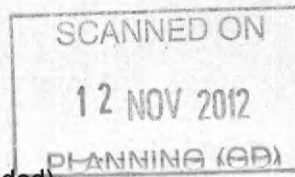


TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION WITH LEGAL AGREEMENT

Applicant Synergy Hotels LLP
Date of Issue of this decision 08/11/2012

LBS Registered Number 12/AP/1352**Planning Permission was GRANTED for the following development:**

Variation of approved drawings (condition 25) of planning permission 07-AP-2267 (for the erection of a building of up to eight storeys, comprising a hotel and 'aparthotel' accommodation with conference facilities (Class C1), leisure (Class D2), retail (Class A1) and food and drink (Class A3/A4) uses, together with service yard/coach bay, basement car parking and other associated works) comprising the following amendments to the approved scheme:

- i) Change to description of use from 'hotel and aparthotel' to 'hotel',
- ii) Reduction in the number of bedrooms from 330 to 290 incorporating changes to layout of upper floors,
- iii) Changes to ground floor layout including alterations to the positions of entrances (including re-positioning of hotel foyer/reception to Great Suffolk Street instead of Bear Street) and re-arrangement of room layout (including modification of retail units, cafe/bar and restaurant),
- iv) Changes to basement layouts including provision of swimming pool and alterations to parking area, conference and leisure facilities,
- iv) Alterations to elevations including revisions to window sizes and locations, alterations to doors and entrance positions, and alterations to external materials.

At: LAND BOUND BY PRICE'S STREET, BEAR LANE AND GREAT SUFFOLK STREET, LONDON, SE1 0UG**In accordance with application received on 27/04/2012 Your Ref. No.:**

and Applicant's Drawing Nos. 0803 / PL_007, PL_008D, PL_009, PL-010B, PL_011A, PL_012, PL_014, PL_015, PL_017, PL_018B, PL_020A, PL_023A, PL_025B, PL_026B, PL_027A and Sustainability Statement dated 12 July 2012.

Reasons for granting planning permission.

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

Southwark 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 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 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 1.12 (Hotels and visitor accommodation): seeks to encourage hotels in areas with high transport accessibility, and where they would not cause loss of residential accommodation, or an overdominance of visitor accommodation.

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 3.28 (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.

Policy 7.4 (Bankside and Borough Action Area) sets out policies to support this unique place in London as a thriving location for a wide range of activities, where culture,

history, business, residential communities and a diverse built environment co-exist.

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 3.9 Mixed And Balanced Communities
Policy 4.1 Developing London's Economy
Policy 4.5 London's Visitor Infrastructure
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 6.3 Assessing Transport Capacity
Policy 6.5 Funding Crossrail
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing Traffic Flow And Tackling Congestion
Policy 6.13 Parking
Policy 7.1 Building London's Neighbourhoods And Communities
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local Character
Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.13 Safety, Security And Resilience To Emergency
Policy 7.14 Improving Air Quality
Policy 7.15 Reducing Noise And Enhancing Soundscapes

National Planning Policy Framework (2012)

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

The principle of the development has been established under the previously approved application. The acceptability of the proposal in terms of land use, density, general design, general layout, massing, townscape, and the associated impacts such as amenity to neighbouring occupiers, transport, energy and environmental impacts have been found acceptable. The main issues considered within this application arise from the amendments now proposed, including minor changes to elevations, internal arrangements, energy and access, and any implications resulting from planning policy adopted since the original grant of planning permission. As the principle of the development remains as previously approved and given that the development has already been commenced on the site, it is unreasonable to require additional s106 requirements beyond those attached to the original planning permission. The proposed amendments are considered to be acceptable in relation to current policy and can be accepted as minor material amendments to the original planning permission. No other issues arise from consideration of the entire proposal against current planning policies that would justify the withholding of planning permission.

Subject to the following twenty-three conditions:

- 1 Details of the external material to be used in the carrying out of this permission, including sample panels of these materials shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out above grade and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details of the external materials in the interest of the appearance of the building in accordance with saved Policy 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007 and Strategic Policy 12 of the Southwark Core Strategy 2011.

