
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	Black Pearl Ltd	Reg. Number	16/AP/5239
Application Type	Full Planning Application	Case Number	TP/1390-18
Recommendation	Grant subject to Legal Agrt, GLA and SoS		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

At: LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY

In accordance with application received on 23/12/2016

and Applicant's Drawing Nos.

Site Plans: 01231-WEA-MP-RF-DRP-A-0000; 01231-WEA-MP-RF-DRP-A-0010; 01231-WEA-MP-RF-DRP-A-0011.

Phasing: 01231-WEA-MP-52-DRP-A-1902 REV A.

Floor Plans: 01231-WEA-MP-00-DRP-A-1100 REV A; 01231-WEA-MP-04-DRP-A-1104; 01231-WEA-MP-15-DRP-A-1115; 01231-WEA-MP-52-DRP-A-1152; 01231-WEA-MP-B4-DRP-A-1196; 01231-WEA-MP-B3-DRP-A-1197; 01231-WEA-MP-B2-DRP-A-1198; 01231-WEA-MP-B1-DRP-A-1199; 01231-WEA-MP-00-DRP-A-1200 REV A; 01231-WEA-MP-M1-DRP-A-1201; 01231-WEA-MP-04-DRP-A-1204; 01231-WEA-MP-07-DRP-A-1207; 01231-WEA-MP-07-DRP-A-1209; 01231-WEA-MP-10-DRP-A-1210; 01231-WEA-MP-52-DRP-A-1252; 00506-ASL-PR-00-DRP-LA-1275 REV A; 00506-ASL-PR-00-DRP-LA-1276 REV A; 00506-ASL-PR-00-DRP-LA-1277 REV A; 00506-ASL-PR-00-DRP-LA-1279; 00506-ASL-PR-00-DRP-LA-1280; 00506-ASL-PR-00-DRP-LA-1281; 00506-ASL-PR-00-DRP-LA-1282; 01231-WEA-RT-ZZ-DRP-A-1301; 01231-WEA-RT-ZZ-DRP-A-1302; 01231-WEA-RT-ZZ-DRP-A-1303; 01231-WEA-RT-AH-DRP-A-1400 REV A; 01231-WEA-AH-ZZ-DRP-A-1401 REV A; 76501-BGA-OF-ZZ-DRP-A-1500; 76501-BGA-OF-ZZ-DRP-A-1501; 76501-BGA-OF-ZZ-DRP-A-1502; 76501-BGA-OF-ZZ-DRP-A-1503; 76501-BGA-OF-ZZ-DRP-A-1504; 01231-WEA-BE-ZZ-DRP-A-1600 REV A.

Elevations: 01231-WEA-MP-W-DRP-A-2001; 01231-WEA-MP-N-DRP-A-2002; 01231-WEA-MP-E-DRP-A-2003; 01231-WEA-MP-S-DRP-A-2004; 01231-WEA-MP-E-DRP-A-2010; 01231-WEA-MP-S-DRP-A-2011; 01231-BGA-MP-W-DRP-A-2012; 01231-WEA-MP-W-DRP-A-2101; 01231-WEA-MP-N-DRP-A-2102; 01231-WEA-MP-E-DRP-A-2103; 01231-WEA-MP-S-DRP-A-2104; 01231-WEA-MP-E-DRP-A-2110; 01231-WEA-MP-S-DRP-A-2111; 76501-BGA-MP-W-DRP-A-2112; 76501-BGA-MP-W-DRP-A-2115; 76501-BGA-MP-N-DRP-A-2116; 76501-BGA-MP-E-DRP-A-2117; 76501-BGA-MP-S-DRP-A-2118; 01231-WEA-MP-ZZ-DRP-A-2120.

Sections: 01231-WEA-MP-AA-DRP-A-3001; 01231-WEA-MP-BB-DRP-A-3002; ; 76501-BGA-MP-CC-DRP-A-3003; 76501-BGA-MP-DD-DRP-A-3004; 01231-WEA-MP-EE-DRP-A-3005; 01231-WEA-MP-FF-DRP-A-3006; 01231-WEA-MP-GG-DRP-A-3007; 01231-WEA-MP-HH-DRP-A-3008; 01231-WEA-MP-AA-DRP-A-3101; 01231-WEA-MP-BB-DRP-A-3102; 76501-BGA-MP-CC-DRP-A-3103; 76501-BGA-MP-DD-DRP-A-3104; 01231-WEA-MP-EE-DRP-A-3105; 01231-WEA-MP-FF-DRP-A-3106; 01231-WEA-MP-GG-DRP-A-3107; 01231-WEA-MP-HH-DRP-A-3108.

