
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	DOMINVS HOTELS UK LTD	Reg. Number	15/AP/3303
Application Type	Full Planning Permission	Case	TP/1-209
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Part demolition, alteration and extension of existing building, construction of new build floorspace, excavation and change of use of the site from magistrates' court (use class D1) and police station (use class Sui Generis) to provide a seven storey building for hotel use (use class C1) at lower ground, ground, mezzanine and 1st to 5th floors (198 bedrooms), delicatessen (use class A1), restaurant and cafe use (use class A3), hotel bar use (use class A4), and leisure use (use class D2) with associated vehicle and cycle parking, landscaping, plant and engineering works'.

At: TOWER BRIDGE MAGISTRATES COURT AND POLICE STATION, 207-211 TOOLEY STREET, LONDON, SE1 2JY

In accordance with application received on 14/08/2015 12:03:34

and Applicant's Drawing Nos. Air quality assessment

Archaeological Evaluation
 Archaeological desk based assessment
 Written scheme of investigation for archaeological works
 Geo- archaeological fieldwork report
 Built heritage statement
 Daylight and sunlight assessment (28 October 2015)
 Desk study and ground investigation report
 Design and access statement (Revision A)
 Design and access statement addendum
 Draft construction phase plan
 Emergency flood plan
 Environmental acoustic report
 Flood risk assessment (October 2015)
 Planning Statement
 Proposed drainage works report
 Preliminary ecological assessment and preliminary bat roost assessment
 Statement of community involvement
 Statement of community involvement addendum
 Sustainability statement
 Transport statement
 Employee Travel Plan Statement
 Ventilation and extraction statement

and drawings:

Site location plan

A-000-001 Revision P0

Existing

Proposed

A-025-001 Revision P0	A-050-103 Revision P0
A-025-002 Revision P0	A-100-001 Revision P1
A-025-003 Revision P0	A-100-002 Revision P1
A-025-004 Revision P0	A-100-003 Revision P1
	A-100-004 Revision P1

A-025-005 Revision P0	A-100-005 Revision P1
A-025-006 Revision P0	A-100-006 Revision P1
A-025-010 Revision P0	A-100-007 Revision P1
A-025-011 Revision P0	A-100-008 Revision P1
A-025-020 Revision P0	A-100-009 Revision P1
A-025-021 Revision P0	A-110-001 Revision P1
A-025-022 Revision P0	A-110-002 Revision P1
	A-110-003 Revision P1
Demolition drawings:	A-110-004 Revision P1
	A-110-005 Revision P0
A-050-001 Revision P1	A-110-006 Revision P0
A-050-002 Revision P1	A-120-001 Revision P1
A-050-003 Revision P0	A-120-002 Revision P1
A-050-004 Revision P0	A-120-003 Revision P1
A-050-005 Revision P0	A-120-004 Revision P1
A-050-006 Revision P0	A-120-005 Revision P0
A-050-010 Revision P0	A-120-006 Revision P0
A-050-011 Revision P0	A-500-001 Revision P1
A-050-020 Revision P0	A-500-002 Revision P0
A-050-021 Revision P0	
A-050-022 Revision P0	
A-050-101 Revision P0	
A-050-102 Revision P0	
A-050-103 Revision P0	

Subject to the following fourteen conditions:

Time limit for implementing this permission and the approved plans

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

A-050-103 Revision P0
 A-100-001 Revision P1
 A-100-002 Revision P1
 A-100-003 Revision P1
 A-100-004 Revision P1
 A-100-005 Revision P1
 A-100-006 Revision P1
 A-100-007 Revision P1
 A-100-008 Revision P1
 A-100-009 Revision P1
 A-110-001 Revision P1
 A-110-002 Revision P1
 A-110-003 Revision P1
 A-110-004 Revision P1
 A-110-005 Revision P0
 A-110-006 Revision P0
 A-120-001 Revision P1
 A-120-002 Revision P1
 A-120-003 Revision P1
 A-120-004 Revision P1
 A-120-005 Revision P0
 A-120-006 Revision P0
 A-500-001 Revision P1
 A-500-002 Revision P0

Reason:

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

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

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

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 Prior to the commencement of development, a drainage and waste water strategy shall be submitted for approval to the local planning authority in consultation with the sewerage undertaker. The development shall only commence in accordance with any strategy approved.

Reason:

To ensure that there is sufficient wastewater infrastructure capacity for the development in accordance with the National Planning Policy Framework 2012 and policy 5.14 water quality and wastewater infrastructure of the London Plan 2015

- 4 a) Prior to the commencement of any works other than that required as part of a condition of this permission or the related listed building consent, details of a 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) and the National Planning Policy Framework 2012.

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that 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) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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.

- 6 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters, inclining planting and measures to promote biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

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 The National Planning Policy Framework 2012; strategic policies 11 open spaces and wildlife, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011 and saved policies 3.2 protection of amenity, 3.12 quality in design, 3.13 urban design and 3.28 biodiversity of the Southwark Plan 2007.

- 7 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 8 Section detail-drawings at a scale of 1:5 through the junctions with the existing, listed building shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with National Planning Policy Framework 2012, policy 7.8 heritage assets and archeology of the London Plan 2015, strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 9 Sample panels of all external facing materials to be used in the carrying out of this permission, including 1sqm panels of the proposed brick work, mortar and pointing (featuring both flush and decorative, textured brickwork) shall be presented on site/submitted to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; 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 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 National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, strategic policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 10 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be

provided for the secure and covered storage of cycles; changing and showering facilities for staff and cycle parking for visitors shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities and cycle parking provided 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 and associated 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 the National Planning Policy Framework 2012; policy 6.9 cycling of the London Plan 2015; strategic policy 2 sustainable transport of the Core Strategy and saved policy 5.3 walking and cycling of the Southwark Plan 2007.

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.

- 11 Prior to the commencement of uses hereby authorised, details of sound and odour control from plan shall be submitted to the local planning for approval. The Rating Noise Level (as defined in BS4142: 2014) from plant shall be designed to be at least 10dB below the lowest relevant background level 1m from the facade of nearby noise sensitive receptors.

Reason:

To protect the amenity and living conditions of occupiers of nearby buildings in accordance with the National Planning Policy Framework 2012; policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; strategic policy 13 high environmental standards of the Core Strategy 2011 and saved policy 3.2 protection of amenity of the Southwark Plan.

- 12 Before the commencement of use a Service Management Plan detailing how all elements of the site are to be serviced 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 secure highway safety and protect the amenity of nearby residents in accordance with National Planning Policy Framework 2012; strategic policies 2 sustainable transport of and 13 high environmental standards of the Core Strategy 2011; policy 7.15 reducing and managing noise, improving and enhancing the acoustic of the London Plan 2015 and saved policies 3.2 protection of amenity and 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.

- 13 The doors on Queen Elizabeth Street shall not be used for access and egress after 22:00 on any day except in the case of emergencies.

To protect the amenity and living conditions of occupiers of nearby buildings in accordance with the National Planning Policy Framework 2012; policy 7.15 reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; strategic policy 13 high environmental standards of the Core Strategy 2011 and saved policy 3.2 protection of amenity of the Southwark Plan.

- 14 Other than for refuse and recycling, no servicing of the site shall take place from the street.

Reason

To secure highway safety and protect the amenity of nearby residents in accordance with National Planning Policy Framework 2012; strategic policies 2 sustainable transport of and 13 high environmental standards of the Core Strategy 2011; policy 7.15 reducing and managing noise, improving and enhancing the acoustic of the London Plan 2015 and saved policies 3.2 protection of amenity and 5.2 transport Impacts of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.