

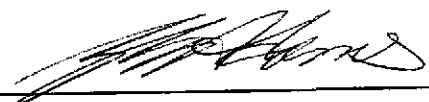
PLANNING COMMITTEE
CASE OFFICER REPORT RECORD SHEET

SCANNED ON
28 OCT 2012
PLANNING (02)

Proposal (12/AP/2062)	Address
Demolition of existing buildings on the corner of Great Maze Pond and Snowfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional 2 storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus.	GUYS HOSPITAL, GREAT MAZE POND, LONDON SE1 9RT Ward Grange

Case Officer: Gordon Adams

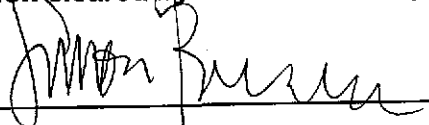
Recommendation proposed by Case Officer:

Signed  date 24/10/12

Recommendation cleared by Team Leader / Group Manager:

Signed B. J. Conner date 24/10/12

Recommendation cleared by Head of Development Management:

Signed  date 26/10/12

Recommendation NOT cleared by Team Leader / Group Manager OR
Head of Development Management

Signed _____ date _____

Reason Recommendation NOT agreed:

Decision made by Planning Committee / Community Council

Signed _____ date _____

Item No. 4	Classification: OPEN	Date: 6 November 2012	Meeting Name: PLANNING COMMITTEE
Report title:	Development Management planning application: Application 12/AP/2062 for: Full Planning Permission Address: GUYS HOSPITAL, GREAT MAZE POND, LONDON SE1 9RT Proposal: Demolition of existing buildings on the corner of Great Maze Pond and Snowsfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional 2 storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus.		
Ward(s) or groups affected:	Grange		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 13/07/2012		Application Expiry Date 12/10/2012	

RECOMMENDATION

- 1 a) That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 January 2013, and subject to referral to the Mayor of London;
- b) In the event that the requirements of (a) are not met by 31 January 2013, the Head of Development Management be authorised to refuse planning permission for the reasons set out under paragraph 128.

BACKGROUND INFORMATION

Site location and description

- 2 The application site is located within the Guy's Hospital campus on the corner of Great Maze Pond and Snowsfields. To the west is New Hunt's House, to the south is a row of shops and the Miller public house; the Munro Clinic lies to the east whilst the Borough Wing of the hospital adjoins the site to the north.
- 3 Great Maze Pond runs between Snowsfields and St Thomas Street and links the hospital to London Bridge station to the north. Between the site and the station lies Guy's Tower with the Shard located beyond.
- 4 Snowsfields marks the southern boundary of the hospital campus resulting in a distinct change of character to either side of the road. To the north, the context of the area is that of the hospital, being surrounded by the substantial buildings of New Hunt's House (7 storeys), the Borough Wing (10 storeys), and Guy's Tower beyond (34 storeys). However, to the south the context changes to a more low scale residential character made up of shops and pub up to 3 storeys.

5 The site is currently occupied by the Newcomen Centre (
Details of proposal

7 The proposed development involves the erection of a 14 storey building to comprise a dedicated cancer treatment centre for the Guy's and St Thomas' Hospital Trust. It has a triangular footprint which is extruded upwards creating two main elevations to Snowfields and Great Maze Pond whilst the rear elevation faces onto the Borough Wing.

8 The Snowfields and Great Maze Pond elevations incorporate a series of balconies/terraces whilst the rear elevation comprises mostly plant.

9 There is a further three levels of plant located on the roof closest to the Borough Wing with the remaining area dedicated for a green roof. Whilst the main hospital element and plant are described as 14 (62.5m AOD) and 17 (78.5m AOD) storeys respectively, given the increased floor to ceiling heights required for hospital use, the heights are comparable to 20 and 26 residential storeys.

10 Internally, the building is broken up into a series of sections which have been referred to as 'villages'. These are:

- Ground and 1st floor: Welcome village
- 2nd/3rd/4th floors: Radiotherapy village
- 5th/6th floors: One stop village
- 7th/8th/9th floors: Chemotherapy village and King's College Research
- 10th-13th floors: Private Patient Unit

11 There are two ancillary retail units proposed on the ground floor fronting Snowfields whilst there is a cafe facing onto Great Maze Pond. A partial basement is proposed to contain plant and servicing that is linked to the basements of the adjoining Borough Wing but avoids the Roman boat.

12 The plan form of the building is articulated into two main parts. At the north is a Treatment zone that will house the more clinical and technological facilities of the Centre. At the south, facing the corner of Great Maze Pond and Snowfields, is a Care zone housing the more social and interactive parts of the Cancer Centre.

13 Cores are at the perimeter to provide a clear floorplate for hospital uses; the main lifts are in partly glazed shafts adjacent to the corner of Snowfields and Great Maze Pond where they give access to an atrium space at the main level of each Village. The Care and Treatment zones are expressed as separate volumes, while the service cores and plant tower are distinct elements connected to the Treatment zone at the north.

Planning history

14 There is no relevant planning history for the application site.

Planning history of adjoining sites

15 Guy's Tower (11-AP-0645): planning permission granted for external refurbishment of Guy's Tower to include: the re-cladding of the Communications Tower, with a profiled anodised aluminium rain-screen cladding and the replacement of the existing windows and curtain walling; the cleaning of existing pre-cast concrete balconies to the User Tower, to include over-cladding of the existing balcony facade; new full-height glazing to the existing linking element, and; the installation of a light-installation/framework to

the roof of the Communications Tower.

- 16 London Bridge station (11-AP-1987): planning permission granted in March 2012 for demolition of listed train shed, part of St Thomas Street wall, 64-84 Tooley Street, and arches together with closure of Weston Street and Stainer Street in order to provide a new station layout including: construction of a new street-level station concourse, new replacement facades on Tooley Street and St Thomas Street, new roof canopies, landscaping and other works associated with the station. Land use is to comprise station concourse, station ancillary space, operational car park, station loading bay, Class 'A' retail uses, and leisure (Class D1, D2 and *sui generis* uses).
- 17 Capital House, 40-46 Weston Street (10-AP-2754): planning permission granted in March 2011 for demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (*sui generis*) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 18 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
 - b) Environmental Impact Assessment
 - c) Height
 - d) Design
 - e) Impact on adjoining occupiers
 - f) Transport issues
 - g) Planning obligations
 - h) Sustainability
 - i) Archaeology

Planning policy

- 19 The statutory development plans for the borough comprise the London Plan 2011, the Southwark Core Strategy 2011, and saved policies of the Southwark Plan (2007).
- 20 The site is located within the:
- Central Activities Zone (CAZ)
 - London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Air Quality Management Area
 - London Bridge District Town Centre
 - London Bridge Strategic Cultural Area
- 21 The site includes a roman boat which is a Scheduled Ancient Monument.
- 22 Core Strategy 2011

Strategic Policy 1 – Sustainable development

Strategic Policy 2 – Sustainable transport
Strategic Policy 3 – Shopping, leisure and entertainment
Strategic Policy 4 – Places to learn and enjoy
Strategic Policy 10 – Jobs and businesses
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

23 Southwark Plan 2007 (July) - saved policies

Policy 1.1 Access to employment opportunities
Policy 1.7 Development within town and local centres
Policy 1.8 Location of developments for retail and other town centre uses
Policy 2.5 Planning obligations
Policy 3.1 Environmental effects
Policy 3.2 Protection of amenity
Policy 3.3 Sustainability assessment
Policy 3.4 Energy efficiency
Policy 3.6 Air quality
Policy 3.7 Waste reduction
Policy 3.9 Water
Policy 3.11 Efficient use of land
Policy 3.12 Quality in design
Policy 3.13 Urban design
Policy 3.14 Designing out crime
Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
Policy 3.19 Archaeology
Policy 3.20 Tall buildings
Policy 3.28 Biodiversity
Policy 5.1 Locating developments
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling
Policy 5.6 Car parking
Policy 5.7 Parking standards for disabled people and the mobility impaired

24 London Plan 2011

Policy 2.5 Sub-regions
Policy 2.9 Inner London
Policy 2.10 Central Activities Zone – strategic priorities
Policy 2.11 Central Activities Zone – strategic functions
Policy 2.12 Central Activities Zone – predominantly local activities
Policy 2.13 Opportunity Areas and Intensification Areas
Policy 2.15 Town Centres
Policy 3.1 Ensuring equal life chances for all
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.6 Children and young people's play and informal recreation facilities
Policy 3.8 Housing choice
Policy 3.10 Mixed and balanced communities
Policy 4.1 Developing London's economy
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.12 Improving opportunities for all
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction
 Policy 5.5 Decentralised energy networks
 Policy 5.6 Decentralised energy in development proposals
 Policy 5.7 Renewable energy
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.15 Water use and supplies
 Policy 5.18 Construction, excavation and demolition waste
 Policy 5.21 Contaminated land
 Policy 6.1 Strategic approach (Transport)
 Policy 6.3 Assessing transport capacity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.11 Smoothing traffic flow and tackling congestion
 Policy 6.12 Road network capacity
 Policy 6.13 Parking
 Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.2 An inclusive environment
 Policy 7.3 Secured by design
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.7 Location and design of tall and large buildings
 Policy 7.8 Heritage assets and archaeology
 Policy 7.11 London View Management Framework
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.18 Protecting local natural space and addressing local deficiency
 Policy 7.19 Biodiversity and access to nature
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