Facade Details: 01231-WEA-RT-ZZ-DRP-A-4000; 01231-WEA-HO-ZZ-DRP-A-4010; 01231-WEA-HO-ZZ-DRP-A-4011; 01231-WEA-HO-ZZ-DRP-A-4012; 01231-WEA-HS-ZZ-DRP-A-4020; 01231-WEA-AH-ZZ-DRP-A-4030 REV A; 01231-WEA-BE-ZZ-DRP-A-4040; 76501-BGA-OF-ZZ-DRP-A-4050; 76501-BGA-OF-ZZ-DRP-A-4051; 76501-BGA-OF-ZZ-DRP-A-4052; 76501-BGA-OF-ZZ-DRP-A-4053; 76501-BGA-OF-ZZ-DRP-A-4054; 76501-BGA-OF-ZZ-DRP-A-4055; 76501-BGA-OF-ZZ-DRP-A-4056.

Documents: Affordable Housing Statement (December 2016); Affordable Housing Viability Assessment (December 2016);

Arboricultural Impact Assessment (December 2016); Basement Impact Assessment (December 2016); Cultural Statement (December 2016); Design and Access Statement (December 2016); Energy Strategy (December 2016); Environmental Statement Addendum (December 2016); Environmental Statement Non-Technical Summary (December 2016) Environmental Statement Volume 1 – Main Report (December 2016); Environmental Statement Volume 2 – Townscape, Heritage and Visual Impact Assessment (December 2016); Environmental Statement Volume 3 – Transport Assessment (December 2016); Environmental Statement Volume 4 – Appendices (December 2016); Hotel Accessibility Management Plan (December 2016); Planning Statement (December 2016); Regeneration Statement (December 2016); Statement of Community Involvement (December 2016); Sustainability Assessment (December 2016); Transport Assessment and Travel Plan (December 2016).

Subject to the following seventy-three 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:

Site Plans: 01231-WEA-MP-RF-DRP-A-0000; 01231-WEA-MP-RF-DRP-A-0010; 01231-WEA-MP-RF-DRP-A-0011.

Phasing: 01231-WEA-MP-52-DRP-A-1902 REV A

Floor Plans: 01231-WEA-MP-00-DRP-A-1100 REV A; 01231-WEA-MP-04-DRP-A-1104; 01231-WEA-MP-15-DRP-A-1115; 01231-WEA-MP-52-DRP-A-1152; 01231-WEA-MP-B4-DRP-A-1196; 01231-WEA-MP-B3-DRP-A-1197; 01231-WEA-MP-B2-DRP-A-1198; 01231-WEA-MP-B1-DRP-A-1199; 01231-WEA-MP-00-DRP-A-1200 REV A; 01231-WEA-MP-M1-DRP-A-1201; 01231-WEA-MP-04-DRP-A-1204; 01231-WEA-MP-07-DRP-A-1207; 01231-WEA-MP-07-DRP-A-1209; 01231-WEA-MP-10-DRP-A-1210; 01231-WEA-MP-52-DRP-A-1252; 00506-ASL-PR-00-DRP-LA-1275 REV A; 00506-ASL-PR-00-DRP-LA-1276 REV A; 00506-ASL-PR-00-DRP-LA-1277 REV A; 00506-ASL-PR-00-DRP-LA-1279; 00506-ASL-PR-00-DRP-LA-1280; 00506-ASL-PR-00-DRP-LA-1281; 00506-ASL-PR-00-DRP-LA-1282; 01231-WEA-RT-ZZ-DRP-A-1301; 01231-WEA-RT-ZZ-DRP-A-1302; 01231-WEA-RT-ZZ-DRP-A-1303; 01231-WEA-RT-AH-DRP-A-1400 REV A; 01231-WEA-AH-ZZ-DRP-A-1401 REV A; 76501-BGA-OF-ZZ-DRP-A-1500; 76501-BGA-OF-ZZ-DRP-A-1501; 76501-BGA-OF-ZZ-DRP-A-1502; 76501-BGA-OF-ZZ-DRP-A-1503; 76501-BGA-OF-ZZ-DRP-A-1504; 01231-WEA-BE-ZZ-DRP-A-1600 REV A.

