
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	Cetza Trustees V1 Limited (incorporated in Jersey) and Cetza Trustees V2 Limited	Reg. Number	18/AP/0896
Application Type	Full Planning Application	Case Number	TP/165-170
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building.

At: 47-49 TANNER STREET, LONDON, SE1 3PL

In accordance with application received on 20/03/2018

and Applicant's Drawing Nos.

Site Location and Existing Plans:

1604-SP-01-DR-A-E-00-XX-01-01-S4-P1
 1604-SP-01-DR-A-E-26-XX-01-01-S4-P1
 1604-SP-01-DR-A-E-26-XX-01-02-S4-P1
 1604-SP-01-DR-A-E-22-XX-01-01-S4-P1
 1604-SP-01-DR-A-E-22-XX-01-02-S4-P1
 1604-SP-01-DR-A-E-22-XX-01-03-S4-P1
 1604-SP-01-DR-A-E-22-XX-01-04-S4-P1
 1604-SP-01-DR-A-E-20-0G-01-01-S4-P1
 1604-SP-01-DR-A-E-20-01-01-01-S4-P1
 1604-SP-01-DR-A-E-20-02-01-01-S4-P1
 1604-SP-01-DR-A-E-20-02M-01-01-S4-P1
 1604-SP-01-DR-A-E-20-0R-01-01-S4-P1
 1604-SP-01-DR-A-D-00-XX-01-01-S4-P1
 1604-SP-01-DR-A-D-20-0G-01-01-S4-P1
 1604-SP-01-DR-A-D-20-01-01-01-S4-P1
 1604-SP-01-DR-A-D-20-02-01-01-S4-P1
 1604-SP-01-DR-A-D-20-02M-01-01-S4-P1
 1604-SP-01-DR-A-D-20-0R-01-01-S4-P1
 1604-SP-01-DR-A-D-25-XX-01-04-S4-P1
 1604-SP-01-DR-A-D-25-XX-01-01-S4-P1
 1604-SP-01-DR-A-D-25-XX-01-02-S4-P1
 1604-SP-01-DR-A-D-25-XX-01-03-S4-P1
 1604-SP-01-DR-A-D-26-XX-01-01-S4-P1
 1604-SP-01-DR-A-D-26-XX-01-02-S4-P1

Existing GEA - Ground, First, Second, and Second Mezzanine Floors

Proposed Plans:

1604-SP-01-DR-A-P-00-XX-01-01-S4-P1
 1604-SP-01-DR-A-P-20-B1-01-01-S4-P1
 1604-SP-01-DR-A-P-20-0G-01-01-S4-P1
 1604-SP-01-DR-A-P-20-01-01-01-S4-P1
 1604-SP-01-DR-A-P-20-02-01-01-S4-P1
 1604-SP-01-DR-A-P-20-03-01-01-S4-P1
 1604-SP-01-DR-A-P-20-04-01-01-S4-P1
 1604-SP-01-DR-A-P-20-05-01-01-S4-P1
 1604-SP-01-DR-A-P-20-06-01-01-S4-P1
 1604-SP-01-DR-A-P-20-0R-01-01-S4-P1
 1604-SP-01-DR-A-P-21-XX-01-03-S4-P1

1604-SP-01-DR-A-P-21-XX-01-04-S4-P1
1604-SP-01-DR-A-P-21-XX-01-05-S4-P1
1604-SP-01-DR-A-P-25-XX-01-01-S4-P1
1604-SP-01-DR-A-P-25-XX-01-02-S4-P1
1604-SP-01-DR-A-P-25-XX-01-03-S4-P1
1604-SP-01-DR-A-P-25-XX-01-04-S4-P1
1604-SP-01-DR-A-P-26-XX-01-01-S4-P1
1604-SP-01-DR-A-P-26-XX-01-02-S4-P1
1604-SP-01-DR-A-P-26-XX-01-03-S4-P1

Other Documents:

Planning Statement March 2018
Design & Access Statement March 2018 1604-SPP-01-RP-A-P-XX-00-00-01
Heritage & Townscape Visual Impact Assessment March 2018
Flood Risk Assessment May 2018 WIE11064-101-R-3-5-1-FRA, Issue Fifth
Existing Area Schedule TS-E-80-MF-01-01, 12.03.18 Rev D
Proposed Office Area Schedule 12.03.18 1604-SPP-01-SH-A-P-80-XX-01-01_AD
Workplace Framework Travel Plan March 2018 WIE11064-100-R-5-6-3-WFTP, Issue 6
Sustainable Design and Construction Statement March 2018 WIE11064-102, Issue 7
Preliminary Ecological Appraisal February 2018 WIE11064-105-R-1-3-4-PEA, Issue Fifth
Planning Obligations Statement
Transport Assessment March 2018 WIE11064-100-R-2-7-3-TA, Issue 7
Daylight & Sunlight Report, March 2018
Ground Movement Analysis for Demolition & Reconstruction 20/02/18 WIE13346-GR-LF-001, Issue 01
Statement of Community Involvement March 2018
Geo-Environmental Assessment March 2018 WIE11064-100.R.3.4.1.GEA, Issue First
Planning Noise & Vibration Assessment February 2018 WIE11064-100-R-1-4-8, Issue 001
Energy Statement Report Stage 2 WBS-REP-102 A04 February 2018, Issue A04
Delivery and Servicing Management Plan March 2018 WIE11064-100-R-3-4-3-DMP, Issue 4
Construction Environmental Management Plan March 2018 WIE11064-100-R-7-4-1-CEMP, Issue Fourth
BREEAM New Construction 2014 (Offices) Pre-Assessment Planning Report February 2018 WIE11064-102-R.1.1.6, Issue 4
Historic Environment Desk-based Assessment (below ground) June 2017 WIE11064-104_R_1_3_1_DBA, Issue Third
Air Quality Neutral Assessment February 2018 WIE11604-106-AQNA-1-2-2-CB, Issue 2