- 2 Details of the green roof to be used in the carrying out of this permission, including planting mix, shall be submitted to and approved by the Local Planning Authority before any work in connection with the green roofs is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in compliance with Policies 3.13 (Urban Design) and 3.28 ((Biodiversity) of the Southwark Plan 2007 and Strategic Policies 12 (Design and Conservation) and 13 (High Environmental Standards) of the Southwark Core Strategy 2011

- 3 Unless such details have been previously approved under planning permission 07-AP-2267, no development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the Local Planning Authority and approved in writing.

Reason

To ensure that the archaeological operations (archaeological evaluation and any subsequent mitigation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with saved Policy 3.19 (Archaeology) of the Southwark Plan 2007 and Strategic Policy 12 (Design and Conservation) of the Southwark Core Strategy 201.

- 4 Unless such details have been previously approved under planning permission 07-AP-2267, no development shall take place within the proposed development site until the applicant, or their agents or their successors in title has produced a detailed scheme showing the complete scope and arrangement of the foundation design and ground works which have been submitted to the Local Planning Authority and approved in writing.

Reason

To ensure that significant archaeological remains are not disturbed or damaged by foundations and related works, but where appropriate preserved in situ in accordance with saved Policy 3.19 (Archaeology) of the Southwark Plan 2007 and Strategic Policy 12 (Design and Conservation) of the Southwark Core Strategy 2011.

- 5 Details of the location(s) of the car park ventilation outlets shall be submitted and approved in by the Local Planning Authority. Car park ventilation outlets should be placed where natural dispersion will not be inhibited, and not in enclosed areas where re-circulating air may lead to a build up of pollutants. Car-park ventilation outlets shall not be located close to any openable windows or fresh-air intakes of residential buildings.

Reason

To ensure that and occupiers of hotel or neighbouring premises do not suffer a loss of amenity by reason of pollution in accordance with saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southark Core Strategy 2011.

- 6 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises – a positive indication that complaints are unlikely. 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. A test shall be carried out after completion but prior to occupation show the criterion above have been met and the results submitted to the Local Planning Authority for approval, and no part of the building shall be occupied until such approval is given.

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 saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

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/1352

Date of Issue of this decision 08/11/2012

- 7 Commercial deliveries, unloading and loading shall only take place between the hours of 07.00 to 21.00 on Mondays to Saturdays and 10.00 to 16.00 on Sundays and Bank Holidays.

Reason

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

- 8 Unless such details have been previously approved under planning permission 07-AP-2267, no development approved by this permission shall be commenced prior to a contaminated land assessment and associated remediation strategy, together with a timetable of works being submitted to the Local Planning Authority for approval:

Before any part of the development is commenced, the Owner/Developer shall submit a contaminated land assessment, to include a desk study detailing the historical uses of the site and propose a site investigation methodology. This methodology shall be submitted to the Local Planning Authority for consideration prior to the commencement of intrusive investigations on site.

The developer shall carry out a detailed site investigation in accordance with the approved methodology to establish the possible or actual presence of contamination and/or pollution in, on, under or over the Site, to assess the nature and extent of the contamination or pollution including the actual or potential pollution of the ground and surface water environment. The method and extent of the site investigation shall be in accordance with established code of practice for example *BS 10175, Environment Agency Model Procedures for the management of Land Contamination CLR11*) or any other which should be agreed with the Council before commencement of the investigation.

The developer shall submit to the Council for approval as part of the contaminated land assessment, a comprehensive report containing the detailed findings of the investigation carried out together with a risk assessment of any pollutant or hazard identified in the report (using the source, pathway and receptor principle), a remediation scheme setting out the measures necessary to remove, neutralise or otherwise deal with the contamination and/or pollution (including measures to prevent and monitor pollution of ground water and surface water) so that the Site may be used for the purposes for which the Site is being redeveloped. (*useful source The Environment Agency Guidance on requirements for land contamination reports*)

Any remediation scheme approved above shall at the owner/developer's cost be implemented in compliance with the reasonable conditions, stipulations, phasing timetable and other relevant matters subject to which such approval is granted.

