

## 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.

<b>Applicant</b>	Mr B Collins CEREP Sampson House Ltd	<b>Reg. Number</b>	12/AP/3940
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1519-J & 1390-245
<b>Recommendation</b>	Grant subject to Legal Agt, GLA and SoS		

### Draft of Decision Notice

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

Demolition of existing buildings and the construction of a mixed use development totalling 144,571 sq.metres GEA comprising 489 flats (Class C3), 45,372 sqm (including basement) of offices (Class B1), 2,581sqm of retail (Classes A1-A5), 1,969sqm of community uses (Class D1) and 1,014sqm of gym (Class D2). New open space including formation of two new east-west routes, new public square, reconfigured vehicular and pedestrian access and works to the public highway with associated works including landscaping and basement car park for 200 cars (including 54 disabled car parking spaces) plus servicing and plant areas. Change of use of the railway arches from a nightclub to retail, gym and community uses. Configuration of the toilet block for retail uses and toilets.

The development contains of 9 new buildings: Ludgate A: 13 storeys (62.08m AOD), Ludgate B: 49 storeys (169.60m AOD), Ludgate C: 15 storeys (73m AOD), Sampson A: 17 storeys (62.85m AOD), Sampson B: 31 storeys, (112.10m AOD), Sampson C: 27 storeys (98.30m AOD), Sampson D: 14 storeys (60.80m AOD), Sampson E: 5 storeys (24.6m AOD), Sampson F: 6 storeys (28.9m AOD).

**At:** SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE 245 BLACKFRIARS ROAD SE1 & RAILWAY ARCHES.

**In accordance with application received on 10/12/2012  
and revisions/amendments received on 16/04/2013**

**and Applicant's Drawing Nos.** ES Statement Vol 1,2,3, and non technical summary

ES addendum letter

Planning technical summary

Design and access statement, plus addendum

Sustainability statement including pre assessment for code for sustainable homes and pre assessment for BREEAM

Energy Statement

Statement of community involvement

Internal daylight and sunlight report

Transport Assessment plus addendum

Affordable Housing statement

Planning statement

#### Site location and ownership

1094-A-PLN-002, 1094-A-PLN-010 Rev 1, 1094-A-PLN-011Rev 2, 1094-A-PLN-012 Rev 1, 1094-A-PLN-013 Rev 1

#### Existing plans, elevations and sections

1094-A-PLN-EX-0999, 1094-A-PLN-EX-1000 Rev 1, 1094-A-PLN-EX-1001Rev 1, 1094-A-PLN-EX-1002 Rev 1, 1094-A-PLN-EX-1003 Rev 1, 1094-A-PLN-EX-1004 Rev 1, 1094-A-PLN-EX-1005 Rev 1, 1094-A-PLN-EX-1006 Rev 1, 1094-A-PLN-EX-1007 Rev 1, 1094-A-PLN-EX-1008 Rev 1, 1094-A-PLN-EX-1009 Rev 1, 1094-A-PLN-EX-1010 Rev 1, Rev 1, 1094-A-PLN-EX-1011 Rev 1, 1094-A-ELE-EX-2100 Rev 1, 1094-A-ELE-EX-2101 Rev 1, 1094-A-ELE-EX-2102 Rev 1, 1094-A-ELE-EX-2103 Rev 1, 1094-A-ELE-EX-2200 Rev 1, 1094-A-ELE-EX-2201 Rev 1, 1094-A-ELE-EX-2202 Rev 1, 1094-A-ELE-EX-2203 Rev 1, 1094-A-SEC-EX-3100 Rev 1, 1094-A-SEC-EX-3101 Rev 1, 1094-A-SEC-EX-3102 Rev 1

#### Proposed general arrangement site plans

1094-A-PLN-0994 Rev 1, 1094-A-PLN-0995 Rev 1, 1094-A-PLN-0996 Rev 1, 1094-A-PLN-0997 Rev 1, 1094-A-PLN-0998, 1094-A-PLN-0999 Rev 2, 1094-A-PLN-1000 Rev 2, 1094-A-PLN-1001 Rev 2, 1094-A-PLN-1004 Rev 2, 1094-A-PLN-1015 Rev 2, 1094-A-PLN-1022 Rev 2, 1094-A-PLN-1049 Rev 2

