
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	Mr Stephen Bradley Hermes Central London Limited Partnership	Reg. Number	15/AP/2511
Application Type	S.73 Vary/remove conds/minor alterations	Case	TP/1234-E2
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of condition 2 (approved plans) of planning permission 11/AP/3797 (granted on 13 March 2012) for the refurbishment and recladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, erection of a series of extensions and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Ground.

The amendments consist of:

- i. alteration and enlargement of the Stamford Street offices
- ii. alteration and enlargement of the tower office entrance on Hatfields;
- iii. introduction of new internal accommodation stair to tower;
- iv. extension of retail units 4 (fronting Hatfields) and 7 (within new pedestrian route);
- v. subdivision of retail unit 5 (within new pedestrian route);
- vi. revised design and layout for the 7th floor Stamford Street office roof terrace.

At: KINGS REACH TOWER, STAMFORD STREET, LONDON, SE1 9LS

**In accordance with application received on 22/06/2015 08:22:38
and revisions/amendments received on 22/10/2015
24/09/2015**

and Applicant's Drawing Nos. A10829 D0001 P2

A10829 D0100 P2
A10829 D0101 P1
A10829 D0104 P1
A10829 D0107 P3
A10829 D0201 P2
A10829 D0202 P1
A10829 D0321 P1
A10829 D0320 P1
A10829 D0210 P1
A10829 D0211 P2
A10829 D0212 P1
A10829 D1107 P3
A10829 D0300 P1
A10829 R0400 T2

Subject to the following twenty-eight conditions:

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.

- 1 Design - Landscaping details
Unless previously discharged under 11AP3797, prior to the commencement of the relevant part of the work, landscape-drawings at a scale of 1:50, 1:10 or 1:5 as appropriate showing the layouts, planting schedules, materials and edge details to be used in the carrying out of this permission including all the publicly accessible spaces on the ground floor, the improvements to the existing Rennie Court podium garden, as well as the newly created communal amenity spaces on the podium block shall be submitted to and approved and the development

shall not be carried out otherwise than in accordance with any such approval given. The details submitted should include the provision of planting around the perimeters of the terraces to provide shelter from winds.

The residents from Rennie Court shall be consulted by the applicant and provided by them with copies of the proposed scheme for the Rennie Court podium garden prior to the submission of the details required to discharge this condition, and a report on their responses shall be included with the submission material.

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 saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

2 Design - Section Drawings

Unless previously discharged under 11AP3797, prior to the commencement of the relevant aspect of the work, 1:5/10 section detail-drawings through:

the facades;

the retail shopfronts;

parapets;

roof edges;

junctions with the existing buildings;

heads, cills and jambs of all openings;

the internalised atrium 'street' including its roof; and

the flush-glazed duplex unit facades (including the minimum 1.0m set-back from the main building face),

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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 (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

3 Design - Materials

Unless previously discharged under 11AP3797, prior to the commencement of the relevant phase, full-scale mock-ups of the in-fill cladding panels to be used on the tower and the podium block as well as samples of all external facing, roofing and surfacing materials for the internal public route, to be used in the carrying out of this permission shall be submitted to the local planning authority (and presented on site where appropriate) 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

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

4 Tree planting

Unless previously discharged under 11AP3797, prior to the commencement of any works above grade, details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times. Planting shall comply to BS:4428 Code of practice for general landscaping operations.

If within a period of two 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 Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

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.

5 Wheelchair accessible units standard required

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

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 3.8 Housing Choice of the London Plan 2011 and Saved Policies 3.12 Quality in Design, and 3.13 Urban Design of the Southwark Plan 2007.

6 Disabled car parking

Prior to occupation of the development, the 24 basement disabled parking facilities shown on the approved plans shall be constructed and made available for the sole use of disabled occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 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 Core Strategy 2011.

7 Service Management Plan

Unless previously discharged under 11AP3797, prior to occupation, a Service Management Plan detailing how all elements of the site are to be serviced (including servicing hours) shall be 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 compliance with Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

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

8 7th floor roof terrace

Before first use of the 7th floor office roof terrace, the glass balustrade, zone for maintenance, wild flower hedge, Golden Robinia Tree, 1m high sculptural glass gate and sculpted barrier hedge planting as shown on plan A10829 D1107 P3 shall be installed and/or planted and shall thereafter be retained and permanently retained as such.