At any time after the implementation of the approved remediation scheme, if the Council is reasonably satisfied that further remediation works are necessary to remove, neutralise or otherwise deal with any residual contamination and/or pollution in, on, under or over the Site, the Council may by written notice require the Developer to carry out the remediation steps specified in the said notice which shall also specify the date by which the said remediation steps shall be carried out and completed. The failure on the part of the Developer to carry out and complete the said remediation steps to the reasonable satisfaction of the Council by the date specified in the said notice shall be deemed to be a breach of the owner's/developer's obligation under this consent. Please note that this does not affect any action that may be deemed necessary under Part IIA of the Environmental Protection Act 1990 or other relevant legislation.

For the purpose of fulfilling his obligations under the this consent, the Owner/Developer shall procure at their own cost the services of a suitably qualified and competent consultant in the relevant field who shall exercise reasonable skill, care and diligence in the performance of his duties.

When all the remediation work has been completed, the Owner/Developer shall procure their consultant to provide a detailed validation report to the Council to the effect that he has exercised all reasonable skill, care and due diligence in the performance of his duties including the carrying out the investigation, the compiling of

the report and findings and the remediation scheme, and ensuring that the scheme approved under this condition has been properly implemented. (Please see CLR11 for guidance).

Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site

Once the validation report is acceptable the condition will be discharged.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with saved Policies 3.1 (Environmental Effects) and 3.3 (Sustainability Appraisal) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011..

- 9 Unless such details have been previously approved under planning permission 07-AP-2267, the development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice 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 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 demolition and foundation 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 Southwark's Environmental Code of Construction and GLA Best Practice Guidance .

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

Reason

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

- 10 Before any work in connection with this permission is carried out above grade, the applicant shall provide to the Local Planning Authority an independantly verified BREEAM EcoHomes report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum of "very good" rating with 'excellent' rating achieved under Ene 1, Ene 2 and Ene 5 (as set out in the Sustainability Statement dated 12 July 2012). The approved scheme shall then be provided in accordance with these details and a certificated Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be provided, confirming that the agreed standards have been met prior to the first occupation of the development. The details submitted shall include details to demonstrate that the scheme is consistent with the Energy Statement dated 14th September 2007 as amended by the Addendum Sustainability Statement dated 14th February 2008, including details of the necessary services to facilitate connection to the potential district heating system and the final Combined Cooling Heat and Power Systems and the supplementary Sustainability Statement dated 12 July 2012.

Reason

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

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/1352

Date of Issue of this decision 08/11/2012

- 11 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan 2007 and Strategic Policies 12 (Design and Conservation) and 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 12 The use of the development hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 13 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before works commence above grade and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007 and Strategic Policy 2 of the Southwark Core Strategy 2011.

- 14 The development hereby approved shall not be occupied until such time as a Service Management Plan detailing servicing and delivery arrangements for the development hereby permitted has been submitted to and approved by the Local Planning Authority.

Reason

In the interests of highway safety in compliance with saved Policies 3.7 (Waste Reduction) and 5.2 (Transport Impacts) of the Southwark Plan 2007 and Strategic Policies 2 (Sustainable Transport) and 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

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SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 12/AP/1352

Date of Issue of this decision 08/11/2012

- 15 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 as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted without the prior written consent of the Local Planning Authority.

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 3.13 (Urban Design) of the Southwark Plan 2007 and Strategic Policy 12 (Design and Conservation) of the Southwark Core Strategy 2011.

- 16 Detailed drawings, including 1:5 scale detail drawings through all the principal elements shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given. Details required include:
- a) 1:5 details and sections of window reveals especially at stone and aluminium clad facings
 - b) 1:5 details of reconstituted stone soffits at the underside of the projecting stone face on the Prices Street and Great Suffolk Street front
 - c) 1:5 details of the aluminium clad soffits at the underside of the projecting stone face on the Prices Street and Bear Lane front
 - d) Mitred corner joints of reconstituted stone and aluminium cladding.