Elevations: 01231-WEA-MP-W-DRP-A-2001; 01231-WEA-MP-N-DRP-A-2002; 01231-WEA-MP-E-DRP-A-2003; 01231-WEA-MP-S-DRP-A-2004; 01231-WEA-MP-E-DRP-A-2010; 01231-WEA-MP-S-DRP-A-2011; 01231-BGA-MP-W-DRP-A-2012; 01231-WEA-MP-W-DRP-A-2101; 01231-WEA-MP-N-DRP-A-2102; 01231-WEA-MP-E-DRP-A-2103; 01231-WEA-MP-S-DRP-A-2104; 01231-WEA-MP-E-DRP-A-2110; 01231-WEA-MP-S-DRP-A-2111; 76501-BGA-MP-W-DRP-A-2112; 76501-BGA-MP-W-DRP-A-2115; 76501-BGA-MP-N-DRP-A-2116; 76501-BGA-MP-E-DRP-A-2117; 76501-BGA-MP-S-DRP-A-2118; 01231-WEA-MP-ZZ-DRP-A-2120.

Sections: 01231-WEA-MP-AA-DRP-A-3001; 01231-WEA-MP-BB-DRP-A-3002; ; 76501-BGA-MP-CC-DRP-A-3003; 76501-BGA-MP-DD-DRP-A-3004; 01231-WEA-MP-EE-DRP-A-3005; 01231-WEA-MP-FF-DRP-A-3006; 01231-WEA-MP-GG-DRP-A-3007; 01231-WEA-MP-HH-DRP-A-3008; 01231-WEA-MP-AA-DRP-A-3101; 01231-WEA-MP-BB-DRP-A-3102; 76501-BGA-MP-CC-DRP-A-3103; 76501-BGA-MP-DD-DRP-A-3104; 01231-WEA-MP-EE-DRP-A-3105; 01231-WEA-MP-FF-DRP-A-3106; 01231-WEA-MP-GG-DRP-A-3107; 01231-WEA-MP-HH-DRP-A-3108.

Facade Details: 01231-WEA-RT-ZZ-DRP-A-4000; 01231-WEA-HO-ZZ-DRP-A-4010; 01231-WEA-HO-ZZ-DRP-A-4011; 01231-WEA-HO-ZZ-DRP-A-4012; 01231-WEA-HS-ZZ-DRP-A-4020; 01231-WEA-AH-ZZ-DRP-A-4030 REV A; 01231-WEA-BE-ZZ-DRP-A-4040; 76501-BGA-OF-ZZ-DRP-A-4050; 76501-BGA-OF-ZZ-DRP-A-4051; 76501-BGA-OF-ZZ-DRP-A-4052; 76501-BGA-OF-ZZ-DRP-A-4053; 76501-BGA-OF-ZZ-DRP-A-4054; 76501-BGA-OF-ZZ-DRP-A-4055; 76501-BGA-OF-ZZ-DRP-A-4056.

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 Bird/Bat Boxes

(i) Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

No less than 10 nesting boxes and 8 bat 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 nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

(ii) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans with a post completion assessment being required to confirm the nest/roost features have been installed 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: 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.

4 Environment Agency - Piling

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

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

5 Site Contamination

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) A Phase 1 (desk study, site categorisation; sampling strategy etc.) assessment shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any 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, 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 will 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 works 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 works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential 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 off-site 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.

6 Residential Mechanical/Forced Ventilation & AQ mitigation

The residential units shall be fitted with a silent running extract ventilation system that will achieve compliance with Building Regulations Approved Document F and L. Prior to the commencement of:

- (a) Phase 4
- (b) Phase 5

a scheme of mechanical ventilation, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced. Prior to the extract system being installed a validation report shall be submitted to the LPA for approval in writing.

Reason

In order to ensure that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution and will not detract from the appearance of the building in the interests of amenity 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.

7 Basement Impact Assessment

No below ground works shall commence until suitable investigations are undertaken to determine groundwater conditions (including levels) at the site and an updated basement impact assessment is submitted to (2 copies) and approved in writing by the Local Planning Authority. This should include groundwater mitigation measures as required, with the measures constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and groundwater flooding in accordance with Southwark's Basements and Flooding Guide, Appendix I of Southwark's Strategic Flood Risk Assessment (2016).

8 Drainage Strategy

No works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, and achieving a minimum 50% reduction on existing site surface water run-off rates for the 2 year return period (RP) critical storm, for all critical storm events up to and including a 100 year RP plus allocation for climate change, has been submitted to and approved in writing by the Local Planning Authority prior to construction. The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

9 NATS - Radar

No construction shall commence on site until a Radar Mitigation Scheme (RMS), has been agreed with the Operator and approved in writing by the Local Planning Authority.

Reason:

In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.

