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**RECOMMENDATION  
LDD MONITORING FORM REQUIRED**

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**APPENDIX 3**

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.

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<b>Applicant</b>	Southwark GP Nominee 1 Ltd & Southwark GP Nominee 2 Ltd	<b>Reg. Number</b>	15/AP/3729
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b>	TP/310-A

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**Draft of Decision Notice**

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**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings and the erection of a six storey building providing 5,576sqm (GIA) of Class B1 office floorspace plus associated highway works, vehicle access, cycle parking and landscaping including all related ancillary facilities (storage, plant and connection to SELCHP).

**At:** TOWER BRIDGE BUSINESS COMPLEX, 100 CLEMENTS ROAD, LONDON, SE16 4DG

**In accordance with application received on 14/09/2015  
and revisions/amendments received on 08/12/2015**

**and Applicant's Drawing Nos.** Existing

14109\_(01)\_P001, 14109\_(01)\_P002, 14109\_(01)\_P100, 14109\_(01)\_P101, 14109\_(01)\_P102, 14109\_(01)\_P103, 14109\_(01)\_P104, 14109\_(01)\_P105, 14109\_(01)\_P106, 14109\_(01)\_P207, 14109\_(01)\_P208, 14109\_(01)\_P200, 14109\_(01)\_P201, 14109\_(01)\_P204, 14109\_(01)\_P205, 14109\_(12)\_P100,

Proposed

14109\_01\_(00)\_P001, 14109\_02\_(00)\_P001, 14109\_03\_(00)\_P001, 14109\_01\_(00)\_P002, 14109\_02\_(00)\_P002, 14109\_03\_(00)\_P002, 14109\_01\_(00)\_P100, 14109\_02\_(00)\_P100, 14109\_03\_(00)\_P100, 14109\_(00)\_P101, 14109\_(00)\_P102, 14109\_(00)\_P103, 14109\_(00)\_P104, 14109\_(00)\_P105, 14109\_(00)\_P106, 14109\_(00)\_P200, 14109\_(00)\_P201, 14109\_(00)\_P202, 14109\_(00)\_P203, 14109\_(00)\_P204, 14109\_(00)\_P205, 14109\_(00)\_P206, 14109\_(00)\_P207, 14109\_(00)\_P208, 14109\_(00)\_P301, 14109\_(00)\_P304, 14109\_(21)\_P600, 14109\_01\_(90)\_P100, 14109\_02\_(90)\_P100

Supporting Documents

Planning Statement, Design and Access Statement, Daylight and Sunlight Assessment, Air Quality Assessment, Extended Phase 1 Habitat Survey of the Biscuit Factory Plot 5, Environmental Impact Assessment Screening and Compliance Statement dated 10th September, Contamination Statement, Ecological Report, Energy and Sustainability Statement, Flood Risk Assessment Issue 2, Planning Noise Assessment, Transport Statement, Workplace Travel Plan

**Subject to the following seventeen conditions:**

**Time limit for implementing this permission and the approved plans**

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

Reason

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

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

14109\_01\_(00)\_P001, 14109\_02\_(00)\_P001, 14109\_03\_(00)\_P001, 14109\_01\_(00)\_P002, 14109\_02\_(00)\_P002, 14109\_03\_(00)\_P002, 14109\_01\_(00)\_P100, 14109\_02\_(00)\_P100, 14109\_03\_(00)\_P100, 14109\_(00)\_P101, 14109\_(00)\_P102, 14109\_(00)\_P103, 14109\_(00)\_P104, 14109\_(00)\_P105, 14109\_(00)\_P106, 14109\_(00)\_P200, 14109\_(00)\_P201, 14109\_(00)\_P202, 14109\_(00)\_P203, 14109\_(00)\_P204, 14109\_(00)\_P205, 14109\_(00)\_P206, 14109\_(00)\_P207, 14109\_(00)\_P208, 14109\_(00)\_P301, 14109\_(00)\_P304, 14109\_(21)\_P600, 14109\_01\_(90)\_P100, 14109\_02\_(90)\_P100

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 Tree protection & foundation works

No works shall commence until details showing how roots of all retained trees will be protected shall be submitted to and approved in writing by the Local Planning Authority. Details shall include, where appropriate and practicable, the use of below ground assessment of root locations (for example trial holes or trenches) to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area in accordance with Strategic Policy 11 & Open spaces and wildlife of the Core Strategy 2011 and Saved Policies 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

4 a) Prior to the commencement of any development a 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 in any phase, 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. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

d) In the event that contamination is found at any time, for any phase, 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).

5 Archaeological Building Recording

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, Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

6 Construction Management Plan

The development hereby approved shall not commence until details of 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 endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction. The plan shall include but not exclusively, the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

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.

Road safety measures, including measures for entering and leaving the site and a delivery and servicing plan (all construction access routes to be approved by TfL)

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

Details of cycle awareness training undertaken by drivers of lorries

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 the 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 and 3.2 Protection of Amenity of The Southwark Plan July 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.

7 Landscaping - general

Before any above grade work hereby authorised begins (excluding demolition), detailed drawings scale 1:50 of a hard and soft landscaping scheme (including surfacing materials, access, or pathways layouts, playspace, materials and edge details and material samples of hard landscaping) including a management plan, 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. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

8 Before any above grade work hereby authorised begins, (excluding demolition), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Strategic Policy 11 Open spaces and wildlife of The Core Strategy 2011 and Saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

- 9 Sample panels of all external facing materials to be used in the carrying out of this permission, including 1 sqm panels of brickwork with mortar and pointing, shall be presented on site to the Local Planning Authority and approved in writing before any above grade work (excluding demolition) 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 Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan July 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.

- 10 Before the first occupation of the building the cycle storage facilities as shown on the approved ground floor plan shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 11 a) Before the first occupation of the building hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority 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 The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 12 Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

The nesting boxes / bricks 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 Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**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 development shall be undertaken in line with the recommendations of the Flood Risk Assessment prepared by Arup (dated August 2015 and December 2015), in particular with regards to provision of surface water attenuation and flood resilience measures. Construction of the development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on the principles set out in the FRA is finalised at the detailed design stage and is submitted to, and approved by, the Local Planning Authority; the strategy should aim to apply a reduction of at least 50% of the existing surface water discharge, which is the minimum requirement of the London Plan, as well as to achieve discharge rates as close as possible to the Greenfield run-off rate; the surface water drainage strategy should seek to implement a Sustainable Drainage System (SuDS) hierarchy which achieves reductions in surface water run-off rates to Greenfield rates, in line with the London Plan (Policy 5.13).

**Reason**

To reduce the impact of flooding on the future occupants, to the proposed building and ensure that the new development does not increase the risk of surface water flooding in accordance with Core Strategy 13 High Environmental Standards of The Core Strategy 2011.

- 14 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason**

Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters and in accordance with Strategy Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.1 Environmental Effects of The Southwark Plan 2007.

- 15 No infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

**Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater and in accordance with Strategy Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.1 Environmental Effects of The Southwark Plan 2007.

- 16 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 17 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.

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

The pre-application service was used for this application and the advice given was followed.