25 Supplementary planning guidance

- Ministerial Statement, Planning for Growth, 23 March 2010
- Section 106 Planning Obligations SPD (July 2007)
- Design and Access Statements SPD (September 2007)
- Sustainable Transport Planning SPD (September 2008)
- Sustainable Design and Construction SPD (February 2009)
- Sustainability Assessment SPD (February 2009)
- Draft Bankside, Borough and London Bridge SPD (February 2010)
- London View Management Framework (2012)
- Use of planning obligations in the funding of Crossrail (2010)

National Planning Policy Framework (NPPF)

26 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Section 1: Building a strong, competitive economy
 Section 2: Ensuring the vitality of town centres
 Section 4: Promoting sustainable development
 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

Principle of development

Opportunity Area

- 27 London South Central is a strategic regeneration priority area identified in the London Plan. It stretches across the northern part of three boroughs of central London south of the Thames (Southwark, Lambeth, and Wandsworth) and contains four Opportunity Areas, one of which is the London Bridge Opportunity Area within which the application site is located.
- 28 Policy 2.13 of the London Plan states that developments within Opportunity Areas in south east London should:
- a) support the strategic policy directions for the opportunity areas and intensification areas
 - b) seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses
 - c) contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity
 - d) realise scope for intensification associated with existing or proposed improvements in public transport accessibility, such as Crossrail, making better use of existing infrastructure and promote inclusive access including cycling and walking
 - e) support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas
- 29 Annex 1 of the London Plan provides the following for London Bridge, Borough, and Bankside Opportunity Area:
- This Area has considerable potential for intensification, particularly at London Bridge station and its environs, complemented by improvements to public transport and interchange facilities, better pedestrian integration with the surrounding area and greater use of river passenger transport. There is scope to develop the strengths of the Area for strategic office provision as well as housing, especially in the hinterland between Blackfriars and London bridges. Mixed leisure and culture related development should enhance its distinct offer as part of the South Bank Strategic Cultural Area, and partners should work to develop and accommodate synergies with the existing centre of medical excellence. Account should be taken of the Tower of London World Heritage site and proposals for open space networks and transport and community infrastructure should be co-ordinated with those in the Waterloo and Elephant and Castle Opportunity Area and across borough boundaries.*
- 30 From the above, it is considered that the proposal to provide a new cancer treatment centre, together with the mix of uses proposed, is in accordance with aspirations of the Opportunity Area.
- 31 The Core Strategy and saved policies of the Southwark Plan underpins the London Plan in terms of Opportunity Areas and states that Southwark's vision for London Bridge is for:

A mix of uses that blend well with and help improve the surrounding neighbourhood areas and historic places and create a lively and friendly place throughout the day and week. Small local businesses, including creative and media businesses will continue to thrive alongside large global companies, major tourist and cultural facilities, bars, cafes and restaurants. New shops and facilities will be provided to better meet the needs of local people.

Development will be mainly focused in the area around London Bridge station, which serves stations in Southwark, where Transport for London, Network Rail, the Primary Care Trust, King's College and major land owners will help deliver large-scale change. This will include major redevelopment of the station to improve capacity and links between transport types as well as provide more shops and offices.

Central Activities Zone (CAZ) and London Bridge District Town Centre

- 32 The site is located within the Central Activities Zone which covers a number of central boroughs and covers London's geographic, economic, and administrative core. In addition, the site is part of the London Bridge District Town Centre where saved policy 1.7 states that within the centre, developments will be permitted providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment uses.
- 33 The intensification of hospital use is considered to accord with the provisions of the Central Activity Zone. In addition, the retail uses on Snowfields and cafe on Great Maze Pond, together with the new entrance and reception space, will activate these frontages which are currently blank facades which contribute poorly to the streetscape.
- 34 The provision of increased hospital use is also supported by saved policy 2.2 of the Southwark Plan which supports the provision of new community facilities which include health services.
- 35 Whilst hospital uses are not covered by employment policies, it is acknowledged that there will be an increase in jobs created by the new treatment centre. Employment at the Newcomen Centre currently totals 44 full-time equivalents, with approximately 30 staff at the Bloomfield Centre. The Cancer Centre will be staffed on a three shift pattern, drawing in approximately 850 staff from Guy's Hospital and St. Thomas' Hospital which will result in approximately 330 jobs that are new to the Guy's Hospital campus. The increase in employment opportunities to Southwark is welcomed.

Bankside, Borough and London Bridge (consultation draft) SPD

- 36 The Council consulted on the above SPD in February 2010 and again in September 2010. Further work on the above SPD/OAPF has been on hold while the Bermondsey Neighbourhood Forum prepares a Neighbourhood Plan in line with the Government's Localism Act.
- 37 Following this, the intention is to review the SPD in collaboration with the GLA and produce a joint document which the Mayor of London can endorse as an Opportunity Area Planning Framework (OAPF).
- 38 Given it is in draft form, there is limited weight that can be attached to the guidance contained within the SPD. However, it is useful to consider the general provisions proposed on how the Guy's and King's College campus should be developed which can be summarised as:
- 39 *Land use:* achieve world-class health, research, and educational facility. Improving

health services to create an important centre for the local community should be the primary focus of any redevelopment. A range of uses should be provided including housing, student accommodation, offices, retail, leisure, entertainment, arts and cultural uses. A and D Class uses should be made accessible to the general public.

- 40 The majority use of the building will be for hospital use with ancillary retail, cafe, and research facilities. These are considered to be an appropriate mix of uses for the site.
- 41 *Movement:* redevelopment should improve permeability and pedestrian movement through the site. This should include opening up a new public access linking Snowfields with the new entrance to London Bridge station. Snowfields/Newcomen Street should remain the primary means of access into the site. Redevelopment should improve wayfinding. Car parking strategy should be prepared.
- 42 The site has a relatively small footprint which is needed to provide the necessary floorspace for the new cancer treatment centre. As such, the current proposal does not propose new access points into the campus, however, should the Borough Wing be redeveloped in the future there will be opportunities to open up the spaces around the cancer treatment centre. In addition, the current buildings on the site have blank frontages onto the street with the proposed development providing a more open and transparent frontage to the public realm.
- 43 *Built form:* Development schemes should improve the appearance of the Guy's Tower. Part of the site east of Great Maze Pond is identified as having potential for a tall building element. Higher building forms offer the opportunity to consolidate hospital functions, freeing up sites for development to improve the mix of uses and activity. This should also enable the provision of improved public realm. The scale of the buildings should step down along the boundaries to integrate with the scale of the development in Bermondsey Village, Borough High Street and Tabard Gardens.
- 44 The detailed design aspects of the scheme are addressed later in the report.
- 45 *Public realm:* Development fronting Snowfields should help define and bring activity to the street so that it does not act as a 'back entrance'. Redevelopment should provide a high quality public realm throughout the hospital site. New public spaces should be created and linked with existing spaces. This includes a continuation of the green links connecting open spaces in Bermondsey Village.
- 46 The detailed public realm aspects of the scheme are addressed later in the report.

Conclusion on land use

- 47 The site is within the hospital campus with the current uses on site being C2; as such, there is no in principle objection to an intensification of C2 use. An intensified use is consistent with the policy aspirations of the Opportunity Area and District Town Centre.

Environmental impact assessment

- 48 An Environmental Statement is not required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 49 The applicant made two Screening Opinion requests in relation to the proposed development. In both instances, the Council advised that the development was not considered to be EIA development and that an Environmental Statement was not required. The site does not exceed 0.5ha (being 0.275ha), and therefore is not

classified as a Schedule 2 'urban development project'. It has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site has an established use as hospital, and is located outside a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

Internal layout

- 50 Whilst there are no policies in relation to the internal layout of a hospital, it is useful to consider the internal operations of the cancer treatment centre.
- 51 The lifting system is designed to reinforce one of the key concepts of the scheme, the organisation of the building into villages. Upon arriving at the Cancer Centre, patients will check-in at Reception and be directed to one of the villages. The lifts are adjacent to Reception and will give the patients the choice of one of the four upper villages (as opposed to a choice of one of 14 floors). This arrangement gives a quick and direct service to the villages via the three Shuttle Lifts.
- 52 The lift arrives in an atrium containing the village reception and views to the other levels of the village. An open stair in the atrium will give an obvious and convenient link to the upper level(s) of the village, and a pair of 'Village Lifts' in the atrium will also be available – in addition, open staircases within the atrium allow patients and visitors to move between floors. The village lifts will give access to the upper levels of the village only.
- 53 Welcome Village (Ground and First floor)
The street level will have a number of active uses: retail units and a cafe as well as the main reception and waiting area. The Dimpleby Cancer Centre, rehabilitation gym and other drop-in facilities are located in the Welcome zone where they will be easily accessible and enliven the ground level.
- 54 Lifts and circulation areas will be visible and will also animate the building. The main entrance will be through an indoor-outdoor space incorporating cafe seating.
- 55 Radiotherapy Village (Second to Fourth floors)
A key design decision has been to locate the radiotherapy suites above ground. Typically these facilities are located at basement level in a remote and lightless environment. In the cancer centre they have been placed above ground where they can be part of the normal life of the building and their associated areas can have views and natural light. This also minimises the basement area and allows the Roman boat to remain in situ.
- 56 One Stop Shop Village (Fifth and Sixth floors)
This village brings together the elements that patients may use in a single visit including outpatients, imaging and minor procedures which means that patients can remain in the village for all their planned interventions.
- 57 Chemotherapy and King's College Research (Seventh to Ninth floors)
The Chemotherapy Village will bring together a range of chemotherapy services which are currently separate to deliver services in a single combined unit. The village will offer maximum flexibility whilst retaining a patient-friendly environment. This will be achieved by 'zoning' the chemotherapy village into different sized treatments areas, allowing patients to choose either a large, communal area or a more intimate, private space. This will also allow different patient groups and types of treatment sessions to be run concurrently, increasing the flexibility and capacity of the unit.