#### Proposed general arrangement building plans

1094-A-PLN-1099 Rev 1, 1094-A-PLN-1100 Rev 1, 1094-A-PLN-1101 Rev 1, 1094-A-PLN-1102 Rev 1, 1094-A-PLN-1103 Rev 1, 1094-A-PLN-1109 Rev 1, 1094-A-PLN-1110 Rev 1, 1094-A-PLN-1111 Rev 1, 1094-A-PLN-1112 Rev 1, 1094-A-PLN-1113 Rev 1

1094-A-PLN-1200 Rev 2, 1094-A-PLN-1200M Rev 1, 1094-A-PLN-1201 Rev 1, 1094-A-PLN-1202 Rev 1, 1094-A-PLN-1209 Rev 1, 1094-A-PLN-1215 Rev 1, 1094-A-PLN-1221 Rev 1, 1094-A-PLN-1222 Rev 1, 1094-A-PLN-1232 Rev 1, 1094-A-PLN-1239 Rev 1, 1094-A-PLN-1240 Rev 1, 1094-A-PLN-1246 Rev 1, 1094-A-PLN-1247 Rev 1, 1094-A-PLN-1248 Rev 1, 1094-A-PLN-1249 Rev 1

1094-A-PLN-1300 Rev 2, 1094-A-PLN-1301 Rev 1, 1094-A-PLN-1302 Rev 1, 1094-A-PLN-1303 Rev 1, 1094-A-PLN-1314 Rev 1, 1094-A-PLN-1315 Rev 1, 1094-A-PLN-1316 Rev 1

1094-A-PLN-1400 Rev 1, 1094-A-PLN-1401 Rev 1, 1094-A-PLN-1404 Rev 1, 1094-A-PLN-1408 Rev 1, 1094-A-PLN-1415 Rev 1, 1094-A-PLN-1416 Rev 1, 1094-A-PLN-1417 Rev 1

1094-A-PLN-1500 Rev 1, 1094-A-PLN-1501 Rev 1, 1094-A-PLN-1502, 1094-A-PLN-1506 Rev 2, 1094-A-PLN-1508 Rev 1, 1094-A-PLN-1519 Rev 1, 1094-A-PLN-1523 Rev 1, 1094-A-PLN-1524 Rev 1, 1094-A-PLN-1525 Rev 1, 1094-A-PLN-1528 Rev 1, 1094-A-PLN-1529 Rev 1, 1094-A-PLN-1530 Rev 2, 1094-A-PLN-1531 Rev 2

1094-A-PLN-1600 Rev 1, 1094-A-PLN-1601 Rev 2, 1094-A-PLN-1602 Rev 2, 1094-A-PLN-1603, 1094-A-PLN-1607 Rev 1, 1094-A-PLN-1613 Rev 1, 1094-A-PLN-1617 Rev 1, 1094-A-PLN-1622 Rev 1, 1094-A-PLN-1623 Rev 1, 1094-A-PLN-1624 Rev 1, 1094-A-PLN-1625 Rev 1, 1094-A-PLN-1626 Rev 1, 1094-A-PLN-1627 Rev 2

1094-A-PLN-1700 Rev 1, 1094-A-PLN-1701 Rev 1, 1094-A-PLN-1702 Rev 1, 1094-A-PLN-1705 Rev 1, 1094-A-PLN-1706 Rev 1, 1094-A-PLN-1713 Rev 1, 1094-A-PLN-1714 Rev 1

1094-A-PLN-1899 Rev 1, 1094-A-PLN-1800 Rev 1, 1094-A-PLN-1801 Rev 1, 1094-A-PLN-1805 Rev 1

1094-A-PLN-1900 Rev 1, 1094-A-PLN-1901 Rev 1, 1094-A-PLN-1906 Rev 1

#### Proposed site general arrangement elevations

1094-A-ELE-2100 Rev 2, 1094-A-ELE-2101 Rev 1, 1094-A-ELE-2102 Rev 1, 1094-A-ELE-2103 Rev 1, 1094-A-ELE-2104 Rev 1