10 Thames Water - Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water supply infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 11 Thames Water - Water Supply Infrastructure
Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.
- Reason:
To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.
- 12 Thames Water - Waste Water Infrastructure
Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
- Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.
- 13 Archaeological Implementation
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 14 Archaeological Foundation Design
Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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 details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 15 Archaeological Mitigation
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 16 NATS - Radar
No construction work shall be carried out above 50m AOD unless and until the approved Radar Mitigation Scheme has been implemented.
- Reason:
In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.
- 17 Archaeological Evaluation
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and

approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

18 Tree Planting

Prior to works commencing, full details of the proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, soil depth, irrigation system, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations. If within a period of five 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 in the first suitable planting season., unless the Local Planning Authority gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in 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.

19 Tree Survey

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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 in the method statement. Following the pre-commencement meeting 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.

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.

- 20 Material samples Music Venue/Bookend Building
Sample panels of the external facing materials including the, stone, glazed and metal facades; on the Stamford Street and public space facades; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; 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 the NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 21 Detailed Drawings Music Venue/Bookend Building
1:5/10 section detail-drawings through:
- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;
- junctions with neighbouring listed building;
- the public route to the square,
to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 neighbouring listed building in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 22 Material samples Affordable Housing Block
Sample panels of the external facing materials including: the Paris Gardens frontage; the public space; and the Christ Church Gardens facades; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; 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 the NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 23 Mock-up Affordable Housing Block
Full-scale mock-ups of the cladding including a balcony, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 24 Detailed Drawings Affordable Housing Block
1:5/10 section detail-drawings through:
- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;

- roof edges;

- junctions with existing buildings;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

25 Material samples Hotel Buildings

Sample panels of the external facing materials including: the brick, stone, and metal facades; the glazed frontages on Paris Gardens and the public space; and the façade to the service bay; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with these buildings are carried out; 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 the NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

26 Mock-up Hotel Buildings

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with these buildings is carried out; 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 the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

27 Detailed Drawings Hotel Buildings

1:5/10 section detail-drawings through:

- the facades;

- the shop fronts;

- heads, cills and jambs of all openings;

- parapets;

- roof edges;

- the colonnade

- junctions with neighbouring buildings;

- the public route to the square,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with these buildings is carried out; 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 nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

28 Material samples Residential Tower

Sample panels of the external facing materials including: the 'core' tower; the glazed 'boxes' on Stamford Street and the public space; as well as the winter gardens; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; 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 the

NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

29 Mock-up Residential Tower

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

30 Detailed Drawings Residential Tower

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;
- junctions with lower buildings;
- the public arcade,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

31 Material samples Office Tower

Sample panels of the external facing materials including: the pleated facade; the glazed frontage on Blackfriars Road and the public space; and the Christ Church Gardens facade; to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this building are carried out; 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 the NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

32 Mock-up Office Tower

Full-scale mock-ups of and office cladding, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

33 Detailed Drawings Office Tower

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;

- roof edges;
- junctions with existing buildings;
- the Roof Top Restaurant,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with this building is carried out; 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 nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

34 Ecological Management Plan

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reasons:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

35 Green Roofs Biodiversity

Before any above grade work hereby authorised begins on Phase 3, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The wall 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 green wall 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 Walls and Southwark Council agreeing in writing the submitted plans.

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

36 Green Roofs

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

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 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

37 London Fire and Emergency planning Authority - Access and Water Supply

Prior to any above grade work taking place, an undertaking shall be provided to the satisfaction of the London Fire and Emergency Authority that access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes, will be provided.

Reason

To ensure appropriate access and infrastructure is provided for the emergency services.

38 BREEAM

Before any fit out works to the commercial premises approved on:

- (i) Phase 2
- (ii) Phase 3
- (iii) Phase 4
- (iv) Phase 5
- (v) Phase 6

An independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating 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;

Within three months of the first occupation of the building 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 agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

39 TV Signal

Before any above grade work hereby authorised begins on:

- (a) Phase 3
- (b) Phase 4

Details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily 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.

40 Car Club Bay

Before any work is carried out above grade, details of the positioning of car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

41 Cycle Storage

Before any above grade work hereby authorised begins on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

Details (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.

42 Secured by Design

Before any above grade work hereby authorised begins in relation to:

- (a) Phase 1
- (b) Phase 2
- (c) Phase 3
- (d) Phase 4
- (e) Phase 5
- (f) Phase 6

Details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

43 Landscaping

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.

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.

44 Signage Strategy

The commercial units hereby permitted shall not be occupied until a site wide signage strategy detailing the design code for the proposed frontages of the commercial units facing the street, public space and routes (including advertisement zones, awnings and spill out zones/seating) shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details.

Reason:

In order to ensure that the quality of the design and details are in accordance with SP12 - Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design and 3.13 Urban design of The Southwark Plan 2007.

