
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	Glasgow City Council as Administering Authority for the Strathclyde Pension Fund	Reg. Number	18/AP/3551
Application Type	Full Planning Application	Case Number	TP/2316-2
Recommendation	Grant subject to Legal Agrt, GLA and SoS		

Draft of Decision Notice

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

Hybrid planning application for detailed permission for Phase 1 and outline planning permission for Phase 2 comprising:

Application for full planning permission for 'Phase 1' comprising demolition of existing buildings and the erection of a part 9, part 14, part 15, part 48 storey development (plus basement) up to 161.25m AOD, with 940 sqm GIA of (Class A1) retail use, 541 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/restaurant and café use, 8671 sqm GIA (Class C1) hotel; 541 (class C3) residential units (51,757 sqm GIA); landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works.

Application for outline planning permission (with details of internal layouts and external appearance reserved) for 'Phase 2' comprising demolition of existing buildings and the erection of a part 9, part 12, storey development (plus basement) up to 42.80m AOD, with 1049 sqm GIA of flexible (Class A1/A2/A3) retail/financial and professional services/restaurant and café use; 183 (Class C3) residential units (17,847sqm GIA), 1141 sqm GIA (Class D2) cinema and the creation of a 475 sqm GIA (Class C1) hotel service area at basement level; landscaping, public realm and highway works, car and cycle parking and servicing area, plant and associated works.

(Revised description)

At: SOUTHERNWOOD RETAIL PARK, 2 HUMPHREY STREET, LONDON, SE1 5JJ

In accordance with application received on 23/10/2018

and Applicant's Drawing Nos. SITE LOCATION & OWNERSHIP

Urban Location Plan - Existing 1632 -PP ZZ- XX -DR -A- 00- 0001 P0

Urban Location Plan - 1632 -PP ZZ- XX -DR -A- 00- 0002 P0

EXISTING BUILDINGS

Existing Site Plan 1632- PP- ZZ- 00 -DR -A- 01- 0001 P0

Existing Site Location Plan 1632- PP- ZZ- 00 -DR -A- 01- 0002 P0

Existing Site Location Plan 1632- PP- ZZ- 00 -DR -A- 01- 0003 P0

Existing Site Location Plan 1632- PP- ZZ- 00 -DR -A- 01- 0004 P0

Existing Buildings Elevations in Context 1632- PP- ZZ- XX -DR -A- 01- 0001 P0

DEMOLITION

Demolition Drawings - Phase 1 Plan 1632- PP- Z1- 00 -DR -A- 02- 0001 P0

Demolition Drawings - Phase 2 Plan 1632- PP- Z2- 00 -DR -A- 02- 0001 P1

Demolition Drawings - Phase 1 Elevations 1632- PP- Z1- XX -DR -A- 02- 0002 P0

Demolition Drawings - Phase 2 East Elevation 1632- PP- Z2- XX -DR -A- 02- 0002 P1

Demolition Drawings - Phase 2 West Elevation 1632- PP- Z2- XX -DR -A- 02- 0003 P1

GA MASTERPLAN PROPOSED

Proposed Basement Floor Masterplan 1632- PP- ZZ- B1 -DR -A- 03- 0099 P1
Proposed Ground Floor Masterplan 1632- PP- ZZ- 00 -DR -A- 03- 0100 P1
Proposed Upper Ground Floor Masterplan 1632- PP- ZZ- M1 -DR -A- 03- 0100M P1
Proposed First Floor Masterplan 1632- PP- ZZ- 01 -DR -A- 03- 0101 P1
Proposed Second-Fourth Floor Masterplan 1632- PP- ZZ- 02 -DR -A- 03- 0102 P1
Proposed Fifth Floor Masterplan 1632- PP- ZZ- 02 -DR -A- 03- 0105 P1
Proposed Sixth Floor Masterplan 1632- PP- ZZ- 06 -DR -A- 03- 0106 P1
Proposed Seventh Floor Masterplan 1632- PP- ZZ- 07 -DR -A- 03- 0107 P1
Proposed Eighth Floor Masterplan 1632- PP- ZZ- 08 -DR -A- 03- 0108 P1
Proposed Ninth Floor Masterplan 1632- PP- ZZ- 09 -DR -A- 03- 0109 P1
Proposed Tenth Floor Masterplan 1632- PP- ZZ- 10 -DR -A- 03- 0110 P1
Proposed Eleventh Floor Masterplan 1632- PP- ZZ- 11 -DR -A- 03- 0111 P1
Proposed Twelfth Floor Masterplan 1632- PP- ZZ- 12 -DR -A- 03- 0112 P1
Proposed Thirteenth Floor Masterplan 1632- PP- ZZ- 13 -DR -A- 03- 0113 P1
Proposed Fourteenth Floor Masterplan 1632- PP- ZZ- 14 -DR -A- 03- 0114 P1
Proposed Fifteenth Floor Masterplan 1632- PP- ZZ- 15 -DR -A- 03- 0115 P1
Proposed Sixteenth-Thirty Sixth Floor Masterplan 1632- PP- ZZ- 16 -DR -A- 03- 0116 P1
Proposed Thirty Seventh to Fourthy Fourth Floor Masterplan 1632- PP- ZZ- 37 -DR -A- 03- 0137 P1
Proposed Fourthy Fifth Floor Masterplan 1632- PP- ZZ- 38 -DR -A- 03- 0138 P1
Proposed Fourthy Sixth Floor Masterplan 1632- PP- ZZ- 46 -DR -A- 03- 0146 P1
Proposed Fourthy Seventh Floor Masterplan 1632- PP- ZZ- 47 -DR -A- 03- 0147 P1
Proposed Basement Floor Masterplan 1632- PP- Z1- B1 -DR -A- 03- 0099 P1
Proposed Ground Floor Masterplan 1632- PP- Z1- 00 -DR -A- 03- 0100 P1
Proposed Upper Ground Floor Masterplan 1632- PP- Z1- M1 -DR -A- 03- 0100M P1
Proposed First-Fifth Floor Masterplan 1632- PP- Z1- 01 -DR -A- 03- 0101 P1
Proposed Sixth Floor Masterplan 1632- PP- Z1- 06 -DR -A- 03- 0106 P1
Proposed Seventh Floor Masterplan 1632- PP- Z1- 07 -DR -A- 03- 0107 P1
Proposed Eighth Floor Masterplan 1632- PP- Z1- 08 -DR -A- 03- 0108 P1
Proposed Eleventh Floor Masterplan 1632- PP- Z1- 11 -DR -A- 03- 0111 P1
Proposed Twelfth Floor Masterplan 1632- PP- Z1- 12 -DR -A- 03- 0112 P1
Proposed Thirteenth Floor Masterplan 1632- PP- Z1- 13 -DR -A- 03- 0113 P1
Proposed Fourteenth Floor Masterplan 1632- PP- Z1- 14 -DR -A- 03- 0114 P1
Proposed Fifteenth Floor Masterplan 1632- PP- Z1- 15 -DR -A- 03- 0115 P1
Proposed Sixteenth to Thirty Six Floor Masterplan 1632- PP- Z1- 16 -DR -A- 03- 0116 P1
Proposed Thirty Seventh to Fourthy Fourth Floor Masterplan 1632- PP- Z1- 37 -DR -A- 03- 0137 P1