#### Proposed building general arrangement elevations

1094-A-ELE-2105 Rev 1, 1094-A-ELE-2106 Rev 2, 1094-A-ELE-2107 Rev 2, 1094-A-ELE-2108 Rev 2, 1094-A-ELE-2109 Rev 2, 1094-A-ELE-2110 Rev 1

1094-A-ELE-2111 Rev 1, 1094-A-ELE-2112 Rev 1, 1094-A-ELE-2113 Rev 1, 1094-A-ELE-2114 Rev 1, 1094-A-ELE-2115 Rev 1, 1094-A-ELE-2116 Rev 1, 1094-A-ELE-2117 Rev 1, 1094-A-ELE-2118 Rev 2, 1094-A-ELE-2119 Rev 2, 1094-A-ELE-2120 Rev 2

#### Proposed general arrangement sections

1094-A-SEC-3100 Rev 1, 1094-A-SEC-3101 Rev 1, 1094-A-SEC-3102, 1094-A-SEC-3103 Rev 1, 1094-A-SEC-3104, 1094-A-SEC-3105 Rev 2, 1094-A-SEC-3106 Rev 1, 1094-A-SEC-3107 Rev 1, 1094-A-SEC-3108 Rev 2, 1094-A-SEC-3109 Rev 1, 1094-A-SEC-3110 Rev 1, 1094-A-SEC-3111 Rev 1, 1094-A-SEC-3112, 1094-A-SEC-3113, 1094-A-SEC-3114, 1094-A-SEC-3115, 1094-A-SEC-3116 Rev 1

#### Proposed building sections

1094-A-SEC-3200 Rev 1, 1094-A-SEC-3201 Rev 1, 1094-A-SEC-3202 Rev 2, 1094-A-SEC-3203 Rev 1, 1094-A-SEC-3204 Rev 1, 1094-A-SEC-3205 Rev 1, 1094-A-SEC-3206 Rev 2, 1094-A-SEC-3207 Rev 1, 1094-A-SEC-3208 Rev 1

#### Lifetime homes

1094-A-PLN-4110 Rev 1, 1094-A-PLN-4120 Rev 1, 1094-A-PLN-4121 Rev 1, 1094-A-PLN-4140 Rev 1, 1094-A-PLN-4150 Rev 1, 1094-A-PLN-4151 Rev 1, 1094-A-PLN-4160 Rev 1, 1094-A-PLN-4161 Rev 1

#### Wheelchair adaptable apartment layouts

1094-A-4220 Rev 1, 1094-A-4221 Rev 1, 1094-A-4250 Rev 1, 1094-A-4251 Rev 1, 1094-A-4260 Rev 1, 1094-A-4261 Rev 1

#### Arches and retail and public toilets pavilion

1094-A-4301 Rev 1, 1094-A-4302 Rev 1

#### Facade arrangement

1094-A-DTL-5100 Rev 1, 1094-A-DTL-5101 Rev 1, 1094-A-DTL-5111 Rev 1, 1094-A-DTL-5112 Rev 1, 1094-A-DTL-5121 Rev 1, 1094-A-DTL-5122 Rev 1, 1094-A-DTL-5131 Rev 1, 1094-A-DTL-5132 Rev 1, 1094-A-DTL-5141 Rev 1, 1094-A-DTL-5142 Rev 1, 1094-A-DTL-5151 Rev 1, 1094-A-DTL-5161 Rev 1, 1094-A-DTL-5162 Rev 1, 1094-A-DTL-5171 Rev 1

#### Landscape

TOWN526(08)5001 Rev 3,  
TOWN526(08)5002 Rev 3,  
TOWN526(08)5003 Rev 3,  
TOWN526(08)5004 Rev 3,

Phasing Plan dated 4/9/13

#### **Subject to the following thirty-nine conditions:**

##### **Time limit for implementing this permission and the approved plans**

- 1 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:

##### Proposed general arrangement site plans

1094-A-PLN-0994 Rev 1, 1094-A-PLN-0995 Rev 1, 1094-A-PLN-0996 Rev 1, 1094-A-PLN-0997 Rev 1, 1094-A-PLN-0998, 1094-A-PLN-0999 Rev 2, 1094-A-PLN-1000 Rev 2, 1094-A-PLN-1001 Rev 2, 1094-A-PLN-1004 Rev 2, 1094-A-PLN-1015 Rev 2, 1094-A-PLN-1022 Rev 2, 1094-A-PLN-1049 Rev 2