Reason

In order to protect the amenities of the Rennie Street residents from overlooking from the use of the roof terrace in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

9 7th floor roof terrace

The 7th floor office roof terrace lighting shall be switched off by 2300 hours on any day.

Reason

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

10 7th floor roof terrace

The 7th floor office roof terrace shall only be in use between the hours of 0800 and 2300 hours on any day.

Reason

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 11 Environment Agency
The development shall be implemented and undertaken in accordance with the approved surface water drainage details before the development is completed.
- Reason:
To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity.
- 12 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.
- 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 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.
- 13 Noise from machinery, plant or equipment
The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.
- Reason
In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, Strategic Policy 13 High Environmental Standards and Planning Policy Guidance 24 Planning and Noise.
- 14 Energy
The approved energy scheme shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains is occupied.
- Reason:
To ensure the development complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions and Policy 5.7 Renewable energy of the London Plan 2011.
- 15 Cycle Storage- details to be submitted
The facilities to be provided for the secure storage of cycles [for the retail, offices and residential uses] shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.
- Reason
In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.
- 16 Refuse storage
Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and commercial units and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.
- Reason
To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 Protection of Amenity and 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High

Environmental Standards of the Core Strategy 2011.

17 Tree protection- general

Details of the means by which any existing trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be undertaken in accordance with the approval given and the protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year (see endnote 10) from [the date of the occupation of the building for its permitted use].

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the

Reason

To ensure the protection of the existing trees in accordance with Saved Policy 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

18 Environmental Management Plan

All construction and demolition work shall be undertaken in accordance with the approved Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site).

The development shall not be carried out otherwise than in accordance with the approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

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 Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007.

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

19 Hours of use

i) The Class A3 and Class A4 uses hereby permitted shall not be carried on outside of the hours 0800 hours to 2300 hours Mondays to Saturdays, and between 0900 hours and 2230 hours on Sundays.

ii) The Class A1 and A2 uses hereby permitted shall not be carried on outside of the hours 0600 hours to 2400 hours Mondays to Saturdays, and between 0800 hours and 2300 hours on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

20 Design - Signage Strategy

Unless previously discharged under 11AP3797, prior to installation of any shopfronts, a shopfront facade signage

strategy is required to be submitted and approved by the Local Planning Authority showing how the visual quality of the ground-floor commercial units will be controlled and maintained through initial as well as future useage. The strategy should set out the design parameters for advertising signage and window displays, including positioning, sizes, method of lighting of any signage, and materials for shopfronts, any canopy structures, and signs.

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 saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

21 Roof terrace screening

Unless previously discharged under 11AP3797, before practical completion of the development hereby approved, details of the screening to all roof terraces hereby approved shall be submitted and approved by the Local Planning Authority. The screening shall be erected before first occupation of any part of the buildings and be retained and maintained thereafter in accordance with the approval given.

Reason

In order that the privacy of the Rennie Street residents may be protected from overlooking from use of the roof area in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of Core Strategy 2011.

22 BREEAM

Before the first occupation of the office use 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 BREEAM excellent rating has 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 Core Strategy 2011.

23 Details of External Lighting and Security

Unless previously discharged under 11AP3797 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 and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

24 Electric vehicle charger points

Unless previously discharged under 11AP3797, prior to the fit out of the basement, details of the installation (including location and type) of at least nine electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with 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.

25 Travel Plan

a) Unless previously discharged under 11AP1071, prior to occupation of the buildings, the applicant shall submit in writing and obtain the written approval of the LPA to a Travel Plan 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.

b) At the start of the second year of operation of the approved Travel Plan 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 shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

26 Land uses

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

Reason:

In order that there is an acceptable mix of uses provided on the ground floor, and in the interests of protecting neighbouring residential amenity, in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

27 Biodiversity and ecological mitigation measures

Unless previously discharged under 11AP3797, before the first occupation of the buildings hereby permitted, an Environmental Action Plan detailing proposed ecological mitigation measures, including proposals for bat and bird boxes, including a minimum of 10 swift bricks, shall be submitted to and approved in writing by the Local Planning Authority and the measures pursuant to this condition shall be carried out and thereafter permanently maintained in accordance with any such approval given.

Reason

To ensure the proposal protects and enhances biodiversity in accordance with Saved Policy 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

28 Green/brown roof/ living walls/ vertical gardens

Unless previously discharged under 11AP3797, prior to the commencement of the relevant part of the work, details of the green and/or brown roofs (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.