Proposed Fourthy Fifth Floor Masterplan 1632- PP- Z1- 38 -DR -A- 03- 0138 P1
 Proposed Fourthy Sixth Floor Masterplan 1632- PP- Z1- 46 -DR -A- 03- 0146 P1
 Proposed Fourthy Seventh Floor Masterplan 1632- PP- Z1- 47 -DR -A- 03- 0147 P1

Phase 1

Proposed Basement Plan Phase 1 1632- PP- Z1- B1 -DR -A- 10- 0098 P1
 Proposed Basement Plan Phase 1 1632- PP- Z1- B1 -DR -A- 10- 0099 P1
 Proposed Ground Floor Phase 1 1632- PP- Z1- 00 -DR -A- 10- 0100 P1
 Proposed Upper Ground Floor Phase 1 1632- PP- Z1- M1 -DR -A- 10- 0100M P1
 Proposed First to Fifth Floor Phase 1 1632- PP- Z1- 01 -DR -A- 10- 0101 P1
 Proposed Sixth Floor Phase 1 1632- PP- Z1- 06 -DR -A- 10- 0106 P1
 Proposed Seventh Floor Phase 1 1632- PP- Z1- 07 -DR -A- 10- 0107 P1
 Proposed Eighth-Tenth Floor Phase 1 1632- PP- Z1- 08 -DR -A- 10- 0108 P1
 Proposed Eleventh Floor Phase 1 1632- PP- Z1- 11 -DR -A- 10- 0111 P1
 Proposed Twelfth Floor Phase 1 1632- PP- Z1- 12 -DR -A- 10- 0112 P1
 Proposed Thirteenth Floor Phase 1 1632- PP- Z1- 13 -DR -A- 10- 0113 P1
 Proposed Fourteenth-Thirty Sixth Floor Phase 1 1632- PP- Z1- 14 -DR -A- 10- 0114 P1
 Proposed Thirty Seventh to Fourthy Fourth Floor Phase 1 1632- PP- Z1- 37 -DR -A- 10- 0137 P1
 Proposed Fourthy Fifth Floor Phase 1 1632- PP- Z1- 38 -DR -A- 10- 0138 P1
 Proposed Fourthy Sixth Floor Phase 1 1632- PP- Z1- 46 -DR -A- 10- 0146 P1
 Proposed Fourthy Seventh Floor Phase 1 1632- PP- Z1- 47 -DR -A- 10- 0147 P1

Phase 1 - Hotel

Hotel - Proposed Ground Floor Plan 1632- PP- 1H- 00 -DR -A- 10- 0100 P1
 Hotel - Proposed Upper Ground Floor Plan 1632- PP- 1H- M1 -DR -A- 10- 0100M P1
 Hotel - Proposed First to Thirteenth Floor Plan 1632- PP- 1H- 01 -DR -A- 10- 0101 P0
 Hotel - Proposed Fourteenth Floor Plan 1632- PP- 1H- 14 -DR -A- 10- 0114 P0
 Hotel - Proposed Fifteenth Floor Plan 1632- PP- 1H- 15 -DR -A- 10- 0115 P0
 Hotel - Proposed Roof Plan 1632- PP- 1H- 16 -DR -A- 10- 0116 P0

Phase 1 - Building A

Building A -Proposed Ground Floor Plan 1632- PP- 1A- 00 -DR -A- 10- 0100 P1
 Building A -Proposed Upper Ground Floor Plan 1632- PP- 1A- M1 -DR -A- 10- 0100M P1
 Building A -Proposed First to Twelfth Floor Plan 1632- PP- 1A- 01 -DR -A- 10- 0101 P1
 Building A -Proposed Thirteenth Floor Plan 1632- PP- 1A- 13 -DR -A- 10- 0113 P1
 Building A -Proposed Fourteenth to Thirty Sixth Floor Plan 1632- PP- 1A- 14 -DR -A- 10- 0114 P1
 Building A -Proposed Thirty Seventh to Fourthy Fourth Floor Plan 1632- PP- 1A- 37 -DR -A- 10- 0137 P1
 Building A -Proposed Fourthy Fifth Floor Plan 1632- PP- 1A- 45 -DR -A- 10- 0145 P1

Building A -Proposed Fourth Sixth Floor Plan 1632- PP- 1A- 46 -DR -A- 10- 0146 P1

Building A -Proposed Roof Plan 1632- PP- 1A- 47 -DR -A- 10- 0147 P1

Phase 1 -Building B

Building B -Proposed Ground Floor Plan 1632- PP- 1B- 00 -DR -A- 10- 0100 P1

Building B -Proposed Upper Ground Floor Plan 1632- PP- 1B- M1 -DR -A- 10- 0100M P1

Building B -Proposed First to Tenth Floor Plan 1632- PP- 1B- 01 -DR -A- 10- 0101 P1

Building B -Proposed Eleventh Floor Plan 1632- PP- 1B- 11 -DR -A- 10- 0111 P1

Building B -Proposed Thirteenth Ground Floor Plan 1632- PP- 1B- 12 -DR -A- 10- 0112 P1

Building B -Proposed Roof Plan 1632- PP- 1B- 13 -DR -A- 10- 0113 P1

Phase 1 -Building C

Building C -Proposed Ground Floor Plan 1632- PP- 1C- 00 -DR -A- 10- 0100 P0

Building C -Proposed Upper Ground Floor Plan 1632- PP- 1C- M1 -DR -A- 10- 0100M P0

Building C -Proposed First to Fifth Floor Plan 1632- PP- 1C- 01 -DR -A- 10- 0101 P0

Building C -Proposed Sixth Floor Plan 1632- PP- 1C- 06 -DR -A- 10- 0106 P0

Building C -Proposed Seventh Ground Floor Plan 1632- PP- 1C- 07 -DR -A- 10- 0107 P0