##### Proposed general arrangement building plans

1094-A-PLN-1099 Rev 1, 1094-A-PLN-1100 Rev 1, 1094-A-PLN-1101 Rev 1, 1094-A-PLN-1102 Rev 1, 1094-A-PLN-1103 Rev 1, 1094-A-PLN-1109 Rev 1, 1094-A-PLN-1110 Rev 1, 1094-A-PLN-1111 Rev 1, 1094-A-PLN-1112 Rev 1, 1094-A-PLN-1113 Rev 1

1094-A-PLN-1200 Rev 2, 1094-A-PLN-1200M Rev 1, 1094-A-PLN-1201 Rev 1, 1094-A-PLN-1202 Rev 1, 1094-A-PLN-1209 Rev 1, 1094-A-PLN-1215 Rev 1, 1094-A-PLN-1221 Rev 1, 1094-A-PLN-1222 Rev 1, 1094-A-PLN-1232 Rev 1, 1094-A-PLN-1239 Rev 1, 1094-A-PLN-1240 Rev 1, 1094-A-PLN-1246 Rev 1, 1094-A-PLN-1247 Rev 1, 1094-A-PLN-1248 Rev 1, 1094-A-PLN-1249 Rev 1

1094-A-PLN-1300 Rev 2, 1094-A-PLN-1301 Rev 1, 1094-A-PLN-1302 Rev 1, 1094-A-PLN-1303 Rev 1, 1094-A-PLN-1314 Rev 1, 1094-A-PLN-1315 Rev 1, 1094-A-PLN-1316 Rev 1

1094-A-PLN-1400 Rev 1, 1094-A-PLN-1401 Rev 1, 1094-A-PLN-1404 Rev 1, 1094-A-PLN-1408 Rev 1, 1094-A-PLN-1415 Rev 1, 1094-A-PLN-1416 Rev 1, 1094-A-PLN-1417 Rev 1

1094-A-PLN-1500 Rev 1, 1094-A-PLN-1501 Rev 1, 1094-A-PLN-1502, 1094-A-PLN-1506 Rev 2, 1094-A-PLN-1508 Rev 1, 1094-A-PLN-1519 Rev 1, 1094-A-PLN-1523 Rev 1, 1094-A-PLN-1524 Rev 1, 1094-A-PLN-1525 Rev 1, 1094-A-PLN-1528 Rev 1, 1094-A-PLN-1529 Rev 1, 1094-A-PLN-1530 Rev 2, 1094-A-PLN-1531 Rev 2

1094-A-PLN-1600 Rev 1, 1094-A-PLN-1601 Rev 2, 1094-A-PLN-1602 Rev 2, 1094-A-PLN-1603, 1094-A-PLN-1607 Rev 1, 1094-A-PLN-1613 Rev 1, 1094-A-PLN-1617 Rev 1, 1094-A-PLN-1622 Rev 1, 1094-A-PLN-1623 Rev 1, 1094-A-PLN-1624 Rev 1, 1094-A-PLN-1625 Rev 1, 1094-A-PLN-1626 Rev 1, 1094-A-PLN-1627 Rev 2

1094-A-PLN-1700 Rev 1, 1094-A-PLN-1701 Rev 1, 1094-A-PLN-1702 Rev 1, 1094-A-PLN-1705 Rev 1, 1094-A-PLN-1706 Rev 1, 1094-A-PLN-1713 Rev 1, 1094-A-PLN-1714 Rev 1

1094-A-PLN-1899 Rev 1, 1094-A-PLN-1800 Rev 1, 1094-A-PLN-1801 Rev 1, 1094-A-PLN-1805 Rev 1

1094-A-PLN-1900 Rev 1, 1094-A-PLN-1901 Rev 1, 1094-A-PLN-1906 Rev 1

Proposed site general arrangement elevations

1094-A-ELE-2100 Rev 2, 1094-A-ELE-2101 Rev 1, 1094-A-ELE-2102 Rev 1, 1094-A-ELE-2103 Rev 1, 1094-A-ELE-2104 Rev 1

