

Planning Committee (Major Applications) B

Tuesday 16 April 2024

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Date: 16 April 2024

Item No. 6.1	Classification: OPEN	Date: 16 April 2024	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum	
Ward(s) or groups affected:		Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of updates in respect of item number 6.1 on the agenda. These were not included in the main report relating to this item and the matters raised have not, therefore, been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information in respect of the item in reaching their decision.

ITEM NO. 6.1: 23/AP/3068 & 23/AP/3069 – 4-5 PARIS GARDEN AND 18-19 HATFIELDS (INCLUDING PART 6 PARIS GARDEN, FLANK WALL OF 17 HATFIELDS AND UNDERCROFT SERVICING ROUTE) LONDON, SE1 8ND

Conditions

3. In respect of Conditions 6, 7, 17, 28, 43, and 44 of the recommendation for the planning permission, as set out in Appendix 1a of the main report, minor amendments to the wording of these conditions are recommended as per the below.

DESIGN DETAILS

- 6 *Prior to the commencement of any above grade works (excluding demolition), the following details shall be submitted to the Local Planning Authority for its approval in writing:*
1:5/10 section detail-drawings through:
 - (i) *facades;*
 - (ii) *parapets;*
 - (iii) *roof edges;*
 - (iv) *junctions with existing buildings;*
 - (v) *heads, cills and jambs of typical openings;*

- (vi) the undercroft link through the Paris Garden block;
- (vii) the “waistband” feature; and
- (viii) the “beacon” feature.

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 architectural design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

MATERIALS

- 7 *Before any façade works for development hereby authorised begin:*
- a) *A schedule providing the specification of materials to be used in constructing the approved elevations, including in the undercroft link through the Paris Garden block and details of the metal spandrel panels displaying public art above first-floor windows, shall be submitted to and approved in writing by the Local Planning Authority; and*
 - b) *Sample panels of facing materials and surface finishes for the elevations, each to be at least 1 square metre in area, shall remain on site for inspection for the duration of the building's construction and be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.*

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

LISTED BUILDINGS PROTECTION

- 17 *Precautions shall be taken to secure and protect the existing 1-3 Paris Garden and 15-17 Hatfields listed buildings against damage during building works, including demolition. Before commencing the works the applicant must submit, and have approved by the Local Planning Authority in writing, details of the protection works; the development shall not be carried out otherwise than in accordance with any such approval given.*

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed buildings in accordance with the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation

of the historic environment and natural heritage) of the Southwark Plan (2022).

DELIVERY AND SERVICE MANAGEMENT PLAN

- 28 *Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.*

This shall include:

- a) provisions related to operational waste management;*
- b) a commitment to consolidation; and*
- d) a restriction on deliveries outside of the following hours: 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays.*

The servicing of the development shall be carried out in accordance with the approval given and the Delivery and Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2023); Policy P50 (Highways impacts) of the Southwark Plan (2022).

ENERGY STATEMENT

- 43 *The development shall be carried out in accordance with the approved Energy Statement, prepared by GDM and dated 12 February 2024 (rev.4). The energy efficiency measures set out therein shall be completed and made operational prior to the first occupation of the development and retained for the lifetime of the development.*

The development shall achieve regulated carbon dioxide emission savings of no less than 38% against the Target Emissions Rate of Part L of Building Regulations 2021 as set out in the approved Energy Statement.

Reason: To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy SI2 (Minimising greenhouse gas emissions) in the London Plan (2021) and Policy P70 (Energy) in the Southwark Plan (2022).

BREEAM

- 44 (a) *The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve no less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved.*

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard as outlined within the submitted BREEAM Pre Assessment, prepared by GDM and dated 20 October 2023 February (rev. 3) has been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and (Policy P70 (Energy) of the Southwark Plan (2022).

