
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	SOF - 10 Think TBRD Development Ltd and SOF-10 Think Mazey Developments Ltd	Reg. Number	16/AP/3222
Application Type	Full Planning Application	Case Number	TP/165-151
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Alterations to and the refurbishment of the existing buildings, including: change of use from 106 residential units (40 x studios, 36 x 1bed and 30 x 2bed), 41 aparthotel units/partially vacant aparthotel floorspace and flexible retail/commercial floorspace, to 69 residential units (8 x1bed, 56 x 2bed and 5 x 3bed), 137 aparthotel units and flexible retail/commercial floorspace (A1/A2/A3/B1a); installation of balconies; alterations to elevations; minor alterations to increase the height of the buildings (max. 32.3 metres); landscaping; alterations to vehicle access; and associated works.

At: 151-157 TOWER BRIDGE ROAD, LONDON SE1 3JE

**In accordance with application received on 09/08/2016
and revisions/amendments received on 02/11/2016**

and Applicant's Drawing Nos. Site location Plan rev 2

Existing drawings

A-05XX-204 rev 2	EXISTING ELEVATION - EAST AND WEST ELEVATIONS
A-05XX-205 rev 2	EXISTING ELEVATION - 151 SOUTH AND NORTH ELEVATIONS
A-05XX-206 rev 2	EXISTING ELEVATION - 153 SOUTH AND NORTH ELEVATIONS
A-05XX-300 rev 2	EXISTING SECTION AA
A-05XX-301 rev 2	EXISTING SECTION BB
A-05XX-302 rev 2	EXISTING SECTION CC
A-05XX-303 rev 2	EXISTING SECTION DD
A-05XX-304 rev 2	EXISTING SECTION EE
A-82B1-100 rev 2	GA_LEVEL B1
A-8200-100 rev 2	GA_LEVEL 00
A-8201-100 rev 2	GA_LEVEL 01
A-8202-100 rev 2	GA_LEVEL 02
A-8203-100 rev 2	GA_LEVEL 03
A-8204-100 rev 2	GA_LEVEL 04
A-8205-100 rev 2	GA_LEVEL 05
A-8206-100 rev 2	GA_LEVEL 06
A-8207-100 rev 2	GA_LEVEL 07
A-8208-100 rev 2	GA_LEVEL 08
A-8209-100 rev 2	GA_LEVEL 09
A-82RF-100 rev 2	GA_ROOF LEVEL
SK-00045	GA_LEVEL B1 - PLANT, CAR PARKING AND CYCLE STANDS

Consented drawings 151_2007 submission

TBR-OS-P-001 rev 2	SITE LOCATION PLAN
TBR-GA-P-002-A rev 2	BASEMENT CAR PARK
TBR-GA-P-003-A rev 2	GROUND FLOOR PLAN
TBR-GA-P-004 rev 2	FIRST FLOOR PLAN
TBR-GA-P-005 rev 2	SECOND FLOOR PLAN
TBR-GA-P-006-A rev 2	THIRD FLOOR PLAN
TBR-GA-P-007-A rev 2	FOURTH FLOOR PLAN

TBR-GA-P-008-A rev 2	FIFTH FLOOR PLAN
TBR-GA-P-009 rev 2	SIXTH FLOOR PLAN
TBR-GA-P-010 rev 2	SEVENTH FLOOR PLAN
TBR-GA-P-011 rev 2	EIGHTH FLOOR PLAN
TBR-GA-P-012 rev 2	NINTH FLOOR PLAN
TBR-GA-P-013-A rev 2	ROOF PLANS
TBR-GA-P-014 rev 2	PROPOSED EAST ELEVATION
TBR-GA-P-018-A rev 2	PROPOSED NORTH ELEVATION SOUTH BLOCK
TBR-GA-P-019 rev 2	PROPOSED SOUTH ELEVATION
TBR-GA-P-015-A rev 2	PROPOSED WEST ELEVATIONS
TBR-GA-P-017-A rev 2	PROPOSED SOUTH ELEVATION NORTH BLOCK
TBR-SECTIONS-020 rev 2	SECTIONS THROUGH AA AND DD
TBR-SECTIONS-021 rev 2	SECTIONS THROUGH BB AND EE