- 58 The treatment chairs and rooms are located at the south of the plan where they can enjoy the open views and light. Pharmacy, acute treatment and support areas are located in the clinical zone at the north. The treatment areas are located over two levels with the more frequently accessed patient areas on the lower level.
- 59 The Chemotherapy Village includes a research floor for King's College on the third level. This allows complete integration of research and treatment, with a large proportion of patients being involved in clinical trials and giving the cancer centre a national and global significance in the treatment of cancer.
- 60 Private Patient's Unit (Tenth to Thirteenth floors)
The top four floors of the cancer centre will be occupied by a Private Patients Unit (PPU). The fit-out of these levels will be by the operator of the PPU; it is intended that the PPU will be a cancer treatment facility with similar functions as the rest of the building, although it will also house inpatients. It has been located at the top of the building so as not to break up the interconnectivity of the four villages of the NHS portion of the cancer centre.

Design, including site layout, impact on local and strategic views

- 61 When considering design, it is acknowledged that internal layout and quantum requirements will be vastly different to those of a residential or commercial development. Hospitals evolve as need arises and adapt to demand for health care which results in campus' developing on an adhoc basis - Guy's hospital is no exception which has a very varied context of buildings that been brought forward during its 291 year history. It is in this context that design is considered, taking into account all of the operational requirements of a 21st century, state-of-the-art cancer treatment centre.
- 62 Saved Policy 3.13 Urban design, requires that principles of good urban design must be taken into account in all developments. The height, scale and massing of buildings should be appropriate to the local context and should not dominate its surroundings inappropriately. The 14-storey height of the main bulk rises almost 59m above pavement level, with an additional 13m high screened plant area set-back across the northern edge of this block. The scale of this proposal is going to be challenging within this context; even though the site is on the southern edge of the London Bridge draft tall buildings zone, it is immediately adjacent to the much lower context across Snowfields, Newcomen Street and Crosby Row. While this site will relate directly to the larger elements of Guy's and King's Hospital campus, and is significantly lower than Guy's Tower, any proposal here must also be responsive to the much lower-scale and lower-density townscape that exists to the southern environs. Any analysis of the scale of this proposal must however accept that a new hospital building will be of a certain size and quantum for operational reasons relative to its location within the city centre. In addition, the lower-scale and lower-density southern built form is of a historic context, and is arguably somewhat incongruous to this rapidly developing central London location within an Opportunity Area and the CAZ.
- 63 Being triangular, the scale of the building should have the capacity to reduce its perceived and actual visual and physical impacts, and it will often be viewed at such an angle that the impact of the full width of its bulk is rarely viewable. The massing of the proposal has made efforts to delineate the building into specific elements that are indicative of the uses within. Each 'village' is signified by a projecting balcony structure which is enclosed by 3m high screens; these break-up the main bulk of the street-fronting elevations into five horizontal sections, the prominence of which helps to alleviate the height and verticality of the building. The north and eastern 'circulation corners' are strongly expressed vertical elements that contrast with the horizontality of

the main bulk, with the stairs and lift towers balanced by 12-storey masonry elements. A large plant area is located on the roof; whilst a hospital building must have a considerable requirement for plant, the treatment and scale of this element will be prominent in local and medium views and requires careful consideration. Notwithstanding the drawings submitted, a condition will seek details of the plant enclosures in order to achieve the best possible treatment.

- 64 The current proposal has improved on preliminary site-layouts by setting-back from the Great Maze Pond boundary to facilitate a greater depth of pavement and enhanced public realm/landscaping; the indicated row of trees will significantly enhance the streetscape environment. Similarly the building has been 'slid' north-westwards to facilitate a similar widening/enhancement to the Snowfields frontage; it is considered that this slight move produces a disproportionate and significant improvement to the streetscape and public realm. The relationship to the existing hospital buildings (in particular to the Borough Wing and Cunliffe Labs) is close due to its scale and proximity, with a rear elevation that is quite industrial in appearance. The quantum of operational space required for the cancer centre has resulted in this close relationship which is considered acceptable in its context.
- 65 The D&A Statement clearly sets out the case for this building to have fully inclusive access, as one would expect for a new hospital building.
- 66 Saved Policy 3.12 Quality in design, requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 67 In terms of architectural treatment, the four wrap-around balconies and bris-soleil are the prominent features on the two streetscape elevations. The materiality of the building is developed as an expressed steel frame with a largely-glazed typical cladding-bay within which there is variety in the fenestration with solid/vented elements. This adds interest and variety to the street-fronting elevations, and is further expressed by the cladding panels to each village being a different colour; while this can be successful if executed well nevertheless, very careful consideration needs to be given to the actual choice of colour.
- 68 Although the large amount of glazing may help to introduce some lightness to the bulk of the building, this should be enhanced by the perceived openness of the balconies; within these there are many breaks, with open grille flooring, and are screened with 2.4m high clear or translucent glass. The actual support structure to the balconies is a rather simple (and somewhat utilitarian) 'Y-shaped' bracket which is the full height of a floor level; while it was considered that this was an element that could have had more interest and expression, the simplicity of the proposal does avoid the facade being over-complicated. The bris-soleil forms a lightweight and visually permeable capping to the building, and the double-height cut-out of the top two levels of the main corner helps to reduce the perceived bulk and enhance the prominence of the corner. Timber louvres are also applied to lower levels to provide solar shading to the large glass areas.
- 69 The entrance to the building is a recessed bay on the Great Maze Pond frontage, which is demarcated by a deep canopy suspended from the balcony above. While there remains some concern over the lack of prominence that is given to the entrance physically, the canopy should clearly mark where to access the building. A signage strategy needs to be considered, as this inevitably becomes a prominent and prolific

element on hospital buildings.

- 70 The two circulation corners to the north and east provide a solid element between the glazed stair cores and the lightness of the main facades, with an expressed verticality that is full-height from the pavement to the parapet. They are 'decorated' with three circular openings to each level which are clad with cementitious panels resulting in large and prominent elements. Due to their prominence within the townscape, it is important that these elements are carefully considered in terms of their detail design and materials, which will be secured via condition.
- 71 The rear elevation is utilitarian in its appearance, being part-glazed and part GRC-clad, and dominated by the expressed ducting on each level. While this elevation has limited visibility to the surrounding townscape it will be forming the main outlook for other parts of the hospital campus, although it is shielded by the Borough Wing which has no immediate plans for redevelopment. The location of these plant elements as a feature of the north elevation is also a product of externalising servicing requirements of the building which results in a greater use of internal space for hospital uses.
- 72 Saved Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites, states that permission will not be granted for developments that would not preserve or enhance: i. The immediate or wider setting of a listed building; or iii. The setting of the Conservation Area. Section 128 of the NPPF 2012 also requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scale and bulk of this proposal will have an impact on heritage assets in the wider area, with two conservation areas (Borough High Street and Bermondsey Street) and two sets of listed buildings (No.25 + 27 Crosby Row, grade II, and Guy's main Building and chapel, grade II* being most directly affected. To the conservation areas, the proposal will generally be viewed as part of a cluster of taller buildings, which should mitigate its impacts; while the bulk of the proposal does have a significant impact on the view northwards up Crosby Row, the background to the listed buildings is already framed by tall buildings and the loss of clear sky is not considered to be significant in this city centre context.
- 73 The applicant has submitted a London View Management Framework Assessment that takes account of the statutory views that may be impacted by the development. The views from Tower Bridge North Bastion, Thames Path in front of the Tower of London, and from in front of the Waterloo Barracks within the Tower of London show that the proposed cancer treatment centre will not be visible. The views from Southwark Bridge show that the proposed building will be visible above Clink Wharf but it is considered that it is not a significant intrusion of the view and does not adversely affect the setting of Southwark Cathedral.
- 74 The LVMF assessment also considers the view from Kenwood House which shows that the cancer treatment centre exceeds the threshold plane of the Wider Setting Consultation Area in the background view of St Paul's Cathedral. The zoomed-in view confirms that the roof of the Cancer Centre would be level with the Upper Drum of St Pauls and the building is therefore subservient to St Pauls in terms of height and would be seen against a backdrop of a cluster of much taller buildings within the Protected Vista, notably Guy's Tower (143m in height) and 'The Shard' (306m in height).
- 75 It is considered that the human eye would perceive little change in the wider panoramic view due to the distance between the Kenwood House and the proposed development together with the relatively modest scale of the building in this view (compared to the other tall buildings/landmarks in the view). Moreover the cancer centre would be seen in the context of much taller buildings in close proximity to the proposed development (i.e. 'The Shard' and Guys tower) together with a series of tall

commercial and residential buildings in the wider panorama. As such, it is considered that the impacts on the view are acceptable and do warrant grounds for refusal.