Conclusion

4. The overall recommendation remains as set out in paragraphs 1, 2, 3, and 4 of the main report.

BACKGROUND DOCUMENTS

Background papers	Held at	Contact
The Development Management case files	Corporate Services, Finance and Governance, 160 Tooley Street, London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Council website: www.southwark.gov.uk

Welcome to Southwark Planning Committee B Majors Applications

16 April 2024

MAIN ITEMS OF BUSINESS

Item 6.1 - 23/AP/3068

4-5 Paris Garden and 18-19 Hatfields (including part 6 Paris Garden, flank wall of 17 Hatfields and undercroft servicing route) London, SE1 8ND

23/AP/3069 – listed building consent application for:

Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

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Item 6.1

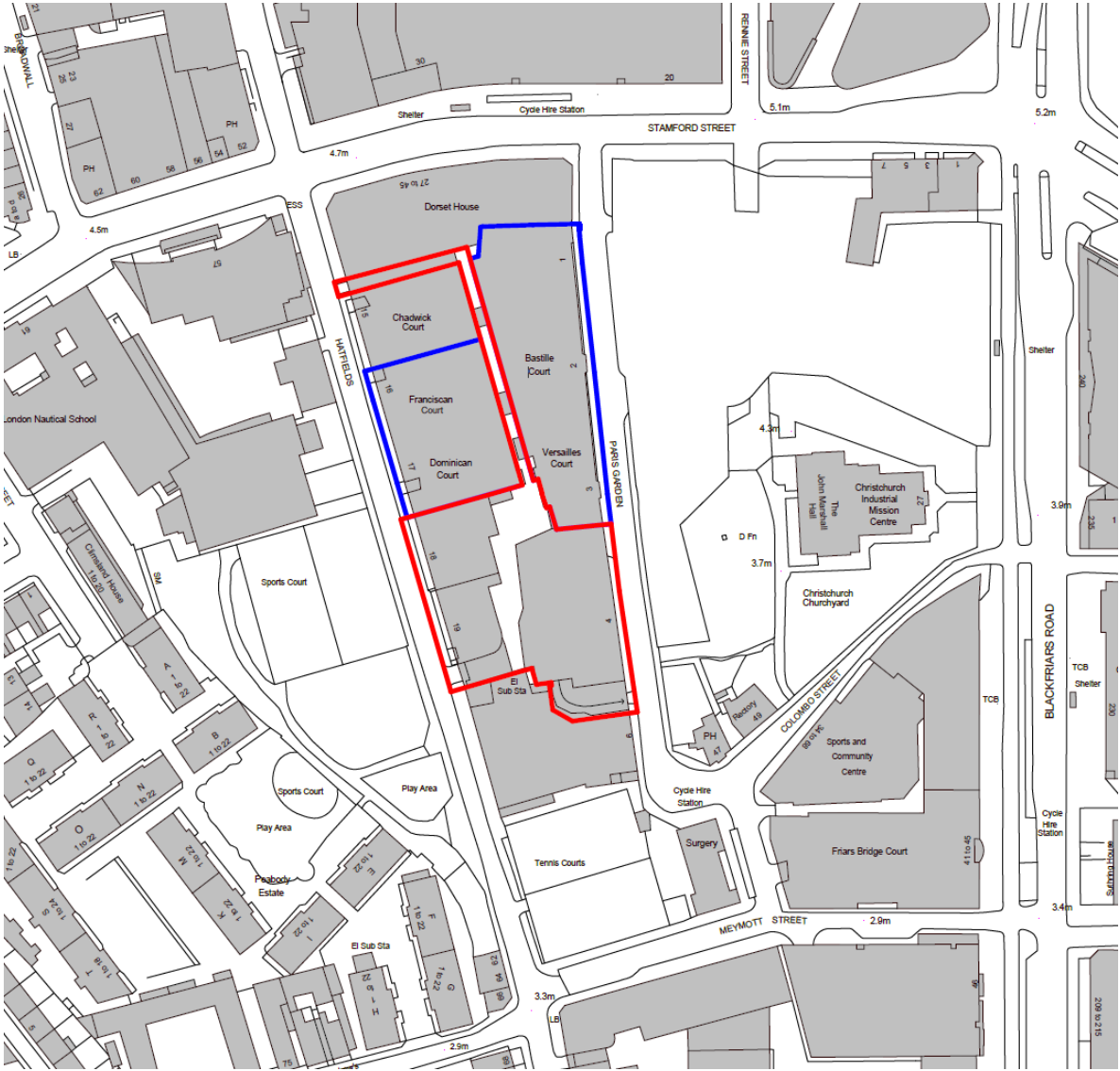
23/AP/3068 – planning permission application for:

Part demolition and part retention, refurbishment, and extension of 4-5 Paris Garden, together with demolition and redevelopment of 18-19 Hatfields, to provide Use Class E(g)(i) floorspace in a single five to eleven storey building with a single basement; including basement car and cycle parking and servicing area, external landscaped courtyard linking Paris Garden and Hatfields, landscaped terraces, rooftop plant equipment and enclosures, and other associated works.

23/AP/3069 – listed building consent application for:

Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.

Site Location



7

Existing Site

SITE AREA

0.23 hectares

BOUNDED BY

N: 1-3 Paris Garden and
15-17 Hatfields

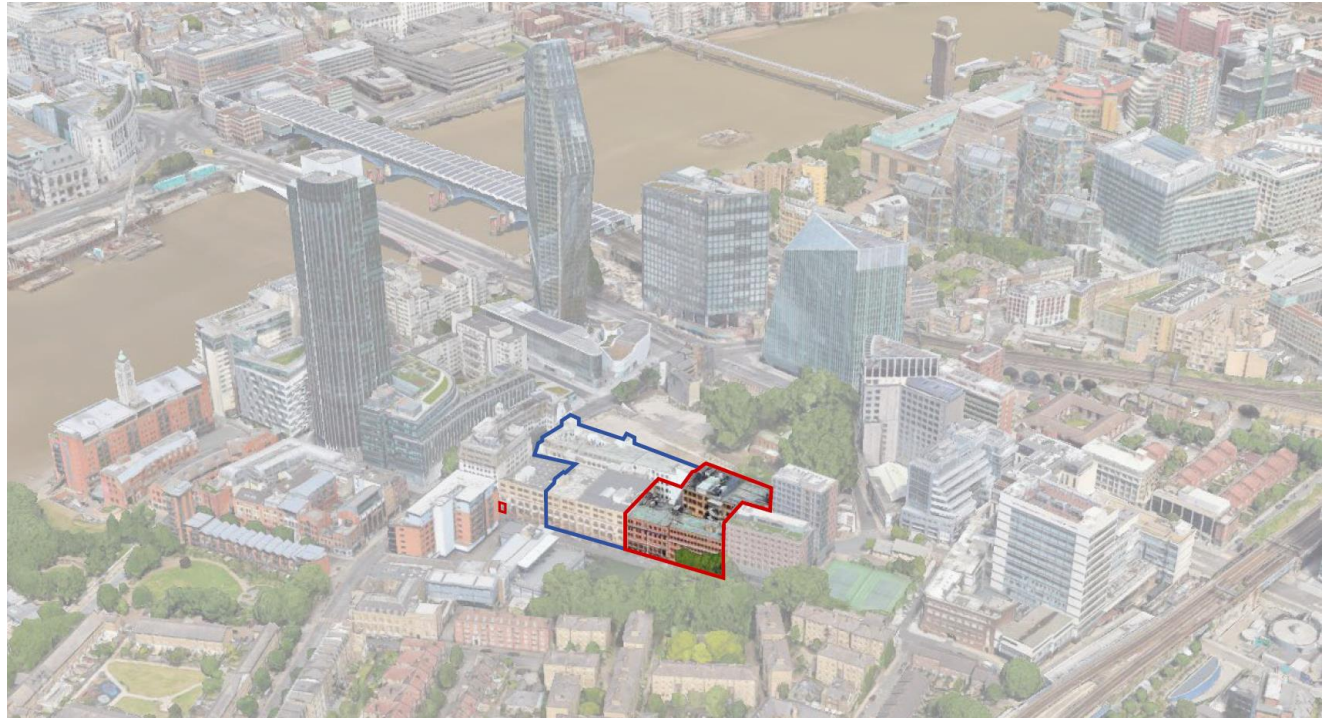
E: Paris Garden

S: 6 Paris Garden and
20-21 Hatfields

W: Hatfields

EXISTING LAWFUL USE

Office (Use Class E(g)(i))	9,442 sqm GIA
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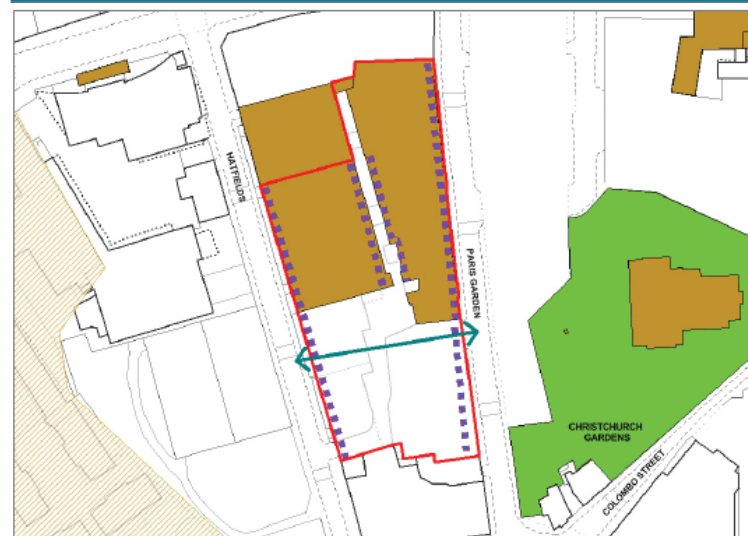


Policy designations

The site is within:

- NSP23 (1-5 Paris Garden and 16-19 Hatfields)
- Air Quality Management Area
- Bankside and Borough District Town Centre
- Bankside, Borough and London Bridge Opportunity Area
- Better Bankside Business Improvement District
- Blackfriars Road Area Vision
- Central Activities Zone
- Flood Zone 3a
- North Southwark and Roman Roads Archaeological Priority Area
- South Bank Cultural Quarter

NSP23: 1-5 Paris Garden and 16-19 Hatfields



- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for Active Frontages
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space

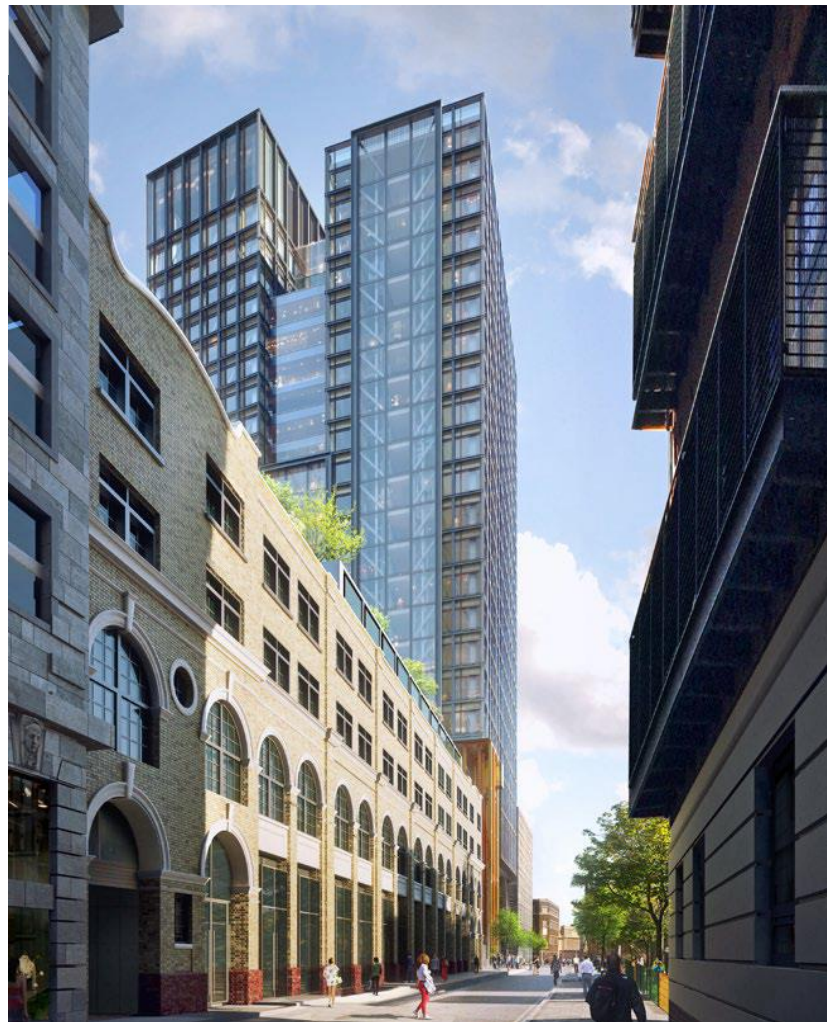
Site requirements	Redevelopment of the site must:
	<ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (E(g), B class) currently on the site with provision for ground floor retail space; and • Provide active frontages with ground floor retail, community or leisure uses (as defined in the glossary) on Hatfields and Paris Garden; and • Provide a new east-west link.
	<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).