Building C -Proposed Roof Plan 1632- PP- 1C- 08 -DR -A- 10- 0108 P0

Phase 1 -Building D

Building D -Proposed Ground Floor Plan 1632- PP- 1D- 00 -DR -A- 10- 0100 P1

Building D -Proposed Upper Ground Floor Plan 1632- PP- 1D- M1 -DR -A- 10- 0100M P1

Building D -Proposed First to Fifth Floor Plan 1632- PP- 1D- 01 -DR -A- 10- 0101 P1

Building D -Proposed Sixth Floor Plan 1632- PP- 1D- 06 -DR -A- 10- 0106 P1

Building D -Proposed Seventh Ground Floor Plan 1632- PP- 1D- 07 -DR -A- 10- 0107 P1

Building D -Proposed Roof Plan 1632- PP- 1D- 08 -DR -A- 10- 0108 P1

Phase 2 - Building A

Building A -Proposed Second to Tenth Floor Plan 1632- PP- 2A- 02 -DR -A- 10- 0102 P0

Phase 2 - Building B

Building B -Proposed First to Fifth Floor Plan 1632- PP- 2B- 01 -DR -A- 10- 0101 P0

PROPOSED GA ELEVATIONS

Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0001 P1

Phase One - East Elevation Rowcross Street 1632- PP- Z1- XX -DR -A- 11- 0002 P1

Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0003 P1

Phase One - West Elevation Humphrey Street 1632- PP- Z1- XX -DR -A- 11- 0004 P1

Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0005 P1

Phase One - East Elevation Rowcross Street 1632- PP- Z1- XX -DR -A- 11- 0006 P1

Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0007 P1

Phase One - West Elevation Humphrey Street 1632- PP- Z1- XX -DR -A- 11- 0008 P1

Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0009 P1
Phase One- East & West Elevations 1632- PP- Z1- XX -DR -A- 11- 0010 P1
Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0011 P1

Masterplan

Masterplan - North Elevation Rolls Road 1632- PP- ZZ- XX -DR -A- 11- 0001 P1
Masterplan - East Elevation Rowcross Street 1632- PP- ZZ- XX -DR -A- 11- 0002 P1
Masterplan - South Elevation Old Kent Road 1632- PP- ZZ- XX -DR -A- 11- 0003 P1
Masterplan - West Elevation Humphrey Street 1632- PP- ZZ- XX -DR -A- 11- 0004 P1

PROPOSED GA SECTIONS

Masterplan

Phase 1 Section A-A. North/South Section Looking West 1632- PP- Z1- XX -DR -A- 12- 0001 P1
Phase 1 Section B-B. 1A/1D Section Looking North 1632- PP- Z1- XX -DR -A- 12- 0002 P1
Proposed Phase 1 1B/1C Section Looking South 1632- PP- Z1- XX -DR -A- 12- 0003 P1
Proposed North/South Section Looking West 1632- PP- ZZ- XX -DR -A- 12- 0001 P0

DETAILED ARRANGEMENT FLOOR PLANS

Phase 1 - Building A

Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0001 P1
Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0002 P1
Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0003 P1
Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0004 P1

Phase 1 - Building B

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0001 P1
Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0002 P1
Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0003 P1
Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0004 P1
Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0005 P1

Phase 1 - Building C

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0001 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0002 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0003 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0004 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0005 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0006 P0
Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0007 P0

Phase 1 - Building D

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0001 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0002 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0003 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0004 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0005 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0006 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0007 P1
Affordable Building D - Typical Units Detailed Floor Plans 1632- PP-	1D-	XX	-DR	-A-	15-	0008 P1

FAÇADE

Phase 1

Hotel - Façade Detail 1632- PP-	1H-	XX	-DR	-A-	21-	0001 P1
Tower - Façade Detail 1632- PP-	1A-	XX	-DR	-A-	21-	0002 P1
Low Rise - Façade Detail 1632- PP-	Z1-	XX	-DR	-A-	21-	0003 P0

Documents

- Design and Access Statement and Addendum
- Certificates of Ownership and Agricultural Holdings
- CIL Form (revised)
- Schedule of application drawings
- Affordable Housing Statement
- Planning Statement (including draft S.106 Heads of Terms)
- Sequential Statement
- Statement of Community Involvement
- Viability Report (Submitted under separate cover)
- Environmental Statement and addendums
- Environmental Statement – Technical Appendices: Air Quality Assessment, Aviation Report, Archaeological Desk Based Assessment, Basement Impact Assessment, Built Heritage Assessment, Phasing, Waste and Utilities Infrastructure, Cumulative Developments Table and Map, Daylight, Sunlight and Overshadowing Assessment and addendums, Demolition and Construction Programme, Design Summary, Energy Statement & BREEAM Pre-Assessment, Environmental Noise and Vibration Survey Report, Flood Risk Assessment and addendum, Health Impact Assessment, Preliminary Ecological Appraisal, Sample Summer Overheating Assessment, Sustainability Statement, Telecommunications Report, Townscape and Visual Impact Assessment and Addendum, Transport Assessment, Travel Plan and Refuse Management Plan, Tree Survey and Arboricultural Impact Assessment, Wind Assessment
- Drawing Issue sheet (uploaded 12/04/2019)
- Final Residential Accommodation Schedule
- Development Summary

Subject to the following ninety-eight conditions:

Time limit for implementing this permission and the approved plans

- 1 FULL (PHASE 1) and OUTLINE (PHASE 2) - Approved Plans
The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

DEMOLITION

Demolition Drawings - Phase 1 Plan 1632- PP- Z1- 00 -DR -A- 02- 0001 P0
Demolition Drawings - Phase 2 Plan 1632- PP- Z2- 00 -DR -A- 02- 0001 P1
Demolition Drawings - Phase 1 Elevations 1632- PP- Z1- XX -DR -A- 02- 0002 P0
Demolition Drawings - Phase 2 East Elevation 1632- PP- Z2- XX -DR -A- 02- 0002 P1
Demolition Drawings - Phase 2 West Elevation 1632- PP- Z2- XX -DR -A- 02- 0003 P1