76 Saved Policy 3.20 Tall Buildings notes that planning permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, on sites which have excellent accessibility to public transport facilities and are located in the Central Activities Zone (particularly in opportunity areas) outside landmark viewing corridors. Proposals for tall buildings should ensure that there are excellent links between the building(s) and public transport services. Any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it:

- i. Makes a positive contribution to the landscape; and
- ii. Is located at a point of landmark significance; and
- iii. Is of the highest architectural standard; and
- iv. Relates well to its surroundings, particularly at street level; and
- v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

77 i) Makes a positive contribution to the landscape

Landscape and the public realm are an important part of any proposal for a tall building. It will not only create a setting for the building, allowing it to 'land' appropriately but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically so freeing up more space at grade in a congested part of the city. The applicant has maximised the amount of public realm on both Snowfields and Great Maze Pond in order to provide a positive setting for the building without compromising the operational requirements that have informed the building's footprint.

78 ii) Is located at a point of landmark significance

It is acknowledged that the proposed building cannot be considered to meet the Southwark Plan definition of 'point of landmark significance'. However, the site is at the southern gateway of the campus, is within close proximity to the London landmarks of Guy's Tower and the Shard, and is located within the grounds of a well-known London hospital that can be considered to be a local landmark. On balance, it is considered that the application should not fail on this aspect of the policy.

79 iii) Is of the highest architectural standard

It is considered that the proposed building (with the conditioned design-development previously mentioned) has the potential to create an architectural landmark building of an extremely high standard.

80 The quality of the building will rely to a great degree on the quality of the detailed finishes and construction, which will be reserved by condition. In addition, the applicant has agreed for Rogers Stirk Harbour + Partners to be retained as construction architect which provides a level of assurance and comfort of design quality during construction.

81 iv) Relates well to its surroundings, particularly at street level

Notwithstanding the difference in scale north and south of Snowfields, it is considered that the proposal will relate well to its surroundings at street level, with a high degree of visual and physical activity, and enhanced by a good degree of landscaping and in particular the proposed street trees.

82 v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views

The proposed building will sit within an emerging cluster of tall buildings at London

Bridge including Guy's Tower, the Place, and the Shard. As such, the proposed development is considered to satisfy this policy requirement. Further enhancement of the enclosures on the roof, which will be prominent on the skyline, will enhance local and medium views of the development. The scale of the proposal is therefore considered acceptable.

- 83 Saved Policy 3.14 Designing out crime, requires that development in both the private and public realm, should be designed to improve community safety and crime prevention. The recessed entrance may raise safety issues, depending on security and surveillance, however as this building will be operational 24/7 with guards/concierge and general activity, any potential issue arising from it becoming a focus of anti-social behaviour is capable of being managed successfully. There is also potential concern about safety and security to the rear service yard and cycle store, which although shown as gated, could be areas of great vulnerability to staff users. Whilst the Metropolitan Police have not raised any objection, the applicant should achieve Secure by Design certification.

84 Summary on design

The proposed cancer treatment will be the next layer of history to the hospital campus as it evolves to address the health needs of London, adding to the already mixed and varied context of the site. Whilst it is undoubtedly a large building, it is one of the highest design quality, designed by a well respected architect, and is considered to be an attractive and striking hospital building, which is quite often not the case.

Landscape and public realm

- 85 The proposed development includes extensive improvement to the public realm both within the campus on Snowsfields.
- 86 Hard landscaping is proposed to unify and alter the character of Great Maze Pond and the design seeks to structure this space by paving the road and pavement to create a sense of one continuous surface. Stone paving is proposed within the pavement areas and raised concrete paving to the carriageway with dark stone banding traversing across both areas to provide a seamless space.
- 87 In order to improve the pedestrian experience and provide greater public realm, the applicant has offered to increase the pavement widths in Snowsfields which will include new paving and tree planting. New stone paving is proposed on the north and south sides of Snowsfields together with tarmac paving to the carriageway and tree planting.
- 88 On the eastern side of Great Maze Pond, 6 trees are proposed whilst there are 5 trees proposed on the south side of Snowsfields. Due to the location of services, the provision of trees in natural ground has not been possible for the north side of Snowsfields however the applicant has proposed 6 trees within planters as well as 3 trees within ground towards the adjacent Munro Clinic.
- 89 The extensive provision of tree planting is considered to provide a considerable improvement to the public realm that will soften the hard landscaping and provide a more pleasant character to the area.

Archaeology

- 90 The proposal site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The new cancer centre has been designed to straddle the remains of the Scheduled Ancient Monument of Roman Boat at New Guy's House, Bermondsey and ensure the preservation of the scheduled monument in situ.

- 91 The applicants have provided a desk-based assessment and have undertaken two phases of archaeological evaluation works on site. The first trench confirmed the survival and condition of the Roman boat, first found in 1958. The trench was located to evaluate the centre of the boat, and this confirmed the survival and condition of the monument. Since confirming the presence and survival of the boat the objectives of the scheme have been to preserve its remains in situ. This has led to the applicants, in discussion with the Council and English Heritage, to design a scheme that will enable the preservation of the boat. Monitoring and investigation of the groundwater movements in and around the boat has enabled an assessment to be made of its present condition and a scheme for the monitoring of the boat is included in this application to ensure its preservation as a result of the construction of the new building. As part of the scheduled monument consent for this scheme the foundations of the new building have been designed to enable the archaeological excavation of the boat whilst the treatment centre remains operational should the monitoring regime indicate its conservation has been compromised.
- 92 Archaeological work within the wider footprint of the building, as well as the discovery of the boat in 1958, and the recent trench located on the centre of the boat, revealed other remains of a Roman boat in 1965. To the west of the site, under New Hunt's House the remains of a sequence of Roman wharves and docks have been excavated. The river that ran north up Great Maze Pond and under London Bridge Station in the Roman period, now generally referred to as the Guy's Channel, contains evidence for one other potential Roman boat identified during 19th century construction work. Therefore, within the wider footprint of the development there is the potential for further significant remains to be identified. The applicants have submitted a written scheme of investigation for a programme of archaeological evaluation works to be undertaken once the site has been secured. Subject to the results of this evaluation, further archaeological work may be necessary and there is the potential for further river craft to be identified based upon the results of the 1965 excavation. The objective of preserving the known Roman boat does not mean any other craft identified on site will have to be excavated, recorded and preserved.
- 93 English Heritage have granted Scheduled Monument Consent for works to the Roman boat subject to planning permission. Subject to suitable planning conditions and agreements this proposal complies with saved policy 3.19 (Archaeology) and the recommendations of the NPPF.

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

- 94 Policy 3.2 relates to the protection of amenity and states that permission will not be granted where a loss of amenity would be caused.
- 95 Sunlight/daylight
A Daylight, Sunlight, Overshadowing and Solar Glare Report was submitted with the application. Vertical Sky Component (VSC) assesses loss of daylight entering existing rooms by considering the amount of sky light reaching a window, Average Daylight Factor (ADF) determines the natural internal light or daylight appearance of a room, and the No Sky Line (NSL) considers the change in the visible sky line from the existing and proposed situations. Sunlight Assessment only considers the annual probable sunlight hours (APSH) for windows facing within 90° of due south.
- 96 Given the site's location within the hospital campus, only residential properties south of Snowfields were considered for sunlight/daylight assessment. The addresses considered as part of the assessment include:

- 92-95 Snowfields
- 92 Crosby Row
- Elizabeth Newcomen House (38 Snowfields)