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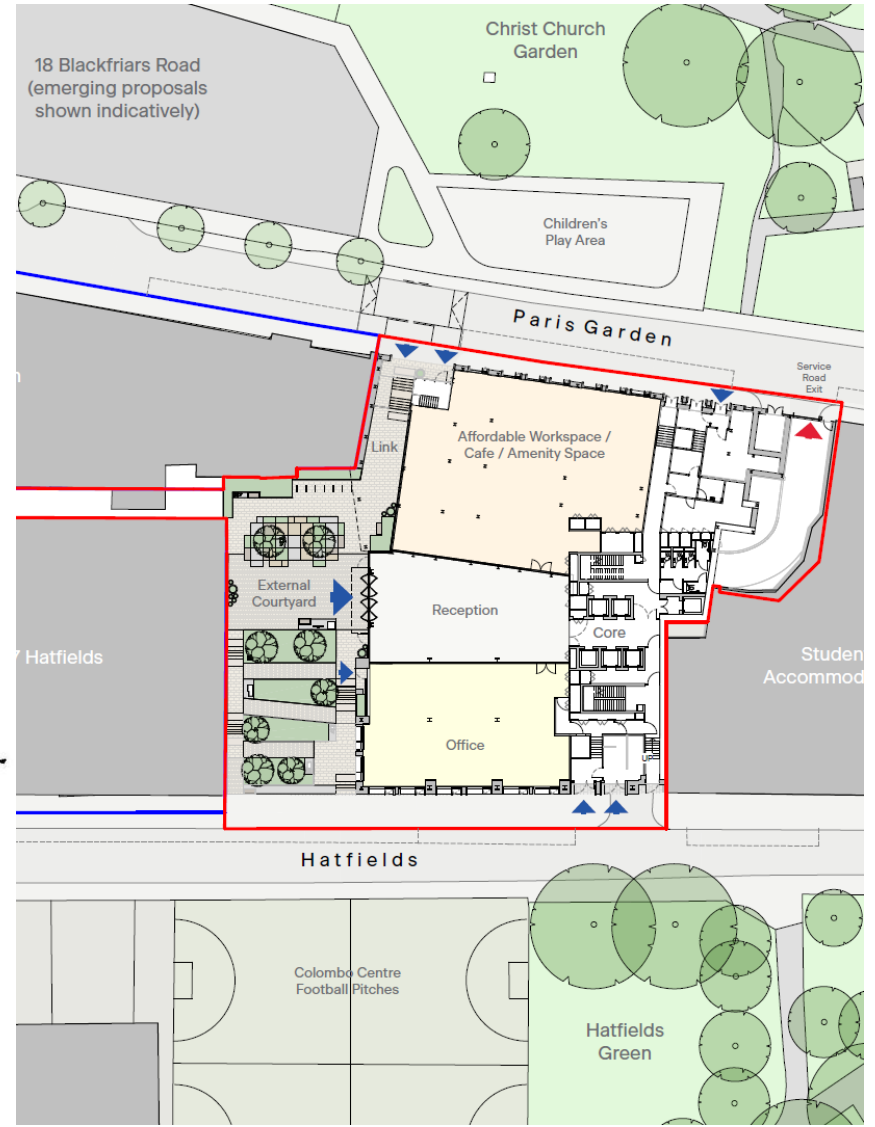
