
RECOMMENDATION

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	C/O AGENT Linden Homes South East Ltd	Reg. Number	14/AP/3503
Application Type	S.73 Vary/remove conds/minor alterations	Case Number	TP/1390-169
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Minor material amendments to planning permission 13/AP/0966 dated 21/10/2013 for the Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. Variation of condition 1 (approved plans) in order to allow an amended east elevation, installation of a lift over-run, telecomms equipment/satellite dishes and roof plant.

At: 169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON, SE1 8ER

In accordance with application received on 24/09/2014 08:05:08

and Applicant's Drawing Nos. Proposed drawings - T(20)E01 Rev D : Proposed South Elevation, T(20)E02 Rev B : Proposed North Elevation, T(20)E03 Rev B : Proposed West Elevation, A(SK)074 Rev A : Proposed East Elevation, T(20)P06 : Proposed Sixth Floor Plan, T(20)PRF Rev A : Proposed Roof Plan, Post Planning Design Alterations Document.

Previously approved drawings - T-PW-(90)P00 (A): Location Plan, T-PW-(90)PO1(B): Site Plan, T-PW-20P-1-[H] : Proposed Basement Floor Plan, T-PW-20P00-[L] : Proposed Ground Floor Plan, T-PW-20P01-[N] : Proposed First Floor Plan, T-PW-20P02-[K] : Proposed Second Floor Plan, T-PW-20P03-[J] : Proposed Third Floor Plan, T-PW-20P04-[J] : Proposed Fourth Floor Plan, T-PW-20P05-[K] : Proposed Fifth Floor Plan, T-PW-20P07-[K] : Proposed Seventh Floor Plan, T-PW-20P08-[J] : Proposed Eighth Floor Plan, T-PW-20P09-[J] : Proposed Ninth Floor Plan, 1315/007(G): Landscaping Proposals

Subject to the following thirty-one conditions:**Time limit for implementing this permission and the approved plans**

- 1 Time Period
The development hereby permitted shall be begun before 21/10/2016.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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

T-PW-(90)P00 (A): Location Plan
T-PW-(90)PO1(B): Site Plan
T-PW-20P-1-[H] : Proposed Basement Floor Plan
T-PW-20P00-[L] : Proposed Ground Floor Plan
T-PW-20P01-[N] : Proposed First Floor Plan
T-PW-20P02-[K] : Proposed Second Floor Plan
T-PW-20P03-[J] : Proposed Third Floor Plan
T-PW-20P04-[J] : Proposed Fourth Floor Plan
T-PW-20P05-[K] : Proposed Fifth Floor Plan
T(20)P06 : Proposed Sixth Floor Plan
T-PW-20P07-[K] : Proposed Seventh Floor Plan
T-PW-20P08-[J] : Proposed Eighth Floor Plan
T-PW-20P09-[J] : Proposed Ninth Floor Plan

T(20)PRF Rev A : Proposed Roof Plan
T(20)E01 Rev D : Proposed South Elevation
T(20)E02 Rev B : Proposed North Elevation
T(20)E03 Rev B : Proposed West Elevation
A(SK)074 Rev A : Proposed East Elevation
1315/007(G): Landscaping Proposals

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

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

- 3 Delivery and Servicing Management Plan
Unless previously discharged under 13/AP/0966, no development shall take place until a Delivery and Servicing Management Plan detailing how all elements of the site are to be serviced and how deliveries to the site will be managed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason: To ensure no adverse impacts result upon local highway conditions and amenity in accordance with policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

- 4 Archaeological Mitigation
Unless previously discharged under 13/AP/0966:
Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological 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

- 5 Archaeological Building Recording
Unless previously discharged under 13/AP/0966;
Before any work, including demolition, hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological building recording, which shall be approved and implemented 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording 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.

- 6 Archaeological Reporting
Unless previously discharged under 13/AP/0966;
Within six months of the completion of archaeological site works and building recording, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works and building recording, 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

- 7 Cycle Parking
Unless previously discharged under 13/AP/0966;
Before the commencement of the development hereby permitted, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles to serve the residential and commercial units (including provision for visitors) shall be submitted to and approved in writing by the Borough Council. The development shall not be

carried out otherwise in accordance with any such approval given and thereafter the cycle parking facilities provided shall be retained and the spaced used for no other purpose.