Proposed building general arrangement elevations

1094-A-ELE-2105 Rev 1, 1094-A-ELE-2106 Rev 2, 1094-A-ELE-2107 Rev 2, 1094-A-ELE-2108 Rev 2, 1094-A-ELE-2109 Rev 2, 1094-A-ELE-2110 Rev 1

1094-A-ELE-2111 Rev 1, 1094-A-ELE-2112 Rev 1, 1094-A-ELE-2113 Rev 1, 1094-A-ELE-2114 Rev 1, 1094-A-ELE-2115 Rev 1, 1094-A-ELE-2116 Rev 1, 1094-A-ELE-2117 Rev 1, 1094-A-ELE-2118 Rev 2, 1094-A-ELE-2119 Rev 2, 1094-A-ELE-2120 Rev 2

Proposed general arrangement sections

1094-A-SEC-3100 Rev 1, 1094-A-SEC-3101 Rev 1, 1094-A-SEC-3102, 1094-A-SEC-3103 Rev 1, 1094-A-SEC-3104, 1094-A-SEC-3105 Rev 2, 1094-A-SEC-3106 Rev 1, 1094-A-SEC-3107 Rev 1, 1094-A-SEC-3108 Rev 2, 1094-A-SEC-3109 Rev 1, 1094-A-SEC-3110 Rev 1, 1094-A-SEC-3111 Rev 1, 1094-A-SEC-3112, 1094-A-SEC-3113, 1094-A-SEC-3114, 1094-A-SEC-3115, 1094-A-SEC-3116 Rev 1

Proposed building sections

1094-A-SEC-3200 Rev 1, 1094-A-SEC-3201 Rev 1, 1094-A-SEC-3202 Rev 2, 1094-A-SEC-3203 Rev 1, 1094-A-SEC-3204 Rev 1, 1094-A-SEC-3205 Rev 1, 1094-A-SEC-3206 Rev 2, 1094-A-SEC-3207 Rev 1, 1094-A-SEC-3208 Rev 1

Lifetime homes

1094-A-PLN-4110 Rev 1, 1094-A-PLN-4120 Rev 1, 1094-A-PLN-4121 Rev 1, 1094-A-PLN-4140 Rev 1, 1094-A-PLN-4150 Rev 1, 1094-A-PLN-4151 Rev 1, 1094-A-PLN-4160 Rev 1, 1094-A-PLN-4161 Rev 1

Wheelchair adaptable apartment layouts

1094-A-4220 Rev 1, 1094-A-4221 Rev 1, 1094-A-4250 Rev 1, 1094-A-4251 Rev 1, 1094-A-4260 Rev 1, 1094-A-4261 Rev 1

Arches and retail and public toilets pavilion

1094-A-4301 Rev 1, 1094-A-4302 Rev 1

Facade arrangement

1094-A-DTL-5100 Rev 1, 1094-A-DTL-5101 Rev 1, 1094-A-DTL-5111 Rev 1, 1094-A-DTL-5112 Rev 1, 1094-A-DTL-5121 Rev 1, 1094-A-DTL-5122 Rev 1, 1094-A-DTL-5131 Rev 1, 1094-A-DTL-5132 Rev 1, 1094-A-DTL-5141 Rev 1, 1094-A-DTL-5142 Rev 1, 1094-A-DTL-5151 Rev 1, 1094-A-DTL-5161 Rev 1, 1094-A-DTL-5162 Rev 1, 1094-A-DTL-5171 Rev 1

Landscape

TOWN526(08)5001 Rev 3,  
TOWN526(08)5002 Rev 3,  
TOWN526(08)5003 Rev 3,  
TOWN526(08)5004 Rev 3,

Phasing Plan dated 4/9/13

Reason:

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Drainage Strategy

The development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker for each of the following two phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; 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.

- 4 Water supply  
Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water) for each of the following two phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

**Reason**

To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with The National Planning Policy Framework 2012, Policy 5.14 Water quality and wastewater infrastructure and Policy 5.13 Sustainable drainage of the London Plan 2011, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects, 3.31 Flood Defences and 3.9 Water of the Southwark Plan 2007.