GA MASTERPLAN_PROPOSED

Proposed Basement Floor Masterplan 1632- PP- ZZ- B1 -DR -A- 03- 0099 P1
Proposed Ground Floor Masterplan 1632- PP- ZZ- 00 -DR -A- 03- 0100 P1
Proposed Upper Ground Floor Masterplan 1632- PP- ZZ- M1 -DR -A- 03- 0100M P1
Proposed First Floor Masterplan 1632- PP- ZZ- 01 -DR -A- 03- 0101 P1
Proposed Second-Fourth Floor Masterplan 1632- PP- ZZ- 02 -DR -A- 03- 0102 P1
Proposed Fifth Floor Masterplan 1632- PP- ZZ- 02 -DR -A- 03- 0105 P1
Proposed Sixth Floor Masterplan 1632- PP- ZZ- 06 -DR -A- 03- 0106 P1
Proposed Seventh Floor Masterplan 1632- PP- ZZ- 07 -DR -A- 03- 0107 P1
Proposed Eighth Floor Masterplan 1632- PP- ZZ- 08 -DR -A- 03- 0108 P1
Proposed Ninth Floor Masterplan 1632- PP- ZZ- 09 -DR -A- 03- 0109 P1
Proposed Tenth Floor Masterplan 1632- PP- ZZ- 10 -DR -A- 03- 0110 P1
Proposed Eleventh Floor Masterplan 1632- PP- ZZ- 11 -DR -A- 03- 0111 P1
Proposed Twelfth Floor Masterplan 1632- PP- ZZ- 12 -DR -A- 03- 0112 P1
Proposed Thirteenth Floor Masterplan 1632- PP- ZZ- 13 -DR -A- 03- 0113 P1
Proposed Fourteenth Floor Masterplan 1632- PP- ZZ- 14 -DR -A- 03- 0114 P1
Proposed Fifteenth Floor Masterplan 1632- PP- ZZ- 15 -DR -A- 03- 0115 P1
Proposed Sixteenth-Thirty Sixth Floor Masterplan 1632- PP- ZZ- 16 -DR -A- 03- 0116 P1
Proposed Thirty Seventh to Fourth Fourth Floor Masterplan 1632- PP- ZZ- 37 -DR -A- 03- 0137 P1
Proposed Fourth Fifth Floor Masterplan 1632- PP- ZZ- 38 -DR -A- 03- 0138 P1
Proposed Fourth Sixth Floor Masterplan 1632- PP- ZZ- 46 -DR -A- 03- 0146 P1
Proposed Fourth Seventh Floor Masterplan 1632- PP- ZZ- 47 -DR -A- 03- 0147 P1
Proposed Basement Floor Masterplan 1632- PP- Z1- B1 -DR -A- 03- 0099 P1
Proposed Ground Floor Masterplan 1632- PP- Z1- 00 -DR -A- 03- 0100 P1
Proposed Upper Ground Floor Masterplan 1632- PP- Z1- M1 -DR -A- 03- 0100M P1
Proposed First-Fifth Floor Masterplan 1632- PP- Z1- 01 -DR -A- 03- 0101 P1
Proposed Sixth Floor Masterplan 1632- PP- Z1- 06 -DR -A- 03- 0106 P1
Proposed Seventh Floor Masterplan 1632- PP- Z1- 07 -DR -A- 03- 0107 P1
Proposed Eighth Floor Masterplan 1632- PP- Z1- 08 -DR -A- 03- 0108 P1
Proposed Eleventh Floor Masterplan 1632- PP- Z1- 11 -DR -A- 03- 0111 P1
Proposed Twelfth Floor Masterplan 1632- PP- Z1- 12 -DR -A- 03- 0112 P1
Proposed Thirteenth Floor Masterplan 1632- PP- Z1- 13 -DR -A- 03- 0113 P1
Proposed Fourteenth Floor Masterplan 1632- PP- Z1- 14 -DR -A- 03- 0114 P1
Proposed Fifteenth Floor Masterplan 1632- PP- Z1- 15 -DR -A- 03- 0115 P1
Proposed Sixteenth to Thirty Six Floor Masterplan 1632- PP- Z1- 16 -DR -A- 03- 0116 P1
Proposed Thirty Seventh to Fourth Fourth Floor Masterplan 1632- PP- Z1- 37 -DR -A- 03- 0137 P1
Proposed Fourth Fifth Floor Masterplan 1632- PP- Z1- 38 -DR -A- 03- 0138 P1
Proposed Fourth Sixth Floor Masterplan 1632- PP- Z1- 46 -DR -A- 03- 0146 P1
Proposed Fourth Seventh Floor Masterplan 1632- PP- Z1- 47 -DR -A- 03- 0147 P1
Phase 1
Proposed Basement Plan Phase 1 1632- PP- Z1- B1 -DR -A- 10- 0098 P1
Proposed Basement Plan Phase 1 1632- PP- Z1- B1 -DR -A- 10- 0099 P1
Proposed Ground Floor Phase 1 1632- PP- Z1- 00 -DR -A- 10- 0100 P1
Proposed Upper Ground Floor Phase 1 1632- PP- Z1- M1 -DR -A- 10- 0100M P1
Proposed First to Fifth Floor Phase 1 1632- PP- Z1- 01 -DR -A- 10- 0101 P1
Proposed Sixth Floor Phase 1 1632- PP- Z1- 06 -DR -A- 10- 0106 P1
Proposed Seventh Floor Phase 1 1632- PP- Z1- 07 -DR -A- 10- 0107 P1