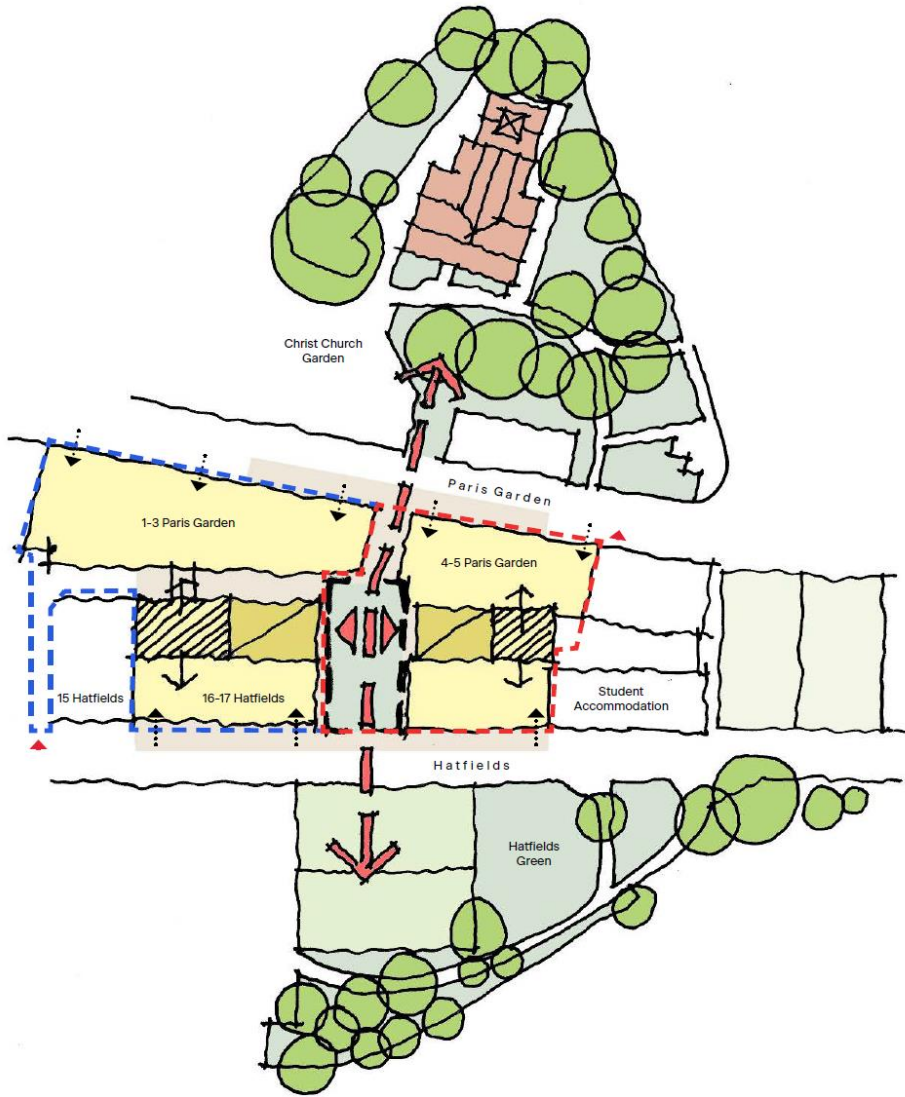
Extant planning permission