- 97 The results indicate that the properties at 92-95 Snowfields will experience a loss of daylight but that this can be attributed to the current low scale buildings and open nature. All windows facing the site and serving 92-95 Snowfields face within 90° of due north and therefore do not require assessment for sunlight access under the BRE Guidelines.
- 98 Daylight and sunlight amenity would not require analysis for 92 Crosby Row as the only overlooking window serves a circulation space rather than a habitable room which, according to the BRE Guidance, need not be analysed.
- 99 Elizabeth Newcomen House is a four-five storey residential building, located on the corner of Crosby Row and Snowfields which has a number of windows facing the site. Daylight levels to windows facing north and serving units within the property see a number of BRE Guideline transgressions for the vertical sky component test. The windows analysed are in the vast majority of cases overshoot by balcony/access decks above them; these protrusions severely limit the amount of physical sky these windows will see which leads to very small levels of existing vertical sky component. However, of the 20 windows tested, 10 would meet the BRE criteria. Of the remaining ten windows, 6 would achieve between 0.70 and 0.77 of the existing values – compared to the target value of 0.8 times the existing value – a difference which would be imperceptible to the occupants. The remaining four windows would still achieve between 0.61 and 0.67 of the existing values.
- 100 All windows facing the site and serving Elizabeth Newcomen House face within 90° of due north and therefore do not require assessment for sunlight access under the BRE Guidelines.
- 101 When considering the daylight impacts the Cancer Centre has on the neighbouring residential properties it is important to recognise that the BRE Report states that its advice is not mandatory; it advises that in areas with high-rise buildings a “higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.” The daylight amenity retained by the neighbouring residential properties with the Cancer Centre in place is commensurate with levels seen in similar properties located in urban areas and the impacts are considered acceptable.
- 102 Noise and Vibration
Policy 3.2 of the Southwark Plan seeks to protect the amenity of existing and future occupiers in the surrounding area or on the site.
- 103 A Noise and Vibration report was submitted in support of the application. Whilst there will be noise impacts during construction, these will be temporary and will be controlled through the Construction Management Plan to be secured by condition. In addition, the main noise generated during the operation of the building will be from plant which will have maximum levels controlled by condition.
- 104 Accordingly, whilst there are some impacts in relation to noise, there are means available to ensure they are minimised.
- 105 Wind
The applicant submitted a Microclimate Wind Assessment which assesses the impact of the development in terms of wind tunnelling.

- 106 Buildings that are taller than their surroundings may deflect wind pressure from higher levels down towards street level. Strong winds may occur as the pressure escapes around corners and through openings. The degree to which this is important depends on details of both building shapes, in the context of their surroundings, and the relative direction of the prevailing winds.
- 107 A series of wind tunnel investigations have been made to quantify the level of windiness in and around the proposed development and to guide the design to ensure that conditions are acceptable. The assessments have considered pedestrian level wind conditions around the development, in terms of pedestrian comfort and safety (The 'Lawson Wind Criteria').
- 108 Given the relative height of the building in relation to the existing buildings, there will be an increase in windiness along the surrounding streets for westerly and southerly winds. Conditions are expected to be generally in the "Strolling" range which is acceptable for regular walking routes, but the seating activities in the outdoor area opposite the site along Snowfields may be adversely impacted.
- 109 In order to have an appreciable impact on the expected windiness along Snowfields, the wind assessment recommends the planting of mature trees in Snowfields, preferably on the north side of the road. Due to servicing constraints, it has not been possible to plant trees in natural ground on the north side of the road, however, the applicant has agreed to the planting of trees on the south side of the road together with the provision of trees in planters on the north side of the road. These two measures are considered to adequately mitigate against any potential wind impacts.

Traffic issues

- 110 Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, or where they are not it must be demonstrated that sustainable transport options are available to site users, and sustainable transport is promoted. In addition, saved policy 5.6 of the Southwark Plan requires development to minimise the number of car parking spaces provided and include justification for the amount of car parking sought taking into account the site PTAL, the impact on overspill car parking, and the demand for parking within the Controlled Parking Zones.
- 111 The application site is located within a PTAL 6b, being the highest level of accessibility.
- 112 Parking
The proposed development is car-free with the exception of disabled parking which results in a sustainable development in a highly accessible location and is welcomed. As part of the development, the Trust is proposing to provide an addition 5 disabled parking bays within a reconfigured main entrance car park and within Great Maze Pond. There is concern, based on informal surveys, that this level of parking is insufficient for the proposed use and the additional patients and staff that will be using the site in the future. Accordingly, this aspect of the scheme is considered to not be fully in compliance with saved policy 5.7 of the Southwark Plan however, it is not considered to be of sufficient grounds to warrant refusal.
- 113 Whilst TfL have requested the provision of motorcycle parking, this is not supported in policy terms. The reasons for requiring a car-free development (aside from disabled parking) apply equally to motorcycles, and therefore the provision of motorcycle parking places is opposed which is accepted by the applicant.
- 114 Cycle parking
The proposed cycle store for staff is located beneath the rear service tower of the

development, thereby ensuring secure and weatherproof storage. In addition, the proposed cycle store with "Sheffield" stands for staff parking is welcomed.

115 Based on the calculations of staff likely to be on site at any time (590), to meet the London Plan standards of 1 space for every 5 staff members the development would require 118 spaces, yet only 48 secure and covered staff cycle parking spaces are proposed. In response to the shortfall of cycle spaces, the Trust has proposed a provision of an additional 70 spaces located within the car park of Nuffield House which is 100m to the west on Newcomen Street. Locating cycle storage away from the application site is not generally accepted, however, given the relationship of the development to the wider Guy's campus, it can be considered appropriate in this instance.

116 In addition to the staff cycle parking, there are 18 "Sheffield" stands (for 36 cycles) located in Great Maze Pond and Snowfields for visitors which is welcomed.

117 New road layout

As part of the proposed development, the applicant has put forward a proposal to alter the section of Snowfields to one-way traffic. As identified earlier in the report, this will have benefits to the public realm but is also supported from a highway network perspective as it will deter 'rat-running' in minor local road network within the vicinity of the site, particularly once the road closures of the London Bridge station redevelopment are enacted.

118 The current proposal is for the section of Snowfields from Kipling Street to Crosby Row to be one-way eastbound with a contra-flow cycle lane which is considered acceptable in principle at planning stage. The Section 106 legal agreement will secure the principle of these works although the final detail will be approved by the Highway Authority through a Section 278 agreement.

119 Given the constraints of the site, alterations to the road layout will also be necessary during construction, however, the details of this will be secured within a Construction Management Plan and Section 278 agreements.

120 Servicing

Servicing for the proposed development is to take place within the existing hospital service yard off Snowfields to the east of the Munro Clinic. The basement of the cancer centre is linked via underground service tunnels to the existing network which connects to the service yard. Additional servicing will also take place off Great Maze Pond which is within the Trust's ownership. As such, all servicing will take place off street which is welcomed.

121 The proposed public realm improvements to Snowfields also includes the provision of a dedicated loading bay for the Miller public house. The Miller have raised concerns over this as it alters their current servicing arrangements, however, it is considered that this detail can be addressed at Section 278 stage and should not affect determination of the planning application.

Planning obligations (S.106 undertaking or agreement)

122 Saved policy 2.5 of the Southwark Plan and 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations, which

sets out in detail the type of development that qualifies for planning obligations, and CIL Regulation 1222, which advises that every planning application will be judged on its own merits against relevant policy, guidance and other material considerations when assessing planning obligations.

123 The following list of obligations has been agreed with the applicant:

OBLIGATION	DESCRIPTION	SPD TOOLKIT
1. Employment during construction	Workplace Coordinator to be provided by the trust in lieu of financial contribution (default sum £428,923)	£428,923
2. Employment during construction management fee	£34,778 financial contribution	£34,778
3. Public Open Space	£254,974 financial contribution to go towards improvements to Guy Street Park and/or Leathermarket Gardens	£254,974
4. Strategic Transport	£406,805 financial contribution to go towards major improvements to the Elephant & Castle intersections.	£406,805
5. Site Specific Transport	Works to convert Snowfields to one way including new pedestrian crossing in lieu of financial contribution (default figure £848,311).	£419,535
6. Public realm	<ul style="list-style-type: none"> • Repaving to kerb edge of main site in Snowfields • Repaving of south side of Snowfields • Replacement street furniture including bins and street lighting • Tree planting on south side of Snowfields • Landscaping/tree planter on north side of Snowfields • in lieu of financial contribution (default figure £740,803). 	£419,535
7. Archaeology	<ul style="list-style-type: none"> • £5,261 financial 	£5,261

	<p>contribution</p> <ul style="list-style-type: none"> • a plan showing a hatched area that cannot be built on (this space will be needed in the event the boat has to be removed) until the end of the monitoring period (8 years) • additional archaeology fee only triggered if the boat has to be removed - £50,000. • should the boat be removed, it shall be publicly displayed within the UK 	
8. Administration charge	2% of the first £3m of contributions and 2% thereafter to be paid upon completion of the legal agreement.	2% of the first £3m of contributions and 2% thereafter to be paid upon completion of the legal agreement.
9. Travel Plan	To be secured and monitored	
10. Design quality assurance	RSH+P retained as construction architect	--

124 The applicant has been granted Scheduled Ancient Monument Consent for the proposed development subject to planning permission and entering into a Section 17 agreement. The terms of the Section 17 agreement (which will be tied to the planning permission) are as follows:

- Monitoring of the Roman boat for up to 8 years
- Should the monitoring of boat indicate that it is deteriorating during the 8 year period, the Trust will be obligated to remove the boat, preserve it, and place it on display.

125 The contributions agreed are considered to provide significant environmental improvements in the area and adequately mitigate against the impacts of the development in accordance with saved policy 2.5 of the Southwark Plan. The total level of contribution is well in excess of the minimum level calculated by the SPD and is considered to provide significant benefits for the local community.