Proposed Eighth-Tenth Floor Phase 1 1632- PP- Z1- 08 -DR -A- 10- 0108 P1
 Proposed Eleventh Floor Phase 1 1632- PP- Z1- 11 -DR -A- 10- 0111 P1
 Proposed Twelfth Floor Phase 1 1632- PP- Z1- 12 -DR -A- 10- 0112 P1
 Proposed Thirteenth Floor Phase 1 1632- PP- Z1- 13 -DR -A- 10- 0113 P1
 Proposed Fourteenth-Thirty Sixth Floor Phase 1 1632- PP- Z1- 14 -DR -A- 10- 0114 P1
 Proposed Thirty Seventh to Fourty Fourth Floor Phase 1 1632- PP- Z1- 37 -DR -A- 10- 0137 P1
 Proposed Fourty Fifth Floor Phase 1 1632- PP- Z1- 38 -DR -A- 10- 0138 P1
 Proposed Fourty Sixth Floor Phase 1 1632- PP- Z1- 46 -DR -A- 10- 0146 P1
 Proposed Fourty Seventh Floor Phase 1 1632- PP- Z1- 47 -DR -A- 10- 0147 P1
 Phase 1 - Hotel
 Hotel - Proposed Ground Floor Plan 1632- PP- 1H- 00 -DR -A- 10- 0100 P1
 Hotel - Proposed Upper Ground Floor Plan 1632- PP- 1H- M1 -DR -A- 10- 0100M P1
 Hotel - Proposed First to Thirteenth Floor Plan 1632- PP- 1H- 01 -DR -A- 10- 0101 P0
 Hotel - Proposed Fourteenth Floor Plan 1632- PP- 1H- 14 -DR -A- 10- 0114 P0
 Hotel - Proposed Fifteenth Floor Plan 1632- PP- 1H- 15 -DR -A- 10- 0115 P0
 Hotel - Proposed Roof Plan 1632- PP- 1H- 16 -DR -A- 10- 0116 P0
 Phase 1 - Building A
 Building A -Proposed Ground Floor Plan 1632- PP- 1A- 00 -DR -A- 10- 0100 P1
 Building A -Proposed Upper Ground Floor Plan 1632- PP- 1A- M1 -DR -A- 10- 0100M P1
 Building A -Proposed First to Twelth Floor Plan 1632- PP- 1A- 01 -DR -A- 10- 0101 P1
 Building A -Proposed Thirteenth Floor Plan 1632- PP- 1A- 13 -DR -A- 10- 0113 P1
 Building A -Proposed Fourteenth to Thirty Sixth Floor Plan 1632- PP- 1A- 14 -DR -A- 10- 0114 P1
 Building A -Proposed Thirty Seventh to Fourty Fourth Floor Plan 1632- PP- 1A- 37 -DR -A- 10- 0137 P1
 Building A -Proposed Fourty Fifth Floor Plan 1632- PP- 1A- 45 -DR -A- 10- 0145 P1
 Building A -Proposed Fourty Sixth Floor Plan 1632- PP- 1A- 46 -DR -A- 10- 0146 P1
 Building A -Proposed Roof Plan 1632- PP- 1A- 47 -DR -A- 10- 0147 P1
 Phase 1 -Building B
 Building B -Proposed Ground Floor Plan 1632- PP- 1B- 00 -DR -A- 10- 0100 P1
 Building B -Proposed Upper Ground Floor Plan 1632- PP- 1B- M1 -DR -A- 10- 0100M P1
 Building B -Proposed First to Tenth Floor Plan 1632- PP- 1B- 01 -DR -A- 10- 0101 P1
 Building B -Proposed Eleventh Floor Plan 1632- PP- 1B- 11 -DR -A- 10- 0111 P1
 Building B -Proposed Thirteenth Ground Floor Plan 1632- PP- 1B- 12 -DR -A- 10- 0112 P1
 Building B -Proposed Roof Plan 1632- PP- 1B- 13 -DR -A- 10- 0113 P1
 Phase 1 -Building C
 Building C -Proposed Ground Floor Plan 1632- PP- 1C- 00 -DR -A- 10- 0100 P0
 Building C -Proposed Upper Ground Floor Plan 1632- PP- 1C- M1 -DR -A- 10- 0100M P0
 Building C -Proposed First to Fifth Floor Plan 1632- PP- 1C- 01 -DR -A- 10- 0101 P0
 Building C -Proposed Sixth Floor Plan 1632- PP- 1C- 06 -DR -A- 10- 0106 P0
 Building C -Proposed Seventh Ground Floor Plan 1632- PP- 1C- 07 -DR -A- 10- 0107 P0
 Building C -Proposed Roof Plan 1632- PP- 1C- 08 -DR -A- 10- 0108 P0
 Phase 1 -Building D
 Building D -Proposed Ground Floor Plan 1632- PP- 1D- 00 -DR -A- 10- 0100 P1
 Building D -Proposed Upper Ground Floor Plan 1632- PP- 1D- M1 -DR -A- 10- 0100M P1
 Building D -Proposed First to Fifth Floor Plan 1632- PP- 1D- 01 -DR -A- 10- 0101 P1
 Building D -Proposed Sixth Floor Plan 1632- PP- 1D- 06 -DR -A- 10- 0106 P1
 Building D -Proposed Seventh Ground Floor Plan 1632- PP- 1D- 07 -DR -A- 10- 0107 P1
 Building D -Proposed Roof Plan 1632- PP- 1D- 08 -DR -A- 10- 0108 P1
 Phase 2 - Building A
 Building A -Proposed Second to Tenth Floor Plan 1632- PP- 2A- 02 -DR -A- 10- 0102 P0
 Phase 2 - Building B
 Building B -Proposed First to Fifth Floor Plan 1632- PP- 2B- 01 -DR -A- 10- 0101 P0
 PROPOSED GA ELEVATIONS
 Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0001 P1
 Phase One - East Elevation Rowcross Street 1632- PP- Z1- XX -DR -A- 11- 0002 P1
 Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0003 P1
 Phase One - West Elevation Humphrey Street 1632- PP- Z1- XX -DR -A- 11- 0004 P1
 Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0005 P1
 Phase One - East Elevation Rowcross Street 1632- PP- Z1- XX -DR -A- 11- 0006 P1
 Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0007 P1
 Phase One - West Elevation Humphrey Street 1632- PP- Z1- XX -DR -A- 11- 0008 P1
 Phase One - North Elevation Rolls Road 1632- PP- Z1- XX -DR -A- 11- 0009 P1
 Phase One- East & West Elevations 1632- PP- Z1- XX -DR -A- 11- 0010 P1
 Phase One - South Elevation Old Kent Road 1632- PP- Z1- XX -DR -A- 11- 0011 P1
 Masterplan

Masterplan - North Elevation Rolls Road 1632- PP- ZZ- XX -DR -A- 11- 0001 P1
 Masterplan - East Elevation Rowcross Street 1632- PP- ZZ- XX -DR -A- 11- 0002 P1
 Masterplan - South Elevation Old Kent Road 1632- PP- ZZ- XX -DR -A- 11- 0003 P1
 Masterplan - West Elevation Humphrey Street 1632- PP- ZZ- XX -DR -A- 11- 0004 P1

PROPOSED GA SECTIONS

Masterplan

Phase 1 Section A-A. North/South Section Looking West 1632- PP- Z1- XX -DR -A- 12- 0001 P1

Phase 1 Section B-B. 1A/1D Section Looking North 1632- PP- Z1- XX -DR -A- 12- 0002 P1

Proposed Phase 1 1B/1C Section Looking South 1632- PP- Z1- XX -DR -A- 12- 0003 P1