Reason

In order that the Local Planning Authority may be satisfied as to the design and appearance of the building in accordance with saved Policy 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007 and Strategic Policy 12 (Design and Conservation) of the Southwark Core Strategy 2011.

- 17 The cafe/bar (Class A3/A4) premises hereby permitted shall not be open to the general public (other than residents of the hotel) outside of the hours of 08.00 to 23.00 on Mondays to Sundays, including Bank Holidays.

Reason

To ensure that the 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 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 18 Before the use hereby permitted commences a Travel Plan shall be submitted in writing to the Local Planning Authority setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and shall include at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site. The Travel Plan shall also include details of the provision for and management of coach drop-offs in the vicinity of the site as outlined in the letter from DP9 dated 13 July 2012.

Reason

In the interests of sustainable development and to ensure that the use of non-car based travel is encouraged in accordance with saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007 and Strategic Policy 2 (Sustainable Transport) of the Southwark Core Strategy 2011.

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SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 12/AP/1352

Date of Issue of this decision 08/11/2012

- 19 Access to and from the conference facility hereby permitted shall only be permitted between the hours of 08.00 to 23.00 on Mondays to Sundays, including Bank Holidays

Reason

To ensure that the 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 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 20 The development shall proceed in accordance with the submitted Flood Risk Assessment dated the 13th February 2008 (ref. 04071).

Reason

In order to manage the flood risk to the development in accordance with Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 21 Unless such details have already been approved under planning permission 07-AP-2267, no development approved by this permission shall take place before an evacuation plan covering flood evacuation and escape routes, in house warning system and signage within and outside the buildings is submitted to and approved in writing by the Local Planning Authority. The approved works and the evacuation plan will then be implemented in full from the date the building is first occupied.

Reason

In order to minimise the risk of users of the development from flooding in accordance with Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 22 Unless such details have been approved under planning permission 07-AP-2267, details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the works shall not be carried out otherwise than in accordance with the approved details.

Reason

In order to prevent the increased risk of flooding and in accordance with saved Policy 3.9 (Water) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011..

- 23 Details of the basement car parking, including providing space for the car lift and details of any associated manoeuvring area(s) shall be submitted to and approved by the Local Planning Authority before the construction of the basement is begun and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

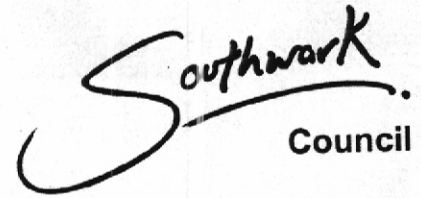
To ensure that adequate facilities are provided in accordance with the standards set out in saved Policy 5.6 (Car parking) and 5.7 (Parking standards for disabled people and the mobility impaired) of the Southwark Plan 2007 and Strategic Policy 2 (Sustainable Transport) of the Southwark Core Strategy 2011.

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TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 12/AP/1352

Date of Issue of this decision 08/11/2012

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

checked by

A handwritten signature in black ink, appearing to be 'W' or similar, written over a horizontal line.

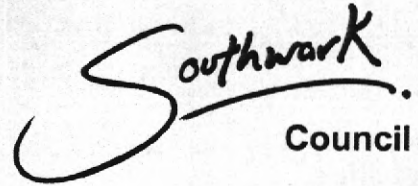
TP/1145-95A

UPRN: 200003354369

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 12/AP/1352

Date of issue of this decision: 08/11/2012



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INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

You are reminded that Advertisement Consent under the Control of Advertisement Regulations will be required for the display of any advertisements shown on the approved drawings.

This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

This planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principal, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted to and approved by the Highway Authority.

This planning permission does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval from TfL and/or Southwark Council Highways may be required for any temporary highway works required during the construction phase of the development.

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 12/AP/1352

Date of issue of this decision: 08/11/2012



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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [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. 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. 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

neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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