Consented (153-157 2009 SUBMISSION)

459-E01-02 rev 2	LOCATION AND SITE PLAN
459-P01-04 rev 2	PROPOSED SITE LAYOUT PLAN
459-P03-07 rev 2	PROPOSED GROUND FLOOR PLAN
459-P04-06 rev 2	PROPOSED FIRST FLOOR PLAN
459-P05-07 rev 2	PROPOSED SECOND FLOOR PLAN
459-P06-06 rev 2	PROPOSED THIRD FLOOR PLAN
459-P07-06 rev 2	PROPOSED FOURTH FLOOR PLAN
459-P08-07 rev 2	PROPOSED FIFTH FLOOR PLAN
459-P09-07 rev 2	PROPOSED SIXTH FLOOR PLAN
459-P10-05 rev 2	PROPOSED SEVENTH FLOOR PLAN
459-P11-05 rev 2	PROPOSED ROOF PLAN
459-P20-09 rev 2	PROPOSED EAST AND WEST ELEVATIONS
459-P21-07 rev 2	PROPOSED NORTH AND SOUTH ELEVATIONS
459-P22-05 rev 2	153 SOUTH AND NORTH ELEVATIONS CONSENTED
459-P22-05 rev 2	PROPOSED SECTION E AND F
459-P23-06 rev 2	PROPOSED SECTION G AND H
459-P24-06 rev 2	PROPOSED J AND K SECTIONS
459-2023-01 rev 2	COURTYARD ELEVATIONS WEST, NORTH AND EAST

Proposed drawings

A-06XX-201 rev 3	EAST AND WEST ELEVATIONS
A-06XX-202 rev 3	151 SOUTH AND NORTH ELEVATIONS
A-06XX-203 rev 3	153 SOUTH AND NORTH ELEVATIONS
A-06XX-300 rev 3	PROPOSED SECTION AA
A-06XX-301 rev 3	PROPOSED SECTION BB
A-06XX-302 rev 2	PROPOSED SECTION CC
A-06XX-303 rev 2	PROPOSED SECTION DD
A-06XX-304 rev 2	PROPOSED SECTION EE
A-81B1-100 rev 3	GA_LEVEL B1
A-8100-100 rev 3	GA_LEVEL 00
A-8101-100 rev 3	GA_LEVEL 01
A-8102-100 rev 3	GA_LEVEL 02
A-8103-100 rev 3	GA_LEVEL 03
A-8104-100 rev 3	GA_LEVEL 04
A-8105-100 rev 3	GA_LEVEL 05
A-8106-100 rev 3	GA_LEVEL 06
A-8107-100 rev 3	GA_LEVEL 07
A-8108-100 rev 3	GA_LEVEL 08
A-8109-100 rev 3	GA_LEVEL 09
A-81RF-100 rev 3	GA_ROOF LEVEL
A-81-401 rev 1	LEVEL 01 - WHEELCHAIR ACCESSIBLE UNITS
A-81-401 rev 1	TYPICAL - WHEELCHAIR ACCESSIBLE UNITS
PROPOSED CURRENT DIVIDING SCREENS LEVEL 1 AND 3	

Schedules

A-06XX-001	AREA SCHEDULE SUMMARY
A-06XX-002	AREA SCHEDULE FLOOR BY FLOOR (GIA)
A-06XX-003	AREA SCHEDULE FLOOR BY FLOOR (GEA)

A-06XX-004 PLANNING SUMMARY
A-06XX-005 AREA - RESI UNIT MIX, SIZE, PRIVATE AMENITY SPACE

Documents

Design and Access Statement (as amended)
Statement of Community Involvement
Economic Statement
Heritage Statement
Planning Statement
Sustainability Statement
Transport Statement

Subject to the following thirty 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:

Proposed drawings

A-06XX-201 rev 3
EAST AND WEST ELEVATIONS
A-06XX-202 rev 3
151 SOUTH AND NORTH ELEVATIONS
A-06XX-203 rev 3
153 SOUTH AND NORTH ELEVATIONS
A-06XX-300 rev 3
PROPOSED SECTION AA
A-06XX-301 rev 3
PROPOSED SECTION BB
A-06XX-302 rev 2
PROPOSED SECTION CC
A-06XX-303 rev 2
PROPOSED SECTION DD
A-06XX-304 rev 2
PROPOSED SECTION EE
A-81B1-100 rev 3
GA_LEVEL B1
A-8100-100 rev 3
GA_LEVEL 00
A-8101-100 rev 3
GA_LEVEL 01
A-8102-100 rev 3
GA_LEVEL 02
A-8103-100 rev 3
GA_LEVEL 03
A-8104-100 rev 3
GA_LEVEL 04
A-8105-100 rev 3
GA_LEVEL 05
A-8106-100 rev 3
GA_LEVEL 06
A-8107-100 rev 3
GA_LEVEL 07
A-8108-100 rev 3
GA_LEVEL 08
A-8109-100 rev 3
GA_LEVEL 09
A-81RF-100 rev 3
GA_ROOF LEVEL
A-81-401 rev 1

LEVEL 01 - WHEELCHAIR ACCESSIBLE UNITS
A-81-401 rev 1
TYPICAL - WHEELCHAIR ACCESSIBLE UNITS
PROPOSED CURRENT DIVIDING SCREENS LEVEL 1 AND 3

Schedules

A-06XX-001 AREA SCHEDULE SUMMARY
A-06XX-002 AREA SCHEDULE FLOOR BY FLOOR (GIA)
A-06XX-003 AREA SCHEDULE FLOOR BY FLOOR (GEA)
A-06XX-004 PLANNING SUMMARY
A-06XX-005 AREA - RESI UNIT MIX, SIZE, PRIVATE AMENITY SPACE

Documents

Design and Access Statement (as amended)
Statement of Community Involvement
Economic Statement
Heritage Statement
Planning Statement
Sustainability Statement
Transport Statement

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 The development shall not commence until a revised basement parking plan shall be submitted relocating the disabled parking spaces closer to the residential lift. Once approved, the parking spaces shall be made available in accordance with the revised plan, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 4 The development shall not commence until detailed drawings (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities 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 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, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 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 and smoke emanating from the site and will include the following information for agreement:

A detailed specification of construction works including consideration of environmental impacts and the required remedial measures.

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.

Accord with London Best Practice Guidance ζ Dust and Emissions [] & Southwark Environmental Code of Construction Practice.

A Construction Logistics Plan with full assessment of the construction phases which seeks to minimise the

disruption of construction traffic on the TLRN (including A100 Tower Bridge Road) and shall address any potential footway and or carriageway obstructions during construction phase. The CLP should be prepared in line with the London Freight Plan 2007.

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 and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with policy 3.2 of the Southwark Plan 2007.

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

- 6 Prior to the commencement of works above grade (excluding demolition and deconstruction), 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), including the provision and layout of children's play equipment, 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.

- 7 Prior to the commencement of works above grade (excluding demolition or deconstruction), 1:10 bay studies through each facade type across the scheme 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.

Reason

In order to ensure that the detailed design and materials specified will make an acceptable contextual response in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 8 Prior to the commencement of works above grade (excluding demolition or deconstruction), the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4(3)(2a) Adaptable:- 7 units: Units 01.03; 01.04; 02.04; 03.04; 04.04; 05.04; 06.04.

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 9 Prior to the commencement of works above grade (excluding demolition or deconstruction), the substation vent housing located at the rear of No. 151 Tower Bridge Road shall be removed and any damage to the pedestrian walkway made good to a satisfactory standard.

Reason: The substation remains subject of an open enforcement investigation, being located in an area that has been safeguarded as a pedestrian route. Its removal would improve the visual amenities of the area and allow for the provision of the route to the churchyard to be delivered in accordance with policies 3.2 Protection of

amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 10 Prior to the commencement of works above grade (excluding demolition and deconstruction), 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.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 11 Prior to the commencement of works above grade (excluding demolition and deconstruction), a revised energy strategy shall be submitted for approval in writing. The strategy should set out the proposal follows the energy hierarchy:- 1. be lean, 2. be clean and 3. use renewable energy. Once approved, the measures and technologies identified within the strategy shall implemented in accordance with the approved details 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 2015.