Proposed North/South Section Looking West 1632- PP- ZZ- XX -DR -A- 12- 0001 P0

DETAILED ARRANGEMENT FLOOR PLANS

Phase 1 - Building A

Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0001 P1

Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0002 P1

Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0003 P1

Tower - Typical Units Detailed Floor Plans 1632- PP- 1A- XX -DR -A- 15- 0004 P1

Phase 1 - Building B

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0001 P1

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0002 P1

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0003 P1

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0004 P1

Market Building B - Typical Units Detailed Floor Plans 1632- PP- 1B- XX -DR -A- 15- 0005 P1

Phase 1 - Building C

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0001 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0002 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0003 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0004 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0005 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0006 P0

Affordable Building C - Typical Units Detailed Floor Plans 1632- PP- 1C- XX -DR -A- 15- 0007 P0

Phase 1 - Building D

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0001 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0002 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0003 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0004 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0005 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0006 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0007 P1

Affordable Building D - Typical Units Detailed Floor Plans 1632- PP- 1D- XX -DR -A- 15- 0008 P1

FAÇADE

Phase 1

Hotel - Façade Detail 1632- PP- 1H- XX -DR -A- 21- 0001 P1

Tower - Façade Detail 1632- PP- 1A- XX -DR -A- 21- 0002 P1

Low Rise - Façade Detail 1632- PP- Z1- XX -DR -A- 21- 0003 P0

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 OUTLINE (PHASE 2) - Time Limit

Submission of all reserved matters in respect of Blocks 2A and 2B including details of the internal layouts and external appearance (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun either before the end of twelve years from the date of this permission for Blocks 2A and 2B. The development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

Reason

As required by Section 92 of the Town and Country Planning Act 1990.

3 FULL (PHASE 1) - Time Limit

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.

4 Bat and Bird Boxes

Details of the following bird and bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement (excluding demolition) of the development hereby granted permission.

No less than 6 House Sparrow terraces, 6 House martin nest features. 6 open fronted Black Redstart boxes and 9 internal bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes shall be installed within 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 bricks and boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be 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: 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy.

5 OUTLINE (PHASE 2) - Foundation design (Bakerloo Line Extension)

Notwithstanding the drawings hereby approved for the development, before any work excluding demolition or site clearance or preparation hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all below ground, ground and above ground works shall be submitted to and approved in writing by the Local Planning Authority and Transport for London and should demonstrate that the proposed development does not conflict with the running tunnels of the proposed Bakerloo Line Extension. 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 and above ground impacts of the proposed development are detailed and do not conflict with running tunnels of the proposed Bakerloo Line Extension, 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 FULL (PHASE 1) - Foundation design (Bakerloo Line Extension)

Notwithstanding the drawings hereby approved for the development, before any work excluding demolition or site clearance or preparation hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all below ground, ground and above ground works shall be submitted to and approved in writing by the Local Planning Authority and Transport for London and should demonstrate that the proposed development does not conflict with the running tunnels of the proposed Bakerloo Line Extension. 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 and above ground impacts of the proposed development are detailed and do not conflict with running tunnels of the proposed Bakerloo Line Extension, 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 OUTLINE (PHASE 2) - Surface water drainage

No works shall commence until a detailed surface water drainage strategy incorporating Sustainable Drainage Systems has been submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water discharges to greenfield runoff rates as detailed in the Flood Risk Assessment (prepared by Walsh, September 2018) and Addendum (Walsh, April 2019) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance. Hard engineered below ground attenuation tanks should be supplemented with above ground blue or green SuDS to provide biodiversity and amenity benefits. 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 Southwark's Strategic Flood Risk Assessment (2017), Policy 5.13 of the London Plan (2015) and the Old Kent Road Area Action Plan (policies AAP 10 and 11).

8 FULL (PHASE 1) - Surface water drainage

No works shall commence until a detailed surface water drainage strategy incorporating Sustainable Drainage Systems has been submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water discharges to greenfield runoff rates as detailed in the Flood Risk Assessment (prepared by Walsh, September 2018) and Addendum (Walsh, April 2019) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance. Hard engineered below ground attenuation tanks should be supplemented with above ground blue or green SuDS to provide biodiversity and amenity benefits. 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 Southwark's Strategic Flood Risk Assessment (2017), Policy 5.13 of the London Plan (2015) and the Old Kent Road Area Action Plan (policies AAP 10 and 11).

9 OUTLINE (PHASE 2) - Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority for Phase 2 of the development. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:
Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
S61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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 2012

10 FULL (PHASE 1) - Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority for Phase 1 of the development. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

Southwark Council's Technical Guide for Demolition & Construction 2016, available from

<http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>

S61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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 2012

11 OUTLINE (PHASE 2) - Contamination

a) Either prior to or as part of the re-development works following demolition of site structures, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider

environment, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken 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. The approved remediation/mitigation strategy shall be implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses and in respect of the wider environment.

d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (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 2018.

12 FULL (PHASE 1) - Contamination

a) Either prior to or as part of the re-development works following demolition of site structures, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider environment, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken 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. The approved remediation/mitigation strategy shall be implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses and in respect of the wider environment.

d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (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 2018.

13 OUTLINE (PHASE 2) - Basement Impact Assessment (BIA)

No works shall commence until a full Basement Impact Assessment (BIA) and details of relevant investigations to determine the ground and groundwater conditions (including levels) have been submitted to and approved by the Local Planning Authority. The BIA should be based upon the findings of the Basement Impact Assessment Framework Note (Card Geotechnics Limited, October 2018) and should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. The should BIA assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. It should consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA should include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIAs can be found in Appendix I of our Strategic Flood Risk Assessment: <https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2016).

- 14 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.

- 15 **OUTLINE (PHASE 2) - Foundation Design - Archaeology**
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.

- 16 **FULL (PHASE 1) - Foundation Design - Archaeology**
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.

- 17 **FULL (PHASE 2) - 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 2018.

- 18 **FULL (PHASE 1) - 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 2018.

- 19 **OUTLINE (PHASE 2) - 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 2018.

20 FULL (PHASE 1) - 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 2018

21 OUTLINE (PHASE 2) - TREE PLANTING

Prior to works commencing, full details of all proposed tree planting including the 17 shown off site 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, 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.

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.

22 OUTLINE (PHASE 2) - TREE SURVEY

Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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.

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

No less than 16 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be 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.

- 24 FULL (PHASE 1) - 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 and Transport for London, 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.

- 25 FULL (PHASE 1) - 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.

26 FULL (PHASE 1) - TREE PLANTING

Prior to works commencing, full details of all proposed tree planting including the 17 shown off site 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, 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.

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.

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.