The site benefits from an extant planning permission (ref. 17/AP/4230) for:

- Demolition of 4-5 Paris Garden and 18- 19 Hatfields to create a part 23 and part 26 storey office tower, above a new public space, with flexible commercial uses at ground and third floor levels.
- Partial demolition, refurbishment, and extension of 16-17 Hatfields and 1-3 Paris Garden for continued use as offices, with flexible commercial uses, and creation of a new publicly accessible roof terrace.



Masterplan



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Overview of the proposal

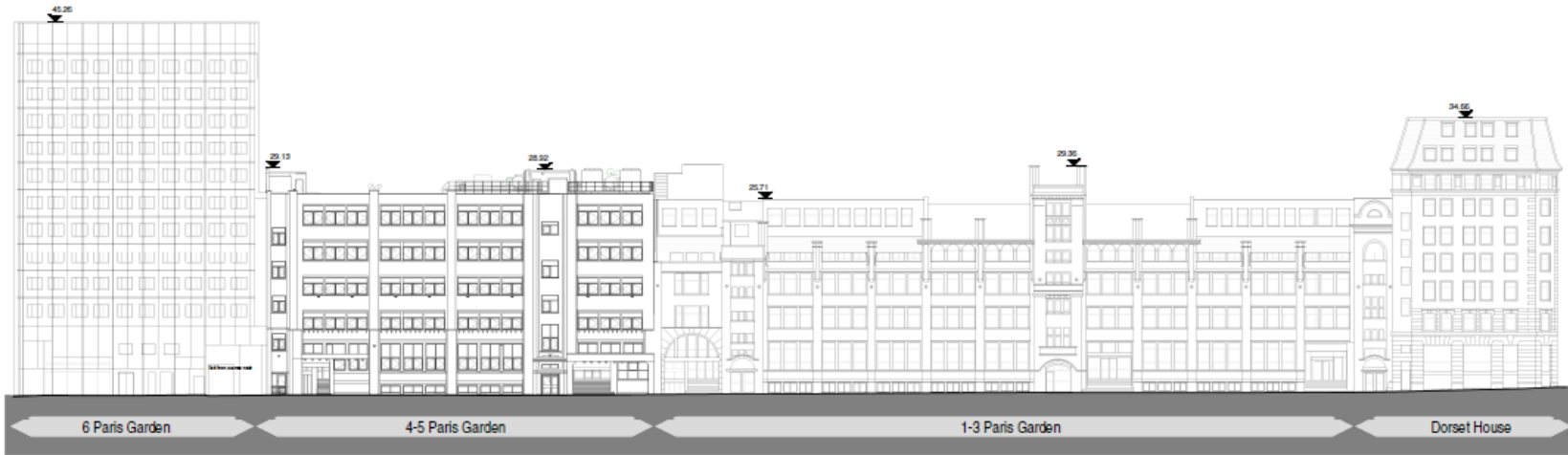
USES	
Office (Use Class E(g)(i))	14,799 sqm GIA (+5,357 sqm GIA)
Inc. affordable workspace	571 sqm GIA on site plus payment in lieu for 242.7 sqm GIA off site (£TBC)
Inc. potential ancillary café space	TBC

BUILDING DESIGN	
Retention	4-5 Paris Garden's structural frame and 72% of its floorspace
Height	5 to 11 storeys
External amenity	5 th , 8 th , and 9 th floor landscaped terraces
Servicing	In basement and from ground floor
Car parking	1 disabled persons space
Cycle parking	329 long-stay spaces and 14 short stay spaces (plus £8,140 payment in lieu for 45 off-site short-stay spaces)



PUBLIC REALM	
External courtyard	Providing a generous, landscaped east-west link between Paris Garden and Hatfields
Public highway improvements	S278 agreement and/or payment towards Paris Garden highways improvements and payment of £30,000 to fund the reconstruction of the existing raised table on Hatfields