Reason: To ensure that satisfactory safe and secure provision is made for the parking of cycles and to encourage the use of cycles as an alternative means of transport in accordance with saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007 and Strategic Policy 2 (Sustainable Transport) of the Southwark Core Strategy 2011.

8 Piling Method Statement

Unless previously discharged under 13/AP/0966;

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

Reason: To protect underground sewerage utility infrastructure located in close proximity to the development in accordance with Policy 5.14 (Water Quality and Waste Water Infrastructure) of the London Plan 2011.

9 Contamination

Unless previously discharged under 13/AP/0966;

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

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

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

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

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

10 Construction Environmental Management Plan

Unless previously discharged under 13/AP/0966;

The development shall not commence until a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavors to minimise disturbances including but not limited to highway/transportation impacts, 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 and transport 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.

A commitment for HGV drivers to have completed an accredited Cycle Awareness course.

Road safety measures, including measures for entering and leaving the site.

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

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 no adverse impacts result upon the highway in the vicinity of the site and that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved Policies 3.1 (Environmental Effects), 3.2 (Protection of Amenity) and 5.2 (Transport Impacts) of The Southwark Plan 2007.

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

11 Materials Samples

Unless previously discharged under 13/AP/0966, 1m x 1m sample panels of all proposed brickwork including mortar colour and finishes as well as samples of all their external facing materials including balconies, doors and windows, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

12 Section Drawings

Unless previously discharged under 13/AP/0966, 1:5/10 section detail-drawings through:

the facades;
double-height entrance;
parapets;
roof lights;
roof edges; and
heads, cills and jambs of all openings;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; 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 Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

13 Landscaping

Unless previously discharged under 13/AP/0966:

a) 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. Planting shall include details of trees on Blackfriars Road and Pocock St to be specified as part of a highways s278 agreement.

b) 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.

Reason: In order that the Local Planning Authority may be satisfied as to the landscaping design and details in the interest of the amenity and setting of the building and the spaces around it in accordance with Policy SP11 Open spaces and wildlife and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

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

Unless previously discharged under 13/AP/0966:

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof 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 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 local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 (Quality in Design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

15 Code for Sustainable Homes

Unless previously discharged under 13/AP/0966;

Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum 4 or equivalent Code Level rating for the residential parts of the development 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;

Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason: To ensure the proposal complies with saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

16 Ecology

Unless previously discharged under 13/AP/0966;

Details of insect, bird and bat homes shall be submitted to and approved in writing by the Local Planning Authority prior to any works above grade commencing on site. No less than 6 nesting boxes 4 bat bricks or tubes and 2 insect homes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Insect, bird and bat homes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To encourage local ecology and wildlife in accordance with Strategic Policy 11 (Open Spaces and Wildlife) of the Southwark Core Strategy and saved Policy 3.28 (Biodiversity) of the Southwark Plan.

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

17 Ventilation Details

Unless previously discharged under 13/AP/0966;

The use hereby permitted shall not be begun until full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level and to provide fresh air to each residential and commercial unit, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to

and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason: In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

18 Protection for residential premises against sound from adjoining commercial premises

Unless previously discharged under 13/AP/0966;

a) Residential units sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 (as Leq measured on Fast) is not exceeded in residential premises due to noise from the commercial premises.

b) A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority for approval.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

19 Nuisance from plant

Unless previously discharged under 13/AP/0966;

a) The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

b) 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:

A schedule of all plant and equipment installed;

Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;

Manufacturer specifications of sound emissions in octave or third octave detail;

The location of all most affected noise sensitive receptor locations and the most affected windows;

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;

The lowest existing LA90, T measurement as already established.

New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011.

20 Disabled Parking / Electric Vehicle Charging

Unless previously discharged under 13/AP/0966;

a) The disabled parking spaces shown on the approved drawings shall be provided prior to the occupation of any residential unit within the development and shall be permanently retained thereafter for disabled residents only of the development.

b) Prior to residential occupation, details of the installation (including location and type) of electric vehicle charging points for at least two of the spaces shall be submitted and approved in writing by the Borough Council. The electric vehicle charger point(s) shall be installed in the completed development prior to residential occupation in accordance with the approved details and thereafter retained as such.

c) Details of the management of the disabled parking shall be submitted prior to any residential occupation of the development and the parking shall be maintained and organised in accordance with the approved details.