126 The Community Infrastructure Levy (CIL) regulations came into force on 6 April 2010. The regulations state that it is unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, that is capable of being charged CIL if the obligation does not meet all of the following tests: -

- necessary to make the development acceptable in planning terms;
- directly related to the development; and

- fairly and reasonably related in scale and kind to the development.

127 The obligations secured are considered to have met the above tests.

128 In the absence of a legal agreement being completed by 31 January 2013, the applicant has failed to adequately mitigate against the impacts of the development and, in accordance with Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, it is recommended that the application be refused for the following reason:

"In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the public realm, public open space, the transport network, and employment and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan."

Mayoral Community Infrastructure Levy (CIL)

129 The Mayor's CIL came into effect in April 2012 and is a financial levy applied to new developments and will go towards sustainable transport infrastructure in London. The levy is not discretionary and must be applied to all developments at a rate of £35 per square metre in Southwark. However, developments for health services are exempt from the levy and therefore the Mayoral CIL contribution is zero.

Sustainable development implications

130 The use of decentralised energy (i.e. District Heating with combined heat and power) comes before renewable energy under Mayor's Energy Hierarchy within the London Plan. The new Cancer Centre building will be connected to the existing site heating network system, which includes a CHP heating plant which will result in the reduction in consumption of primary energy associated with the provision of heat to the new building in accordance with the first preference detailed in the London Plan.

131 The Sustainability and Energy report calculates that the carbon dioxide factor for heat derived from the site heating network system to be 0.331kgCO₂/kWh. Should the Trust decided to upgrade the Boiler(s) plant to modern standards in the future, the carbon dioxide factor for the heating network can be improved to 0.1965kgCO₂/kWh, based on current efficiencies.

132 The building has been designed to be "Lean" by improving energy conservation and energy efficiency compared with the current building regulations through passive design principles, in conjunction with the design, specification, commissioning and control of efficient mechanical systems. All these measures will allow the building to achieve a 21.5% Regulated CO₂ reduction against the *Notional baseline*.

133 A BREEAM Pre-Assessment has been submitted indicating the proposed development can achieve a rating of 'Excellent' which is in accordance with Strategic Policy 13 of the Core Strategy 2011.

134 "Clean" heating energy will be provided to the building through connection to the Guys site heating network system, which incorporates CHP. This will provide a further 17.8% CO₂ reduction, bringing to a total of 39.3% CO₂ reduction against the *Notional baseline*

135 "Be Green" means providing the building energy through the onsite generation of renewable energy with Photovoltaics. However, the applicant has stated that none of

the assessed renewable energy technologies are either technically or economically feasible for the Cancer Centre, especially considering the availability of onsite heating network. In light of the benefits achieved by the heating network, the constraints of the site, and the integration of other sustainability measures, this is accepted in this instance.

- 136 Rainwater captured from some parts of the building roof will be transferred to the below slab drainage system via rainwater pipes, and drained to a centrally located bulk water storage tank, via filters to remove any litter/debris. The stored rainwater will be utilised for some of the irrigation system and the infiltration system for the Roman boat.
- 137 Operational waste and recycling will be managed at the existing facilities management yard at Guy's Hospital which is considered more sustainable than a bespoke facility for the Cancer Centre.

Conclusion on planning issues

- 138 The proposed development will provide a consolidated state-of-the-art centre for cancer treatment which is supported and welcomed in principle. The ancillary uses will provide a mix of uses within the building whilst also providing active frontages for a prominent corner site which is currently inward facing.
- 139 Whilst the scale of the building is in context with the built form of the hospital campus, there will undoubtedly be an impact on the built form to the south of the site. However, given the benefits of the new cancer centre, the improvements to the public realm, and the mitigation measures proposed, it is considered that the impacts are acceptable.
- 140 The new cancer treatment centre has the potential to become a local landmark that will be an asset to the borough and, as such, it is recommended that the application be approved.

Community impact statement

- 141 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. The impact on local people is set out above.

Consultations

- 142 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 143 Details of consultation responses received are set out in Appendix 2.

Human rights implications

- 144 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

145 This application has the legitimate aim of providing new cancer treatment centre. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/151-A Application file: 12/AP/2062 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5906 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultee map

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	Gordon Adams	
Version	Final	
Dated	23 October 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	26 November 2012	

Consultation undertaken

Site notice date: 24/07/2012

Press notice date: 27/07/2012

Case officer site visit date: various over the past 2 years; most recently July 2012 unaccompanied.

Neighbour consultation letters sent: 23/07/2012

Internal services consulted:

- Environmental Protection Team
- Planning Policy
- Transport Planning
- Archaeology Officer
- Public Realm
- Urban Forester

Statutory and non-statutory organisations consulted:

- Design Council Caba
- Metropolitan Police Service
- Environment Agency
- Greater London Authority
- English Heritage
- London Fire and Emergency Planning
- Transport for London
- Design Review Panel

Neighbours and local groups consulted:

- Bermondsey Neighbourhood Forum
- Bermondsey Village Action Group (BVAG)
- Bermondsey Street Area Partnership
- Letters were sent to 507 nearby occupiers in accordance with the map included at Appendix 3 – a full list of those consulted is available on the case file.

Member presentations

The scheme was presented to the following Members on 9 May 2012: Cllr Nick Dolezal, Cllr Poddy Clark and Cllr Robin Crookshank Hilton and the Leader, Cllr Peter John.

Re-consultation:

Neighbours were re-consulted on 24/09/2012

Applicant's consultation

Stakeholder and community engagement was undertaken on the project by the Trust over three stages between summer 2010 and June 2012 including:

- 1) At the competition stage - when designs of the bidding teams were presented (summer 2010)
- 2) At the end of 2011 when emerging proposals for the Cancer Centre were on display to the public and stakeholders (with feedback gathered and assessed) and
- 3) In spring 2012 as part of the formal pre-application public consultation

Stakeholders consulted include:

- Existing hospital stakeholders – hospital staff, patients/ users and partners (e.g. charities, GPs etc.)
- Local residents (representative groups and individuals) – from neighbouring residents or impacted neighbourhoods
- Local businesses – located in close proximity to the site
- Other local community interest and representative groups
- Immediate workers and surrounding building users – through direct targeted contact
- Councillors – those representing the two wards which Guy's Hospital straddles

Consultation responses received

Internal services

Environmental Protection Team: no objection subject to conditions

Transport Planning: trip generation process is generally acceptable; potential impact of the proposed one-way restriction is not fully explored or explained; proposed cycle store with "Sheffield" stands for staff parking is welcomed; the route to the store is not clearly shown on the plans but seems to have potential to be very unwelcoming and to give rise to a fear for personal safety; the level of staff cycle parking is inadequate to a significant degree; Travel Plan commitment to providing showers, changing facilities and lockers for staff to support and encourage cycling by staff are welcomed; cannot support TfL's comments suggesting consideration of motorcycle parking; proposal to provide three new spaces on Great Maze Pond and to reconfigure the existing car park to provide two additional spaces, are welcomed; no attempt has been made to quantify the demand for disabled parking arising from the CTC, and so it is not obvious that the five additional spaces will be sufficient; pedestrian audit is inadequate; requested conditions.

Statutory and non-statutory organisations

Environment Agency: no objections subject to conditions.

Transport for London: supports public realm improvements; satisfied that the additional trips can be accommodated by the TLRN and public transport network; proposed increase in formal provision for disabled people given the increase in staff, patients and visitors related to this development, is supported by TfL; requests the provision of an electric vehicle charge point within the Tower Car Park; requests consideration of provision for motorcycle parking; waiting times for the internal lay-bys should be enforced; draft travel plan is inadequate

Greater London Authority:

- Urban design: insufficient material provided to assess impact on World Heritage Site
- Inclusive access: further information required of the storage facilities available for visitors and staff
- Energy: carbon dioxide savings fall short of London Plan targets
- Transport: sought further information

English Heritage:

- Content for the Council to consider the impacts upon the settings of listed buildings and conservation areas in the vicinity of the site
- Note that the impact of the proposals upon the view from the London View Management Framework viewpoint at Kenwood has been assessed but that no assessment has been made of the LVMF views from bridges over the River Thames and critically upon views from the HM Tower of London World Heritage Site
- It may be that the proposed development will not be visible from many of the viewpoints but the Council may consider whether the applicant ought to test the views

English Heritage (Scheduled Ancient Monuments): Scheduled Ancient Consent granted subject to planning permission, conditions, and entering a Section 17 legal agreement.

London Fire and Emergency Planning Authority: raised no objections; requested site plans.