27 FULL (PHASE 2) - Secure By Design Application

Prior to any works above grade, evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police, along with details of security measures proposed, shall be submitted and approved in writing by the Local Planning Authority.

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.

28 FULL (PHASE 1) - Secure By Design Application

Prior to any works above grade, evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police, along with details of security measures proposed, shall be submitted and approved in writing by the Local Planning Authority.

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.

29 FULL (PHASE 1)- Block 1A columns and design

Prior to any works above grade, details of the following features to be included on the ground floor of Block 1A shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

- a) details of Block 1A ground floor shopfronts;
- b) details of the columns (materials, surface finishes)
- c) details of the building 1A access points;
- d) details of lighting around the base of Block 1A;
- e) details on the limitations on street furniture.

Once approved, the details shall be retained and maintained as such.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory walking environment along Old Kent Road in accordance with the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

30 FULL (PHASE 1) - TV and radio signals

Prior to the commencement of the above ground superstructure, a Construction Methodology that includes the siting of construction cranes and high structures shall be submitted and approved in writing to the local planning authority, and the development shall not be carried out otherwise than in accordance with any such approval given. This is to minimise interference to link operations

To ensure that the adjoining occupiers do not suffer a loss of amenity 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.

31 OUTLINE (PHASE 2) - Affordable unit mix

Notwithstanding the plans and information hereby approved, prior to any works above grade level, the applicant shall submit detailed floor plans to consider the increase of three bed +affordable units and the associated reduction in one and two bed affordable units. If any additional three bed units can be provided, these shall be secured and shall substitute the smaller units. The development shall not be carried out otherwise than accordance with any such approval given.

Reason:

To address the local housing need in the ward which is for larger affordable units in accordance with saved policy 4.4 Affordable housing of the Saved Southwark Plan 2007 and Strategic Policy Providing new homes of the Core Strategy 2011.

32 FULL (PHASE 1) - Affordable unit mix

Notwithstanding the plans and information hereby approved, prior to any works above grade level, the applicant shall submit detailed floor plans to consider the increase of three bed +affordable units and the associated reduction in one and two bed affordable units. If any additional three bed units can be provided, these shall be secured and shall substitute the smaller units. The development shall not be carried out otherwise than accordance with any such approval given.

Reason:

To address the local housing need in the ward which is for larger affordable units in accordance with saved policy 4.4 Affordable housing of the Saved Southwark Plan 2007 and Strategic Policy Providing new homes of the Core Strategy 2011.

33 OUTLINE (PHASE 2) -Light Pollution

Prior to the commencement of works above grade (excluding demolition) of the development hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that phase, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2018, 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.

34 FULL (PHASE 1) -Light Pollution

Prior to the commencement of works above grade (excluding demolition) of the development hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that phase, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2018, 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.

35 OUTLINE (PHASE 2) - Play

1) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

2) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

36 FULL (PHASE 1) - Play

i) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play

equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

37 OUTLINE (PHASE 2) - Cycle Storage

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and
- b) details of the any area within the development for publicly accessible cycle hire in the form of "a cycle hub".

Thereafter the cycle parking facilities and cycle hub 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007

38 FULL (PHASE 1) - Cycle Storage

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and
- b) details of the any area within the development for publicly accessible cycle hire in the form of "a cycle hub".

Thereafter the cycle parking facilities and cycle hub 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

39 OUTLINE (PHASE 2) - Landscape Management Plan

Before each phase of above grade work hereby authorised begins (excluding demolition), 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. The scheme shall include soft landscaping, ecological enhancements, SUDS, nesting boxes and roofs.

Reason:

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 also an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

40 FULL (PHASE 1) - Landscape Management Plan

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any subsequent variations shall be agreed in writing by the local planning authority.

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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 also an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

41 OUTLINE (PHASE 2) - Green, Brown and Blue Roofs

i) Before any above grade work (excluding demolition) hereby authorised begins, details of the green, brown and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority. The roofs 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 green, brown and blue roofs 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, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

ii) Once the green, brown and blue roofs 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 policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

42 FULL (PHASE 1) - Green, Brown and Blue Roofs

i) Before any above grade work (excluding demolition) hereby authorised begins, details of the green, brown and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority. The roofs 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 green, brown and blue roofs 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, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

ii) Once the green, brown and blue roofs 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 policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

43 OUTLINE (PHASE 2) - Mock Ups

Prior to the commencement of works above grade (excluding demolition), full-scale mock-ups of the façades to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority and should 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 National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 *ç* Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

44 FULL (PHASE 1) - Mock Ups

Prior to the commencement of works above grade (excluding demolition), full-scale mock-ups of the façades to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority and should 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 National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 *ç* Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

45 OUTLINE (PHASE 2) - Detail Drawings

Prior to commencement of works above grade (excluding demolition), detail drawings at a scale of 1:5 or 1:10 through:

- vi) all facade variations; and
- vii) shop fronts and residential entrances; and
- viii) all parapets and roof edges; and
- ix) all balcony details; and
- x) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 *ç* Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

46 FULL (PHASE 1) - Detail Drawings

Prior to commencement of works above grade (excluding demolition), detail drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) shop fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning

Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

47

48 FULL (PHASE 1) - Material Samples

Prior to the commencement of works above grade (excluding demolition), samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that 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 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

- 49 Before any work in connection with landscaping 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.

50 OUTLINE (PHASE 2) - Signage Strategy

Prior to any works above grade, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

51 FULL (PHASE 1) - Signage Strategy

Prior to any works above grade, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

52 OUTLINE (PHASE 2) - Hard and Soft 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), 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 hard landscape materials must be natural stone with samples submitted to and approved in writing by the local planning authority.

The lighting design for the landscaped areas should also be submitted and approved in writing by the local planning authority.

Any lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Chapters 8, 12, 15 & 16 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.

53 FULL (PHASE 1) - HARD AND SOFT 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), 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 hard landscape materials must be natural stone with samples submitted to and approved in writing by the local planning authority.

The lighting design for the landscaped areas should also be submitted and approved in writing by the local planning authority.

Any lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Chapters 8, 12, 15 & 16 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.

54 OUTLINE (PHASE 2) - Odour

Before any A3 use hereby permitted commences the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, shall be submitted to the local planning authority for approval.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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.

55 FULL (PHASE 1) - Odour

Before any A3 use hereby permitted commences the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, shall be submitted to the local planning authority for approval.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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.