Subject to the following twenty-four 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:

1604-SP-01-DR-A-P-00-XX-01-01-S4-P1
1604-SP-01-DR-A-P-20-B1-01-01-S4-P1
1604-SP-01-DR-A-P-20-0G-01-01-S4-P1
1604-SP-01-DR-A-P-20-01-01-01-S4-P1
1604-SP-01-DR-A-P-20-02-01-01-S4-P1
1604-SP-01-DR-A-P-20-03-01-01-S4-P1
1604-SP-01-DR-A-P-20-04-01-01-S4-P1
1604-SP-01-DR-A-P-20-05-01-01-S4-P1
1604-SP-01-DR-A-P-20-06-01-01-S4-P1
1604-SP-01-DR-A-P-20-0R-01-01-S4-P1
1604-SP-01-DR-A-P-21-XX-01-03-S4-P1
1604-SP-01-DR-A-P-21-XX-01-04-S4-P1
1604-SP-01-DR-A-P-21-XX-01-05-S4-P1
1604-SP-01-DR-A-P-25-XX-01-01-S4-P1
1604-SP-01-DR-A-P-25-XX-01-02-S4-P1
1604-SP-01-DR-A-P-25-XX-01-03-S4-P1
1604-SP-01-DR-A-P-25-XX-01-04-S4-P1
1604-SP-01-DR-A-P-26-XX-01-01-S4-P1
1604-SP-01-DR-A-P-26-XX-01-02-S4-P1
1604-SP-01-DR-A-P-26-XX-01-03-S4-P1

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
- 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 4
- 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 2018.

- 5
- 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 2018.

- 6 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 2018.

- 7 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording 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 a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology 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.

- 8 Before any above grade work hereby authorised begins, 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 2018, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 9 Before any above grade work hereby authorised begins, details of sparrow nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 2 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

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

- 10 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:
biodiversity based with extensive substrate base (depth 80-150mm);
laid out in accordance with agreed plans; and
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable

areas for biodiversity in accordance with 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 Detailed Drawings

1:5/10 detail-drawings/typical studies of:

- the bays of the brickwork extension;
- the glass slot;
- the roof top extensions;

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 permission 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 application building and the surrounding Conservation Area in accordance with the NPPF (2018), 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).

- 12 Prior to the commencement of works above grade (excluding demolition) a 1m x 1m brick panel and samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and be 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 that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 13 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 '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;
- 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.

- 14 Prior to the occupation of the building hereby approved a stand alone Flood Warning and Emergency Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Flood and Drainage Team and Emergency Planning department.

The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

Reason:

To ensure occupants have the opportunity to plan a response to flood events should an event occur as a result of the sites residual risk from the River Thames. In accordance with

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.

- 15 Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Saturday - 08:00 to 20:00, Sundays/Bank Holidays 09:00 to 18:00.

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 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

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

Reason

Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

- 17 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.

- 18 The external terraces shall only be used between the hours of 08:00-21:00 and shall not be used at any other time.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

- 19 The 4th floor roof terrace shall be fitted with the 2m high privacy screen as shown on approved plan 1604-SP-01-DR-A-P-20-04-01-01-S4-P1, and the 5th floor roof terrace shall be fitted with the 1.6m high privacy screen as shown on approved plan 1604-SP-01-DR-A-P-20-05-01-01-S4-P1. These shall be installed prior to the use of the terraces and shall be permanently maintained.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 20 Before the first occupation of the building the cycle storage facilities as shown on drawing 1604-SP-01-DR-A-P-20-B1-01-01-S4-P1 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 21 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1604-SP-01-DR-A-P-20-B1-01-01-S4-P1 shall be provided and made available for use by the occupiers of the premises and the facilities provided 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 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 22 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.

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity 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).

- 24 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 2018.

Statement of positive and proactive action in dealing with the application

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

Informatives

You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact John Bluett, Southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).

The applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways. This should include:

1. The footway fronting the development on Tanner Road should be repaved with concrete paving slabs with 150mm wide granite kerbs
2. The utility covers should be changed to recessed covers.
3. Any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development should be rectified.
4. Dropped kerb provision to ensure commercial units are served in terms of bin collection.
5. Redundant crossover on Tanner Street to be reinstated as footway.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 or Hernan.castano@southwark.gov.uk to arrange.

There is an existing street lighting column and associated electrical cabinet in front of the proposed entrance to the new development which need to be relocated. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details. (Street lighting should be upgraded to current LBS standards).

The proposed retaining wall to the basement level abuts the public highway. This is acceptable in principle.

However, a detailed design and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) should be submitted and approved by the Highway Authority. Please contact the Structures Engineer (Anthony Davis - Anthony.Davis@southwark.gov.uk).