Design Review Panel:

- Panel acknowledged the importance of the site not just to the hospital campus but also to the area and felt this was a good opportunity for RSH to deliver a high quality building.
- confirmed that the Panel recognized that the proposal was of high quality but voiced concerns in relation to the scheme's relationship to the hospital campus, the public realm, the height scale and massing of the proposal and the architectural expression particularly the north elevation and the balconies.
- recognized that the building will be located on a site adjacent to the southern entrance to the Great Maze Pond and will play an important role in the hospital's ambition to create a centre of excellence for delivery of cancer care in the area.
- concerned that as this proposal is also part of the wider hospital campus and is prominently sited on the Snowfields street frontage.
- difficult to judge the proposal and its impact on adjacent hospital buildings without the benefit of a clarification of this longer term vision.
- concerns were raised by the panel over the impact from the proposal on other buildings on the campus especially the effect on the outlook from the Borough Wing to the north
- scale and bulk of the development that filled its site to the maximum would make significant strategic change to the area.
- welcomed the vertical 'villages' concept.
- raised concerns over the full-height balconies which encircle the building on the south and west flanks and extend out over the footpath
- concern over the scale and massing of the proposal and, in particular, the massing of the Private Patient Unit at the top of the building which should be stepped back in scale to reduce the overall bulk of the building
- the balcony at the top was bulky and overbearing and a poor resolution of the top of the building
- concerned that by locating the lift cores in the prominent southern corner, the active frontages are compromised and become dominated by service risers and the backs of lifts albeit transparent
- whilst the logic of the triangular site had been well used in the development of the design, the size of the development footprint pushed this north eastern façade too close to the adjacent Borough Wing
- requested that the designers re-consider the architectural treatment of the north facade

Neighbours and local groups

For comment

The Miller: concern that beer garden and tables will be affected by noise, dust and workers; concern that the building will be soundproofed to protect those inside from the noise of people using the street in the early hours of the morning; sunlight/daylight report does not take the pub into account; concern over loading/servicing.

In objection

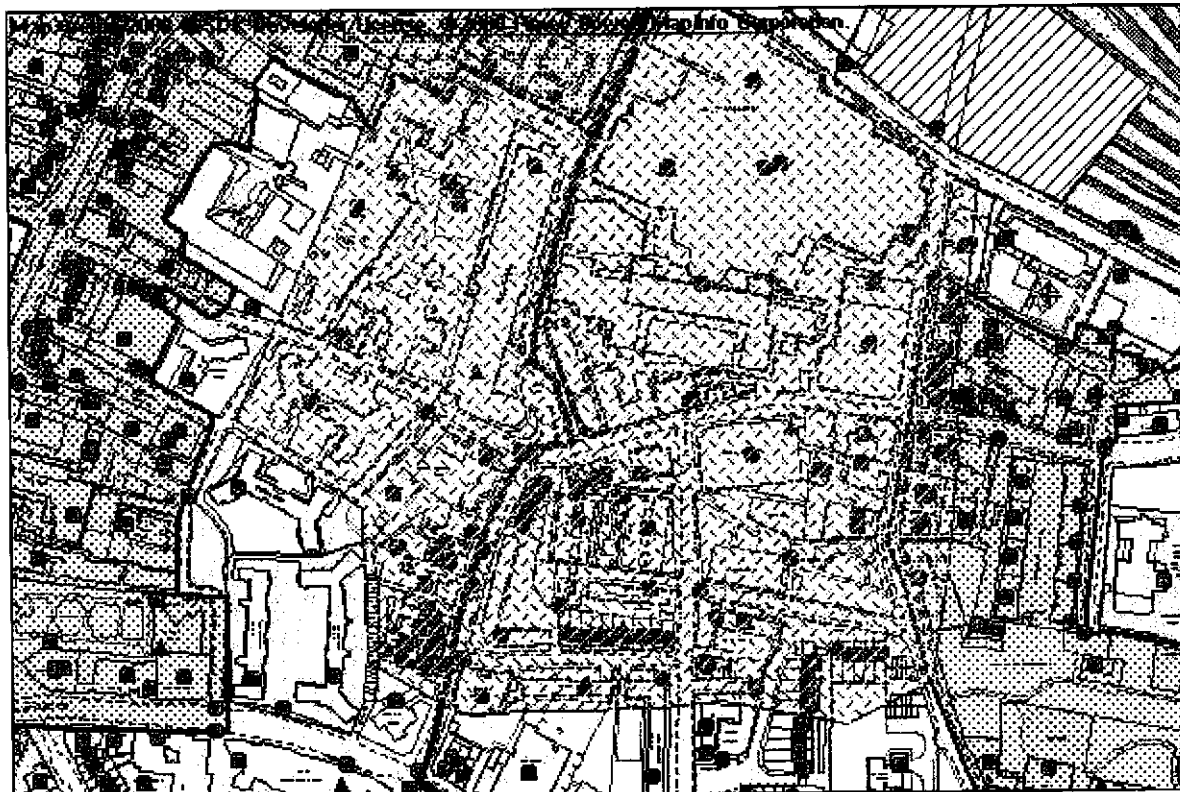
Bermondsey Village Action Group: do not accept that the preconditions for permitting such high-rise development that was introduced by the Inspector at the EIP of the Core Strategy have been satisfied; proposal – which is the equivalent of at least 20 conventional height floors – is therefore pre-emptive and premature; the proposed development represents a sufficiently large environmental change that it should be

regarded as EIA development on account of its effects on the micro climate – including wind and daylight – and the neighbouring historic environment.

25 Crosby Row, SE1 3YD: Crosby Row will be unable to cope with the increased level of traffic; there is a real risk that heavy construction traffic will damage ours and neighbour's house, both extremely fragile Grade II listed houses.

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Neighbour consultee map



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	Guys & St Thomas' NHS Foundation Trust	Reg. Number	12/AP/2062
Application Type	Full Planning Permission	Case Number	TP/151-A
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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

At: GUYS HOSPITAL, GREAT MAZE POND, LONDON SE1 9RT

**In accordance with application received on 26/06/2012
and revisions/amendments received on 15/10/2012
10/09/2012**

and Applicant's Drawing Nos. RSHP-00-0001-GA-00 Rev P04, RSHP-00-0010-GA-00 Rev P04, RSHP-00-0015-GA-00 Rev P04, RSHP-00-0100-GA-00 P03, RSHP-XX-0101-GA-01 P03, RSHP-XX-0102-GA-02 P03, RSHP-XX-0103-GA-RF P03, RSHP-00-0149-GA-B1 Rev P04, RSHP-01-00150-GA-00 Rev P04, RSHP-01-0151-GA-01 Rev P04, RSHP-02-0152-GA-02 Rev P04, RSHP-02-0153-GA-03 Rev P04, RSHP-02-0154-GA-04 Rev P04, RSHP-03-0155-GA-05 Rev P04, RSHP-03-0156-GA-06 Rev P04, RSHP-04-0157-GA-07 Rev P04, RSHP-04-0158-GA-08 Rev P04, RSHP-04-0159-GA-09 Rev P04, RSHP-05-0160-GA-10 Rev P04, RSHP-05-0161-GA-11 Rev P04, RSHP-05-0162-GA-12 Rev P04, RSHP-05-0163-GA-13 Rev P04, RSHP-06-0164-GA-RF Rev P04, RSHP-06-0165-GA-PD P03, RSHP-XX-0020-EL-S P03, RSHP-XX-0021-EL-W P03, RSHP-XX-0050-EL-S Rev P04, RSHP-XX-0051-EL-W Rev P04, RSHP-XX-0603-SE-DD P03, RSHP-XX-0605-SE-FF P03, RSHP-XX-0613-SE-DD Rev P04, RSHP-XX-0615-SE-FF Rev P04, RSHP-XX-0800-EL-S P03, RSHP-XX-0801-EL-W P03, RSHP-XX-0802-EL-N P03, RSHP-XX-0810-EL-S Rev P04, RSHP-XX-0811-EL-W Rev P04, RSHP-XX-0812-EL-N P03, RSHP-XX-0813-EL-W Rev P02, RSHP-XX-0814-EL-E Rev P02, RSHP-XX-2010-DT-W P03, RSHP-XX-2011-DT-W P03, RSHP-XX-2012-DT-W P03, RSHP-XX-2013-DT-2 P03, RSHP-XX-2014-DT-N P03, RSHP-XX-2015-DT-N P03, RSHP-XX-2016-DT-W Rev P01, RSHP-XX-0814-EL-E P01, RSHP-XX-0813-EL-W

PLANNING SUPPORTING STATEMENT, OUTLINE CONSTRUCTION METHOD STATEMENT, LVMF KENWOOD HOUSE ASSESSMENT, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT, LOW/ZERO CARBON TECHNOLOGIES FEASIBILITY STUDY, ENERGY STRATEGY, CONSULTATION STATEMENT, SUSTAINABILITY AND ENERGY ASSESSMENT, TRANSPORT ASSESSMENT, TRAVEL PLAN, WSI FOR ARCHAEOLOGICAL EXCAVATION, TECHNICAL NOTE - CONVERSION OF SNOWFIELDS TO ONE WAY, AIR QUALITY IMPACT TECHNICAL REPORT, NOISE IMPACT TECHNICAL REPORT, ROMAN BOAT MONITORING PROPOSAL, SUSTAINABILITY ASSESSMENT CHECKLIST, ECOLOGY ASSESSMENT, WIND ASSESSMENT (INCLUDING ADDENDUM 06/09/2012), FLOOD RISK ASSESSMENT, ARBORICULTURAL IMPLICATIONS ASSESSMENT, DELIVERY AND SERVICING PLAN, WATCHING BRIEF REPORT, ARCHAEOLOGICAL EVALUATION REPORT, ODYSSEY CONSULTING ENGINEERS TECHNICAL NOTE 10/09/2012, TVIA & LVMF SUPPLEMENTARY STATEMENT (SEPTEMBER 2012), DAYLIGHT AND SUNLIGHT REPORT (INCLUDING TECHNICAL NOTE 07/09/2012), WIND ASSESSMENT, LANDSCAPE STATEMENT (INCLUDING ADDENDUM SEPTEMBER 2012), & DESIGN & ACCESS STATEMENT (INCLUDING ADDENDUM SEPTEMBER 2012)

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 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 limits 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 2.2 (Provision of new community facilities): seeks to ensure planning permission will be granted for new community facilities.

