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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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

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<b>Applicant</b>	St George South London Ltd	<b>Reg. Number</b>	12/AP/2608
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1390-1
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Erection of a three storey building for use as a marketing suite in connection with the redevelopment of the main site (under planning permission ref 12-AP-1784) for a temporary period of 5 years, together with associated car parking and landscaping.

**At:** 1-16 BLACKFRIARS ROAD, LONDON SE1

**In accordance with application received on 08/08/2012**

**and Applicant's Drawing Nos.** 0208935-HL-SW-GF-DR-P-590-9010 Rev P1, 7297-P-Z7-A-F100-P-00-001, 7297-P-Z7-A-F100-P-00-002, 7297-P-Z7-A-F100-P-00-003, 7297-P-Z7-A-G100-P-00, 7297-P-Z7-A-G200-P-00, 7297-P-Z7-A-G200-P-01, 7297-P-Z7-A-G200-P-02, 7297-P-Z7-A-G200-P-RF, 7297-P-Z7-A-G200-E-NE, 7297-P-Z7-A-G200-E-NW, 7297-P-Z7-A-G200-E-SE, 7297-P-Z7-A-G200-E-SW, 7297-P-Z7-A-G200-S-AA, 7297-P-Z7-A-G200-S-BB

Marketing Suite Foundations, Construction Management Plan, Transport Statement, Flood Risk Assessment, Design & Access Statement

#### **Reasons for granting permission.**

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

##### Strategic policies of the Core Strategy 2011

Strategic Policy 1 – Sustainable development  
Strategic Policy 2 – Sustainable transport  
Strategic Policy 12 – Design and conservation

##### Saved policies of the Southwark Plan 2007

Policy 3.2 Protection of Amenity.  
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 5.2 Transport Impacts.  
Policy 5.3 Walking and Cycling.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

#### **Subject to the following condition:**

- 1 The building hereby permitted shall not be retained after 5 years from the date of this decision, on or before which date the building shall be removed from the site.

##### Reason

To ensure the temporary building required for marketing purposes is removed within an appropriate timeframe.

- 2 Unless equivalent details have previously been discharged under planning permission 12-AP-1784, details of all external materials (including samples) shall be submitted to and approved by the local planning authority

prior to the commencement of any above grade works.

**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).

- 3 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 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.

- 4 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**

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.

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

0208935-HL-SW-GF-DR-P-590-9010 Rev P1, 7297-P-Z7-A-F100-P-00-001, 7297-P-Z7-A-F100-P-00-002, 7297-P-Z7-A-F100-P-00-003, 7297-P-Z7-A-G100-P-00, 7297-P-Z7-A-G200-P-00, 7297-P-Z7-A-G200-P-01, 7297-P-Z7-A-G200-P-02, 7297-P-Z7-A-G200-P-RF, 7297-P-Z7-A-G200-E-NE, 7297-P-Z7-A-G200-E-NW, 7297-P-Z7-A-G200-E-SE, 7297-P-Z7-A-G200-E-SW, 7297-P-Z7-A-G200-S-AA, 7297-P-Z7-A-G200-S-BB

**Reason:**

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

- 6 Signage shall be erected at the egress point from the car park advising drivers to turn left only.

**Reason**

In order to that the Council may be satisfied that the proposal will not compromise highway safety in accordance with saved policy 5.2 of the Southwark Plan 2007.

**Informative**

The A3200 Stamford Street forms part of the Transport for London Road Network; a Section 278 agreement under the Highways Act 1980 with TfL is required to create a vehicular crossover on Stamford Street as well as reinstate the footway once constructed. Furthermore, once the temporary period has expired, the applicant will be required to reinstate the footway as exists currently, though it is acknowledged this area forms part of the area covered by the proposed Blackfriars Road Urban Realm improvement scheme.