

TP(Permit)  
**Agenda Item 15**  
**SOUTHWARK COUNCIL**



TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

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**PLANNING PERMISSION WITH LEGAL AGREEMENT**

**Applicant** Guys & St Thomas' NHS Foundation Trust  
**Date of Issue of this decision** 31/01/2013

**LBS Registered Number** 12/AP/2062

**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 Your Ref. No.:**  
**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 conditions:**

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).

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### 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.
- Consideration of the sensitive nature of the listed buildings at 25 and 27 Crosby Row.
- 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.

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### **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.

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### **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.

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### **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.

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### **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.

13

### **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.

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### 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

## **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.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 12/AP/2062

Date of Issue of this decision 31/01/2013

### 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).

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

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and offers a pre planning application advice service. The application was determined in a timely manner.

Continued overleaf...

TP(Permit)

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



[www.southwark.gov.uk](http://www.southwark.gov.uk)

## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 12/AP/2062

**Date of Issue of this decision** 31/01/2013

Signed *Gary Rice*

Head of Development Management

### Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

UPRN: 10000816532

checked by \_\_\_\_\_ TP/151-A

**PLANNING PERMISSION WITH LEGAL AGREEMENT**

LBS Registered Number: 12/AP/2062

Date of issue of this decision: 31/01/2013



[www.southwark.gov.uk](http://www.southwark.gov.uk)

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**INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT**

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- 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.

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**IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION**

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- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a