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 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.

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 4.1 Developing London's economy, 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 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, 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 level of hospital care in Southwark.

The proposal 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 building is considered to be high quality that will result in a striking form, creating a new destination point and is considered to make a positive contribution to the skyline of London creating a local landmark building within Southwark.

Particular regard was had to the impact of the building on views with specific reference to views from Kenwood. Taking into account the revised LVMF SPG, 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 paved areas 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. The scheme is not expected to cause any unacceptable impact to local highway or transport conditions

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

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:

RSHP-00-0001-GA-00 Rev P04, RSHP-00-0010-GA-00 Rev P04, RSHP-00-0015-GA-00 Rev P04, RSHP-00-0100-GA-00 P03, RSHP-XX-0101-GA-01 P03, RSHP-XX-0102-GA-02 P03, RSHP-XX-0103-GA-RF P03, RSHP-00-0149-GA-B1 Rev P04, RSHP-01-00150-GA-00 Rev P04, RSHP-01-0151-GA-01 Rev P04, RSHP-02-0152-GA-02 Rev P04, RSHP-02-0153-GA-03 Rev P04, RSHP-02-0154-GA-04 Rev P04, RSHP-03-0155-GA-05 Rev P04, RSHP-03-0156-GA-06 Rev P04, RSHP-04-0157-GA-07 Rev P04, RSHP-04-0158-GA-08 Rev P04, RSHP-04-0159-GA-09 Rev P04, RSHP-05-0160-GA-10 Rev P04, RSHP-05-0161-GA-11 Rev P04, RSHP-05-0162-GA-12 Rev P04, RSHP-05-0163-GA-13 Rev P04, RSHP-06-0164-GA-RF Rev P04, RSHP-06-0165-GA-PD P03, RSHP-XX-0020-EL-S P03, RSHP-XX-0021-EL-W P03, RSHP-XX-0050-EL-S Rev P04, RSHP-XX-0051-EL-W Rev P04, RSHP-XX-0603-SE-DD P03, RSHP-XX-0605-SE-FF P03, RSHP-XX-0613-SE-DD Rev P04, RSHP-XX-0615-SE-FF Rev P04, RSHP-XX-0800-EL-S P03, RSHP-XX-0801-EL-W P03, RSHP-XX-0802-EL-N P03, RSHP-XX-0810-EL-S Rev P04, RSHP-XX-0811-EL-W Rev P04, RSHP-XX-0812-EL-N P03, RSHP-XX-0813-EL-W Rev P02, RSHP-XX-0814-EL-E Rev P02, RSHP-XX-2010-DT-W P03, RSHP-XX-2011-DT-W P03, RSHP-XX-2012-DT-W P03, RSHP-XX-2013-DT-2 P03, RSHP-XX-2014-DT-N P03, RSHP-XX-2015-DT-N P03, RSHP-XX-2016-DT-W Rev P01, RSHP-XX-0814-EL-E P01, RSHP-XX-0813-EL-W

Reason:

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

3 Submission of further details - external facing materials

Samples of all external facing materials 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; 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 building to be used in the carrying out of this development shall be provided and made available for approval in writing by the Local Planning Authority prior to works commencing above grade; 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 all main elements of the elevations and roof elements 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; 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

Construction and Environmental Management Plan

The development shall not commence until details of an Environmental Management Plan for Construction has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan 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 and will include the following information for agreement:

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

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 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.

Cycle Storage

Prior to the occupation, details of the cycle storage facilities within the site (including shower and change facilities) and within the vicinity of the site 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.

Car Parking – Vehicle Charging Points

Prior to occupation, 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 retained thereafter 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.

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.

BREEAM

Before occupation, 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 has been 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.

Green/brown roof/ living walls/ vertical gardens and planters

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level planters shall have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

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 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.

14 **Lighting**

Details of the external lighting scheme for the relevant building shall be submitted and approved by the Local Planning Authority prior to occupation 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.

15 **Signage**

A signage strategy will be submitted to and approved by the Local Planning Authority prior to occupation.

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).

16 **Archaeological Evaluation**

Notwithstanding references to archaeological work contained within the Lang O Rourke Outline Construction Method Statement the archaeological evaluation shall be undertaken as detailed in the Written Scheme of Investigation for an archaeological Evaluation Museum of London Archaeology dated 12 June 2012.

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.

17 **Archaeological Mitigation**

Notwithstanding references to archaeological work contained within the Lang O Rourke Outline Construction Method Statement before any work hereby authorised begins, excepting demolition, 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.

18 **Archaeological Foundation Design**

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with 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.

19 **Archaeological Reporting**

Within six months of the completion of archaeological site works, an interim archaeological report shall be submitted covering works both within and without the scheduled monument. A full 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 within one year of the completion of archaeological sites works, 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.

20 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 (including 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 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 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 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.

21 Tree planting

No works or development shall take place above grade until full details of all proposed tree planting or transplanting, and the proposed times of planting, have been approved in writing by the local planning authority. This will include planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS: 4428 Code of practice for general landscaping operations.

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

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

22 Service and Delivery Management

All service and delivery activity will be managed in accordance with the approved Service and Delivery Management Plan (June 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.

23 Noise creep from noise and/or vibration generation – commercial plant.

The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- i) The lowest existing $L_{Aeq, T}$ measurement as already established.
- ii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

* $L_{Aeq, T}$ $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

24 Ventilation

Prior to occupation, details relating to ventilation of the building as a whole and any specific ventilation for laboratories or other 'polluting activities', including positioning of fresh air intake and relationship to extract from the building and adjacent building within the complex shall be submitted and approved by the local planning authority.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of odour and emissions in accordance with saved policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

25 Environment Agency - flooding

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Arup (dated 11 June 2012 with reference ARUP-XXX-RP-0006 P03) and the following mitigation measures detailed within the approved FRA:

- with regards to the basement level, the proposed electrical plant should benefit from appropriate flood resistant and resilient measures;
- only 'less vulnerable' uses should be accommodated on the ground floor;
- safe refuge on the first floor and above should be made available at all times, with escape routes within the building provided from every floor;
- a drainage strategy should be finalized and agreed with the London Borough of Southwark before planning permission is granted, incorporating the use of Sustainable Drainage Systems (SuDS) wherever possible.

Reasons

To reduce the impact of flooding to the proposed development, future occupants and to attenuate surface water flows and prevent flooding by ensuring satisfactory and sustainable storage or disposal of surface water from the site, in line with the London Plan 2011 and saved policy 3.31 of the Southwark Plan 2007.

26 Environment Agency - contamination

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 reduce the potential for unexpected contamination to be identified during groundworks, particularly basement construction, in line with the London Plan 2011 and saved policy 3.31 of the Southwark Plan 2007.

27 Environment Agency - contamination

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

To reduce the potential for unexpected contamination to be identified during groundworks, particularly basement construction, in line with the London Plan 2011 and saved policy 3.31 of the Southwark Plan 2007.

28 Environment Agency - contamination

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 reduce the potential for unexpected contamination to be identified during groundworks, particularly basement construction, in line with the London Plan 2011 and saved policy 3.31 of the Southwark Plan 2007.

29 Environment Agency - SUDS

Whilst the principles and installation of Sustainable Drainage Schemes (SuDS) are to be encouraged, 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. The development shall be carried out in accordance with the approved details.

Reason

To reduce the potential for unexpected contamination to be identified during groundworks, particularly basement construction, in line with the London Plan 2011 and saved policy 3.31 of the Southwark Plan 2007.

30 Submission of further details - detailed drawings

Notwithstanding the drawings hereby approved, detailed drawings of the rooftop plant enclosure (including lift over-runs) shall be submitted and approved prior to works commencing above grade.

Reason:

In order that the Local Planning Authority may be satisfied that the design of this prominent element is of the highest standard in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; 3.20 Tall Buildings of the Southwark Plan July 2007 and SP12 Design & conservation of the Core strategy (2011).

31 Submission of further details - detailed drawings

Notwithstanding the drawings hereby approved, detailed drawings (including typical storey-bays in elevation at 1:20 and 1:5) of the vertical solid panel elements in Snowfields and Great Maze Pond shall be submitted and approved prior to works commencing above grade.

Reason:

In order that the Local Planning Authority may be satisfied that the design of these prominent elements is of

the highest standard 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).

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.