56 OUTLINE (PHASE 2) - Electric Vehicle Charging Points

Before the first occupation of the development hereby approved, details of the installation (including location and type) of at least 20% electric vehicle charger points within the extended (Phase 2) basement car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2018, 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.

57 FULL (PHASE 1) - Electric Vehicle Charging Points

Before the first occupation of the development hereby approved, details of the installation (including location and type) of at least 20% electric vehicle charger points within the basement car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2018, 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.

58 OUTLINE (PHASE 2) - BREEAM

i) Prior to 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.

ii) Before the first occupation of each block within the development 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 have been met.

Reason: To ensure the proposal complies with The National Planning Policy Framework 2018, 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.

59 OUTLINE (PHASE 2) - Travel plan - Cinema use

a) Before the first occupation of the cinema use commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

60 FULL (PHASE 1) - BREEAM

i) Prior to 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.

ii) Before the first occupation of each block within the development 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 have been met.

Reason: To ensure the proposal complies with The National Planning Policy Framework 2018, 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.

61 FULL (PHASE 1) - Travel plan - Hotel use

a) Before the first occupation of the hotel use commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

62 OUTLINE (PHASE 2) - Terrace screening/ defensible space

Prior to occupation of the Phase 2 Blocks, details of the screening and defensible space in front of habitable room windows on all external communal amenity spaces shall be submitted and approved and the development shall be occupied in accordance with the approved details. Once approved, the details shall remain as long as the accommodation within those blocks is occupied.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining flats and houses 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.

63 FULL (PHASE 1) - Terrace screening/ defensible space

Prior to occupation of the Phase 1 Blocks, details of the screening and defensible space in front of habitable room windows on all external communal amenity spaces shall be submitted and approved and the development shall be occupied in accordance with the approved details. Once approved, the details shall remain as long as the accommodation within those blocks is occupied.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining flats and houses 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.

64 OUTLINE (PHASE 2) - Details of sales and marketing particulars

Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as car free and that all new residents should sign acknowledgement of the permit free status of their new home.

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.

65 FULL (PHASE 1) - Details of sales and marketing particulars

Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as car free and that all new residents should sign acknowledgement of the permit free status of their new home.

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.

66

67 OUTLINE (PHASE 2) - 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 water 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water.

Email: developer.services@thameswater.co.uk

68 FULL (PHASE 1) - 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 water 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

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Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

69 OUTLINE (PHASE 2) - Thames Water - Water mains

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

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Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

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Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

71 OUTLINE (PHASE 2) - Thames Water - Network

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development' The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

72 FULL (PHASE 1) - Thames Water - Network

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

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73 OUTLINE (PHASE 2) - Remediation Report Verification

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

74 FULL (PHASE 1) - Remediation Report Verification

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

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.

75 FULL (PHASE 1) - Servicing Hours

Any deliveries or collections to the commercial units hereby approved shall only be between the following hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays.

Reason:

To safeguard the amenity of neighbouring residential properties 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.

76 OUTLINE (PHASE 2) - Noise Transfer Between Commercial and Residential Uses

Party walls, floors and ceilings between any A1, A2 and A3 commercial premises as well as any communal amenity spaces and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of BS EN ISO 140-4:1998. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

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.

77 FULL (PHASE 1) - Noise Transfer Between Commercial and Residential Uses

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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.

78 OUTLINE (PHASE 2) - 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 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).

79 FULL (PHASE 1) - 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 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).

80 OUTLINE (PHASE 2) - Residential 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

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.

81 FULL (PHASE 1) - Residential 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

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.

82 OUTLINE (PHASE 2) - 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

83 FULL (PHASE 1) - 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.

84 FULL (PHASE 1) - Hotel Terrace hours of use

The commercial terrace hereby permitted on the top floor of the hotel shall not be in use after 23:00 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.

85 OUTLINE (Phase 2) - Window opening for commercial units

The window openings to the commercial units shall be glass and shall not be painted or otherwise obscured or obstructed without prior written consent of the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the shopfronts in the interest of the appearance of the building in accordance with Policies 3.12 Quality in design and 3.13 Urban

design of the Southwark Plan 2007 and Strategic Policy 12 - Design and conservation of the Core Strategy 2011.

86 FULL (Phase 1) - Window opening for commercial units

The window openings to the commercial units shall be glass and shall not be painted or otherwise obscured or obstructed without prior written consent of the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the shopfronts in the interest of the appearance of the building in accordance with Policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007 and Strategic Policy 12 - Design and conservation of the Core Strategy 2011.

87 CHP plant

The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason:

To ensure the proposal minimises its impact on air quality 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 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

88 OUTLINE (PHASE 2) - Hours of use

The retail use hereby permitted shall not be carried on outside of the hours 07.00-22.00 (Mon to Sat) and 10.00 - 18.00 (Sundays).

Reason:

To safeguard the amenities of neighbouring residential properties 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

89 FULL (PHASE 1) - Hours of use

The retail use hereby permitted shall not be carried on outside of the hours 07.00-22.00 (Mon to Sat) and 10.00 - 18.00 (Sundays).

Reason:

To safeguard the amenities of neighbouring residential properties 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.

90 OUTLINE (PHASE 2) - Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2018 , Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

91 FULL (PHASE 1) - Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2018 , Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

92 OUTLINE (PHASE 2) - Roof Plant, Equipment or Other Structures,

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings 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 2018, 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

93 FULL (PHASE 1) - Roof Plant, Equipment or Other Structures,

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings 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 2018, 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.

94 OUTLINE (PHASE 2) - Parking permits

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, or future 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.

95 FULL (PHASE 1) - Parking permits

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, or future 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.

96 OUTLINE (PHASE 2) - 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 and Transport for London, 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.

97 OUTLINE (PHASE 2) - Servicing Hours

Any deliveries or collections to the commercial units hereby approved shall only be between the following hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays.

Reason:

To safeguard the amenity of neighbouring residential properties 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).

- 98 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 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. A number of amendments have been made to the application in order to enable a positive recommendation to be made.

Informatives

- 1 Waste Comments
Thames Water would advise that with regard to the combined water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.
There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage.
We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality
Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the

production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

- 2 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide [Working near our assets](#) to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide [working near or diverting our pipes](#). <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Flood Risk We would recommend that the substation is located above the maximum likely water levels from the Thames Tidal Upriver Breach Inundation modelling to ensure there are no complications during a flood event. The flood risk assessment acknowledges that an emergency response and evacuation plan should be developed for the site. Please note that any access and egress and evacuation plans should be reviewed by the lead local flood authority as we do not carry out these roles during a flood. We advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.