- 12 a) Prior to commencement of works above grade (excluding demolition and deconstruction works), 1:1 mock-ups of typical balcony projections along the Churchyard frontage of the building (including soffits, fascias, glass balustrade, plus walls and windows/ doors of building and supporting structure) shall be presented on site to the local planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

b) Prior to commencement of works above grade (excluding demolition and deconstruction works), 1:1 mock-ups of typical bays along the Tower Bridge frontage (to include frameless windows, solid walls and floor plate projections) shall be presented on site to the Local planning Authority and approved in writing. 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 the balconies and their contribution to the composition of the elevation will achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 13 Prior to the commencement of works above grade (excluding demolition and deconstruction), samples of all facing materials to be used in the carrying out of this permission shall be submitted to and approved 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 details of facing materials in the interest of the appearance of the building in accordance with Policies 3.1, 3.12, 3.13 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.

- 14 The aparthotel use hereby permitted shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007) and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 15 Prior to occupation details of the means of enclosure for the southern and western site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order to ensure that appropriate boundary treatment is provided in the interests of the setting of the park and the safety and security of the occupiers of 3 Newhams Row in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 16 Residential and Aparthotel service management plan
A Service Management Plan providing details to include service arrangements for residential, aparthotel, commercial, and refuse shall be submitted to and approved by the Local Planning Authority prior to occupation of the development. Once approved, the servicing shall be carried out in accordance with the details approved.

Reason

To ensure appropriate servicing to the development is carried out in accordance with policy 5.2 of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 17 Before the first occupation of the buildings hereby approved, details identifying 20% of all car parking spaces to be equipped with active electric vehicle charging points (EVCP) and a further 20% with passive provision of EVCPs shall be submitted to and approved in writing by the Local Planning Authority and the EVCPs shall be installed prior to occupation of the development 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 The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 18 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.

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.

- 19 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with policy 3.1 of the Southwark Plan 2007.

- 20 The 16 wheelchair accessible aparthotel rooms located at first to sixth floor level shall be provided, made available and retained as such for as long as the building is in use.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Saved policies 3.11 Efficient use of land and 3.11 Urban design of the Southwark Plan 2007 and policy 7.2 An inclusive environment of the London Plan 2011.

- 21 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 and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

- 22 The retail uses [classes A1- A3 use] hereby permitted shall not be carried on outside of the hours 0700 hours to midnight Mondays to Saturdays, and between 0700 hours and 2300 hours on Sundays and Bank Holidays.

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.

- 23 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained Arboricultural Impacts Assessment. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is 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.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, 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.

- 24 No parking of vehicles shall take place on the ground floor level of the development hereby approved, unless in connection with short term servicing or collection of refuse. No car or other parking is to be provided in this area.

Reason

In order to ensure that the ground floor external routes within the development are not used by vehicles, in the interests of pedestrian safety and in accordance with policy saved policy 5.3 'Walking and Cycling' of the Southwark Plan 2007 and Sustainable Transport Policy 2 of the Core Strategy 2011.

- 25 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises & 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 Policy 3.2 of the Southwark Plan (2007) and PPG24 - Planning and Noise.
- 26 The windows on the west elevation of the development (from first floor level upwards) shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason
In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with saved policy 3.2 of the Southwark Plan 2007.
- 27 The hotel bar and hotel restaurant hereby permitted shall not be open to any person who is not staying as a guest at the hotel outside of the hours of 23:30 to 07:00 Monday to Saturday and 23:00 to 08:00 on Sunday.
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 and Policy 7.15 Reducing noise and enhancing soundscapes of the London Plan 2015.
- 28 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 buildings as shown on elevational drawings.

Reason
In order to ensure that no additional plant 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 The National Planning Policy Framework 2012, 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.
- 29 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.

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).

- 30 Within 6 months from the first occupation of the development, the applicant shall provide to the Local Planning Authority an independently verified BREEAM Domestic Refurbishment and Non-Domestic Refurbishment Post Construction Review (or other verification process agreed with the Local Planning Authority) to achieve a minimum of "very good" rating, confirming that the agreed standards have been met. The details submitted shall include details to demonstrate that the scheme is consistent with the Energy Statement.
Reason
To ensure the proposal complies with saved policy 3.4 (Energy Efficiency) 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 has been followed in part. The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were

submitted enabling the application to be granted permission.

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