- 5 Tree protection - foundation design  
Before any work hereby authorised begins, details of the foundation works and podium levels to be used in the construction of this development, showing sufficient rooting space and drainage, shall be submitted to and approved in writing by the Local Planning Authority for each of the following two phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

Details shall include the use below ground rootcell type systems to provide for long term tree growth and retention. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Policy 5.10 Urban greening; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; 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 3.28 Biodiversity.

- 6 Environmental Management Plan  
Prior to commencement of the development, a Construction Environmental Management Plan shall be submitted and shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction. The plan shall include but not exclusively, the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

Details of the routing for all construction vehicles.

The specification shall include details of the method of piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

Road safety measures, including measures for entering and leaving the site and a delivery and servicing plan

Details of contractor parking and parking for vehicles associated with the works during construction

Details of cycle awareness training undertaken by drivers of lorries

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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#### Tree planting

Prior to commencement of the development, details of all new tree planting of new trees along the frontages of Blackfriars Road, Southwark Street and Hopton Street, shall be submitted and approved, and the development shall only be constructed in accordance with any approval given.

Any trees that are 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 similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 7.21 Trees and woodlands; 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 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

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#### Contamination

Prior to commencement of each of the following phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

a) A site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

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

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

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

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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#### Archaeological Evaluation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation

measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

10 Archaeological Mitigation

Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

11 Archaeological Reporting

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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

12 Design section details

1:5/10 section detail-drawings through all buildings facades; parapets; balconies; heads, cills and jambs of all openings; entrance lobbies; viaduct shop frontages; the new public lifts; and roof edges 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, for each of the following phases:

- i) Ludgate House Phase 1
- ii) Ludgate House Phase 2
- iii) Sampson House Phase 1
- iv) Sampson House Phase 2
- v) Sampson House Phase 3

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; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

13 Cycle storage

Prior to any before any above grade work for each of the following phases;

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

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 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

14 Bird and bat boxes

Details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site for each of the following phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

No less than 8 nesting boxes and 6 bat 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 nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

15 Service Management Plan

Prior to the commencement of any works above grade, a Service Management Plan detailing how all elements of the site are to be serviced (including servicing hours) has been submitted to and approved in writing by the Local Planning Authority. The plan should set out the temporary service arrangements prior to the delivery of the service entrance on Southwark Street. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

16 Landscaping plan

Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), 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 similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 7.21 Trees and woodlands, 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 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

17 Code for sustainable homes

a) Prior to commencement of above grade work on each of the following phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3),



an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level 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 Code for Sustainable Homes final certification (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 2012, 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.

**18 Green/brown roofs**

Before any above grade work hereby authorised begins on each of the following phases;

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

details of the green and/or brown roofs (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

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, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

**19 TV surveys**

Before any above grade work hereby authorised begins on each of the following phases:

- i) Ludgate House (Phase 1 & 2)
- ii) Sampson House (Phase 1, 2 & 3)

details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

**Reason**

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

**20 Sample materials**

Samples of all and external facing materials for each of the following phases:

- i) Ludgate House Phase 1
- ii) Ludgate House Phase 2
- iii) Sampson House Phase 1
- iv) Sampson House Phase 2
- v) Sampson House Phase 3

to be used 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 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; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design;

### 3.13 Urban Design; of The Southwark Plan (2007).

#### 21 BREEAM

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) shall be submitted to and approved in writing by the Local Planning Authority demonstrating that it would be capable of achieving of a minimum excellent rating and the development shall not be carried out otherwise than in accordance with any such approval given;  
Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, 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.

#### 22 Design mock ups

Full-scale mock-ups of the cladding to the tall buildings including buildings:

- a) LHA
- b) LHB
- c) LHC
- d) SHA
- e) SHB
- f) SHC
- g) SHD

to be used 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; 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).

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

#### 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 Solar glare screening

Prior to the first occupation of the each of the following phases:

- i) Ludgate House (Phase 1&2)
- ii) Sampson House (Phase 1,2&3)

details of any device to prevent solar glare and light pollution (such as window fritting) to surrounding residential properties shall be submitted and approved and thereafter installed on the development and permanently retained and maintained as part of the structure of the building as such for as long as the development is occupied.

