the NPPF.

30 **SUDS**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters.

Reason:

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

31 **Flue/Extraction - CHP**

Prior to the commissioning of the CHP, the details of the proposed flue system for the CHP will be submitted for approval by the local planning authority. The approved scheme shall be implemented prior to occupation of

any building served by the CHP and thereafter maintained.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

32 Flue/extraction - odour

Prior to the occupation of the relevant retail and hotel parts of each building, the details of the proposed odour extraction systems associated with any food and drink uses will be submitted to the satisfaction of the Local Planning Application and implemented prior to occupation of the part of development containing the associated use and thereafter maintained.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

33 Lighting

Details of the external lighting scheme for the relevant building shall be submitted for the approval of the local planning authority prior to the occupation of each building and maintained thereafter.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

34 Noise Standards

All residential dwellings shall meet the relevant standards of noise attenuation i.e. 30 dBA_{Leq,t} bedrooms and 30 dBA_{Leq,t} living rooms with closed windows.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

35 Signage

A signage strategy will be submitted to and approved by the local planning authority prior to occupation. All signage will be provided only within the signage zones indicated on approved plans 7292 A/A PLZ [21] 002 and in accordance with the approved signage strategy.

Reason:

In order that the LPA may be satisfied with the design and details in the interest of the special architectural qualities of the proposed buildings and the public spaces around it in accordance with saved policies 3.12 Quality in Design; 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 12 Design and Conservation of the Core Strategy (2011).

36 Refuse Storage

The refuse storage arrangements for the residential uses shown on the approved drawings 7292 A/L PLZ [00] 97 and 7292 A/L PLZ [00] 100 R01; shall be provided and available for use before the first occupation of any dwelling. The facilities provided shall thereafter be retained and shall not be used for any other purpose.

The refuse storage arrangements for the non-residential uses shown on the approved drawings 7292 A/L PLZ [00] 97; 7292 A/L PLZ [00] 99 and 7292 A/L PLZ [00] 100 R01; shall be provided and available for use before first occupation of that part of the development. The facilities provided shall thereafter be retained and shall not be used for any other purpose.

Reason :

To ensure that 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 saved policies 3.2 Protection of Amenity and 3.7 Waste Reduction of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

37 **Land Uses**

Not including the hotel bar and restaurant, at any time, at least 50% of the total overall retail area on the ground floor shall be used for purposes falling within Class A1(shops) or A3 (restaurants) of the Town and Country Use Classes order (1987) as amended and no more than 25% of the retail area should be used for class A4 (drinking establishments) of the Town and Country Planning Use Classes Order 1987 (as amended).

Reason:

In order to ensure that there is an acceptable mix of uses provided on the ground floor, and in the interests of protecting neighbouring residential amenity, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.
- 2 At least 6 months before the occupation of the new commercial units hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development.
- 3 The details and/or samples required by the condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

- 4 The archaeology officer can, on request, provide an archaeological brief detailing the methodology of the archaeological programme and can also provide information concerning archaeological organisations who work frequently within the borough and who may be able to carry out the works.