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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Electoral Reform Society Ltd	<b>Reg. Number</b>	17/AP/4796
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/837-15
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Redevelopment of the site comprising the demolition of the existing three-storey office building and its replacement with a 5-storey office building.

**At:** 15 BLUELION PLACE, LONDON SE1 4PU

**In accordance with application received on** 22/12/2017 12:00:56

**and Applicant's Drawing Nos.** Application form

Archaeology assessment

Daylight/Sunlight assessment

Design and access statement

CIL FORM

Energy statement - AND SUSTAINABILITY STATEMENT

Flood risk assessment

Noise impact assessment - BACKGROUND NOISE SURVEY AND PLANT NOISE IMPACT ASSESSMENT

Planning statement

A0-1.0 - LOCATION AND SITE PLAN

A.1-1.4 - EXISTING ROOF PLAN

A1-3.1 - EXISTING ELEVATIONS

A1-1.1 - EXISTING GROUND FLOOR PLAN

A1-1.2 - EXISTING FIRST FLOOR PLAN

A1-1.3 - EXISTING SECOND FLOOR PLAN

L(-- )04 - PROPOSED FOURTH FLOOR PLAN

L(-- )03 - PROPOSED THIRD FLOOR PLAN

L(-- )00 - PROPOSED GROUND FLOOR PLAN

L(-- )05 - PROPOSED FIFTH FLOOR PLAN

L(-- )06 - PROPOSED ROOF PLAN

L(-- )02 - PROPOSED SECOND FLOOR PLAN

L(-- )01 - PROPOSED FIRST FLOOR PLAN

L(-- )21 - PROPOSED SECTIONS

L(-- )20 - PROPOSED SECTIONS

L(-- )11 - PROPOSED ELEVATIONS

L(-- )10 - PROPOSED ELEVATIONS

A0-1.0 - LOCATION AND SITE PLAN

**Subject to the following seven 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:

L(-- )04 - PROPOSED FOURTH FLOOR PLAN

L(-- )03 - PROPOSED THIRD FLOOR PLAN

L(-- )00 - PROPOSED GROUND FLOOR PLAN

L(-- )05 - PROPOSED FIFTH FLOOR PLAN

L(-- )06 - PROPOSED ROOF PLAN

L(--)-02 - PROPOSED SECOND FLOOR PLAN  
L(--)-01 - PROPOSED FIRST FLOOR PLAN  
L(--)-21 - PROPOSED SECTIONS  
L(--)-20 - PROPOSED SECTIONS  
L(--)-11 - PROPOSED ELEVATIONS  
L(--)-10 - PROPOSED ELEVATIONS

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.

**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.

- 3 Details of the external materials (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with 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 and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Before any fit out works to the commercial premises hereby authorised begins, 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 very good 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;  
Before 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.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 5 Before the first occupation of the building the cycle storage facilities as shown on drawing L(--)-00 Proposed Ground Floor Plan shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 6 Archaeological Watching Brief  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of

archaeological watching brief works, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. The watching brief should have the capacity to include full archaeological excavation if important archaeological remains are encountered during the works.

Reason: In order that the details of the programme of works for the archaeological mitigation works 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.

7 Plant Noise - standard

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 plant Specific 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 in full accordance with the methodology of BS4142:2014

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).

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

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

**Informative**

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood). It is also recommended that occupants register with the Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.