Reason: To ensure that the development meets accessibility and sustainable standards in accordance with Strategic Policy 2 (Sustainable Transport) of the Southwark Core Strategy and saved Policy 5.7 (Disabled

Parking) of the Southwark Plan 2007.

21 BREEAM

Unless previously discharged under 13/AP/0966;

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum excellent rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason: To ensure the proposal complies with saved Policies 3.3 (Sustainability), 3.4 (Energy Efficiency) of the Southwark Plan 2007 and Strategic Policy 12 (High Environmental Standards) of the Southwark Core Strategy 2011.

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

22 Residential internal noise levels

(a) All residential premises shall be designed to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 35dB LAeq, T*

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00 - 23:00

(b) After completion of works but prior to occupation or use, a test shall be carried out to show the above criterion has been met and the results shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of The Southwark Plan 2007.

23 Refuse Storage

The refuse storage arrangements shown on the approved drawing no. 5068 T(20)P00 L shall be provided and made available for use by the occupiers of the dwellings and commercial units before they are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason: In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 (Protection of Amenity) and Policy 3.7 (Waste Reduction) of the Southwark Plan 2007.

24 Parking Permit Exclusion

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason: To ensure compliance with Strategic Policy 2 (Sustainable Transport of the Core Strategy 2011) and saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

25 Flood Risk

The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) by Development Engineering Ltd (dated March 2013 Reference: 131851-R2(2)-FRA)

Reason: To reduce the risk of flooding to, and impact of flooding on, the proposed development and future occupants in accordance with Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 26 Restrictions- no roof plant/ equipment
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 etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with saved Policies 3.12 (Quality in Design) and 3.2 (Protection of Amenity) of the Southwark Plan 2007.

- 27 Restrictions- no telecommunications equipment
Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted except where shown on the approved plans.

Reason: In order to ensure that no telecommunications plant or equipment which would 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 saved Policies 3.2 (Protection of Amenity) and 3.24 (Telecommunications) of the Southwark Plan 2007

- 28 Servicing hours
Any deliveries, unloading and loading relating to the retail and commercial (Use Classes A1-A5 or D1) units shall only take place between the hours of 07:00 - 20:00 on Mondays to Saturdays and 08:00 - 20:00 on Sundays and Bank Holidays.

Reason: To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 29 Commercial Uses
The commercial uses hereby approved at ground floor and basement levels of the development shall only be used for the following purposes as defined by the Town and Country Planning (Use Classes Order 1987 (as amended)):

Unit Number CO.01: A1, A2 or A3
Unit Number CO.02: A1, A2 or A3
Unit Number CO.03: A1, A2, A3 or A5
Unit Number CO.04: A1, A2 or A3
Unit Number CO.05: A1, A2, A3, A4 or D1

Reason: In order to provide a flexible range of uses in the interests of the vitality and function of the Blackfriars Road frontage and to avoid a proliferation of hot food take-a-way uses which would be detrimental to the amenities and function of the area, in accordance with Strategic Policy 3 of the Southwark Core Strategy (Shopping, Leisure and Entertainment) saved Southwark Plan Policies 1.7 (Location of Developments for Retail and other Town Centre Uses), 3.1 (Environmental Effects) and 3.2 (Protection of Amenity).

- 30 Opening Hours
The retail and commercial premises (Use Classes A1-A5 or D1) hereby permitted shall not be open to customers outside of the following hours: 07:00 to 23:30 Monday to Saturday, 7:00am to 23:00 Sunday and Bank Holidays.

Reason: In order to prevent disturbance to adjacent residential properties in accordance with saved Policies 3.1 (Environmental Effects) and 3.2 (Protection of Amenity) of the Southwark Plan and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 3D.14; and 4A.3; of the London Plan 2008, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

- 31 Within 3 months of the date of this permission, material samples of the proposed metal panels for use on the revised east elevation shall be presented on site approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The application has been determined following pre-application discussions, negotiations and meetings continued through the course of the application and it has been determined in accordance with the timetable set out in an amended Planning Performance Agreement.

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