#### Reason

In order that the privacy of surrounding occupiers from solar glare and light pollution in accordance with Saved

Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007, SP 13 High Environmental Standards of the Core Strategy 2011 and the Residential Design Standards SPD 2011.

25 Refuse storage

The refuse storage arrangements shown on the approved drawings shall be provided and be available for use by the occupiers of the dwellings and commercial premises before occupation of each buildings and facilities provided shall thereafter be retained and shall not be used for any other purpose without the written consent of the Local Planning Authority.

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 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

26 Electric Vehicle Charger Points

Before the fit out of the basement, details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, 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.

27 Wheelchair homes

Prior to their occupation the wheelchair accessible units hereby approved as shown on the drawing/s hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

28 Energy

The two energy centres (one in basement of Ludgate and one in basement of Sampson) shall be constructed and provided in accordance with the details as set out in the Energy Strategy prior to the first occupation of the development on Ludgate and Sampson houses respectively and thereafter retained and used for energy supply for so long as the development remains is occupied. The energy centres shall be designed to ensure connectivity to a district heating network (should one become available) and should include the provision of 2 x CHP plants to provide space heating and hot water to the development.

In addition, 250sqm of solar photovoltaic panels across the roof area of the buildings in the development shall be installed prior to occupation of the given building and thereafter retained for so long as the development remains is occupied.

Reason:

To ensure the development complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions and Policy 5.7 Renewable energy of the London Plan 2011.

29 Tree protection- general

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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report. 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.

Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of

Utility Apparatus in Proximity to Trees (Issue 2)'. In any case, all works must adhere to BS5837: (2012) and BS3998: (2010).

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 ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.10 Urban greening; Policy 7.21 Trees and woodlands; 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 3.28 Biodiversity.

**30 Replacement planting**

Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

**Reason:**

To ensure that the details of the scheme are in accordance with Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007

**31 Parking exemption**

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 Restriction on use class**

At any time at least 50% of the overall retail area on the ground floor shall be used for purposes falling within Class A1 (shops) of the Town and Country Uses Classes Order 1987 (as amended) and no more than 25% of the retail area should be used as Classes A4 and A5 (drinking establishments and take aways) of the Town and Country Planning Use Classes Order 1987 (as amended).

**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 any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**33 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 2012, 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.

**34 Internal noise standard**

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax  
Living rooms - 30dB LAeq, T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

**35 Hours of use**

The A1-A5 retail uses and D1 cultural uses hereby permitted for shall not be carried on outside of the hours 7am and 11pm Mondays to Sundays.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, 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 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 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

**37 Bat survey**

If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

**Reason:** To ensure compliance saved Policy 3.28 Biodiversity of the Southwark Plan and Strategic Policy 8 Open Spaces and Wildlife of the Core Strategy 2011.

**38 Impact piling**

No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

**Reason:** The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement

**39 External lighting**

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The lighting should also be designed such that it would not have a detrimental impact on river ecology. The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity

of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

### **Statement of positive and proactive action in dealing with the application**

The pre-application service was used for this application. Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly. The application was subject to a planning performance agreement and was determined with the agreed timescale.

### **Informatives**

This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

The details of the phasing are as per the Phasing Plan dated 04/09/2013:

i) Ludgate House Phase 1: Complete site wide basement, Ludgate House A, Ludgate House B, public realm works within that phase, (including River Walk, Rennie Garden and route through the viaduct), substructure and ground floor slab of Ludgate C, gym space in the arches).

ii) Ludgate House Phase 2: Ludgate House C, Public Realm within that phase, Invicta Plaza).

iii) Sampson House Phase 1: Complete site wide basement, Sampson House A, Sampson House B, Sampson House E, complete retail and wc pavilion, arches retail space within the phase, including Central Square and Children's Square), site access from Southwark Street.

iv) Sampson House Phase 2: Sampson House C, Sampson House F, arches retail space within that phase, including pedestrian route through the viaduct.

v) Sampson House Phase 3: Sampson House D, teenager playspace, public realm within that phase.