45 Ecological monitoring

Prior to the occupation of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

Bat boxes, Nest boxes, Green wall and green roof diversity and establishment. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 5 years. All records will be submitted to GiGL and Southwark Council.

Reason: to measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

46 Commercial Kitchen Extract Ventilation pre-approval

All kitchen extract systems shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf.

Prior to the commencement of any A3/A4 use (including within the hotel hereby approved), full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) 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.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building 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.

47 Underground Car-park Extract Ventilation

Prior to the basement being brought into operational use, a validation report shall be submitted to the LPA for approval in writing demonstrating that the basement has been fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

48 CHP Plant pre approval

Before the first occupation of any part of the development hereby approved, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

49 Noise Management Plan for D2 use / Music Venue pre approval

Prior to the commencement of the use hereby permitted a Noise Management Plan detailing how all elements of the D2 use / Music Venue will be operated (including patron & queue management, dispersal policy, neighbour communications, internal noise insulation etc.) shall be submitted to and approved by the LPA. The use shall be carried out in accordance with the approval given and the Noise Management Plan shall remain extant for as long as the development is occupied. No changes will be made to the Noise Management Plan without the prior written consent of the LPA.

Reason

To ensure that the occupiers and users of the proposed development and neighbouring residents do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises 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).

50

51 Before the first occupation of

- (a) Phase 2 - Hotel suites
- (b) Phase 3 - Office
- (c) Phase 4 - Hotel

Details of showering facilities to be provided for staff shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007.

52 Refuse Storage

Prior to the first use/occupation of:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

Details of the arrangements for the storing of domestic/commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the operators/occupiers and the facilities 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

53 Sound transmission between D2 music venue and Mad Hatter Hotel pre approval

The D2 use shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 in any adjoining habitable rooms. A written report shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

- 54 Residential Vertical sound transmission between potentially loud commercial and residential properties on new build pre approval

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR25. A written report shall be submitted to and approved by the LPA prior to the D2 (music venue) use becoming operational. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

- 55 Vertical sound transmission between residential properties
Pre-occupation testing of the separating floor must be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 'Acoustics - Measurement of sound insulation in buildings and of building elements - Part 7: Field measurements of impact sound insulation of floors', and the report findings must be approved as satisfactory before the new unit is occupied.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 56 Residential - Internal noise levels
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
Bedrooms - 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *
Living rooms- 35dB LAeq T #
Dining room - 40 dB LAeq T #
* - Night-time - 8 hours between 23:00-07:00
- Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 57 Noise from amplified music from non residential premises - pre approval
A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at

all third octave bands between 31.5Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of the D2 (music venue) use of the commercial premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises 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).

58 Plant Noise

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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).

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.

59 Hotel Bar Hours of Use

The use of the bar within the hotel hereby approved shall be solely for the benefit of hotel guests after 00:00 on any day.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

60 Commercial Hours of Use

The use hereby permitted for A1-A4 purposes shall not be carried on outside of the hours 07:00-00:00 on any day.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

61 Hours of Use - Roof Terraces

No roof terraces or external amenity areas shall be used after 23:00 or before 07:00.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

62 Hours of Use (D2 - Music Venue)

The use hereby permitted for D2 (music venue) purposes shall not be carried on outside of the hours 10:00 - 00:00 on Mondays to Thursdays or 10:00 - 01:30 on other days.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

- 63 Telecomms 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 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.
- 64 Roof Plant
No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.
- 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.
- 65 Electric Vehicle Charging Points
100% (44 spaces) of all car parking spaces shall be provided with an electric vehicle charging point with no less than 50% of such spaces being active prior to the occupation of any residential accommodation.
- 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.
- 66 CPZ Exclusion
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.
- 67 External Noise Levels in Private Amenity Areas standard
Private and communal external amenity areas shall be designed to attain 50B(A) LAeq, 16hr # .
#Daytime - 16 hours between 07:00-23:00hrs.
- Reason:
To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise 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.
- 68 Protection from Vibration standard
The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.
- Reason:
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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.
- 69 Environment Agency - SUDS
Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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/made ground which could ultimately cause pollution of groundwater.

70 Environment Agency - Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Secondary Aquifer).

71 Horizontal Sound Transmission Between Residential Properties

The habitable rooms within the development sharing a party wall element with neighbouring units shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises 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.

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).

72 External Lighting

Details of any external lighting [including design, power and position of luminaries, light intensity contours and impact on adjacent areas] 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 on:

- (a) Phase 2
- (b) Phase 3
- (c) Phase 4
- (d) Phase 5
- (e) Phase 6

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 The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

73 Archaeological Reporting

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The application was submitted following a lengthy pre-application process and was decided in a timely manner.

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