Paris Garden elevation



1 Existing East Street Elevation
1 : 250



1 Proposed East Street Elevation.
1 : 250

Hatfields elevation



1 Existing West Street Elevation
1 : 250

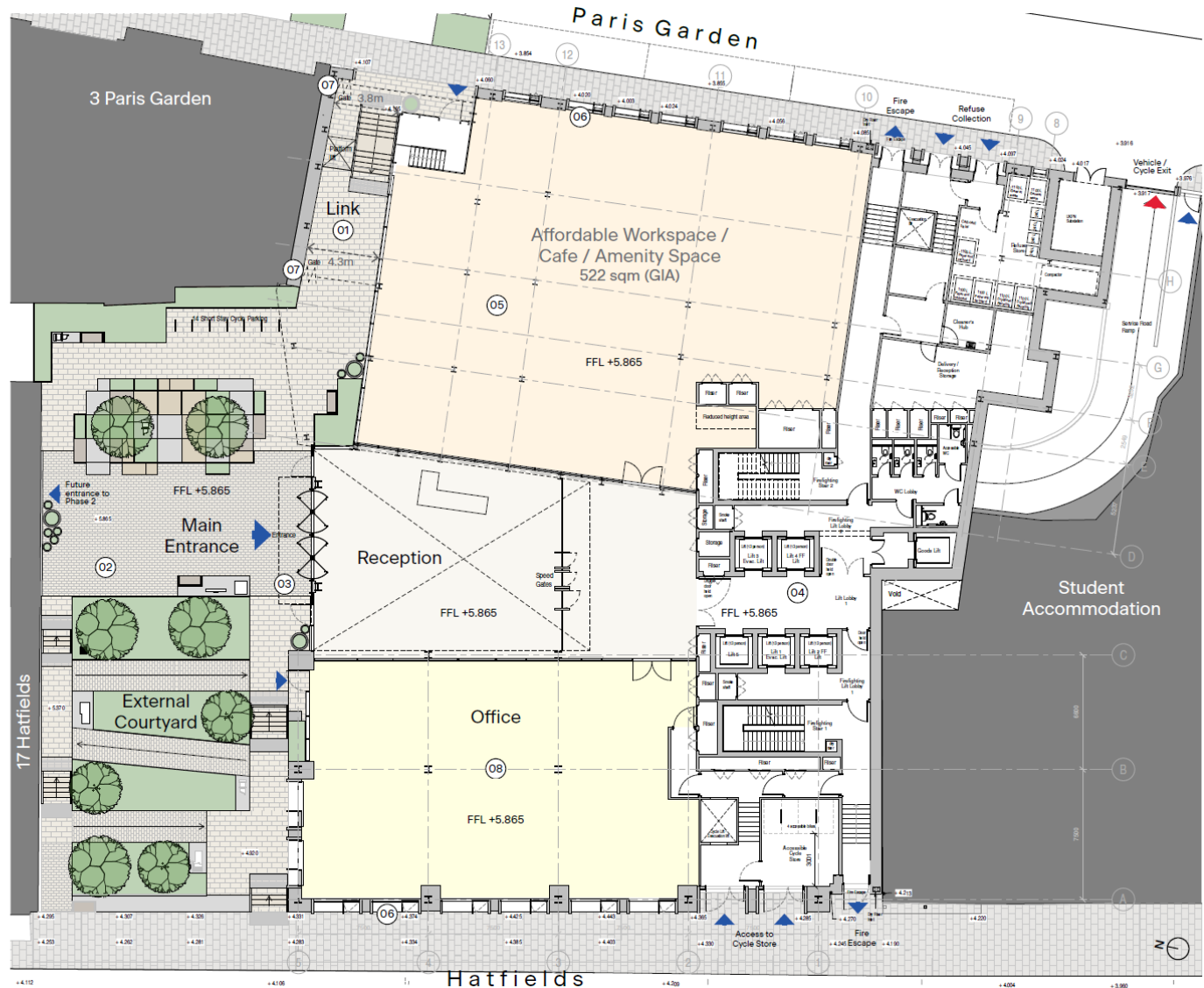


1 Proposed West Street Elevation.
1 : 250

Ground floor

- 01 East-west link offers a greater level of connectivity to neighbouring areas, facilitated by an archway created within No. 4 Paris Garden, ranging from 3.1m - 4.9m in height.
- 02 New publicly accessible landscaped courtyard provides direct level access into the main reception lobby.
- 03 Prominent main entrance door (3.4m high) within the courtyard assists legibility and way-finding.
- 04 Main core located to the south of the site, with dedicated areas for refuse, delivery and cycle access.
- 05 Affordable Workspace - approx. 7% with inclusion of ancillary / basement space, or over 10% based on net uplift.
- 06 Double height glazed arches in the façade promote activity with views into / out of the building.
- 07 New gates to link to improve security.
- 08 New office space.

- Office NIA
- Affordable Workspace
- Landscaped courtyard

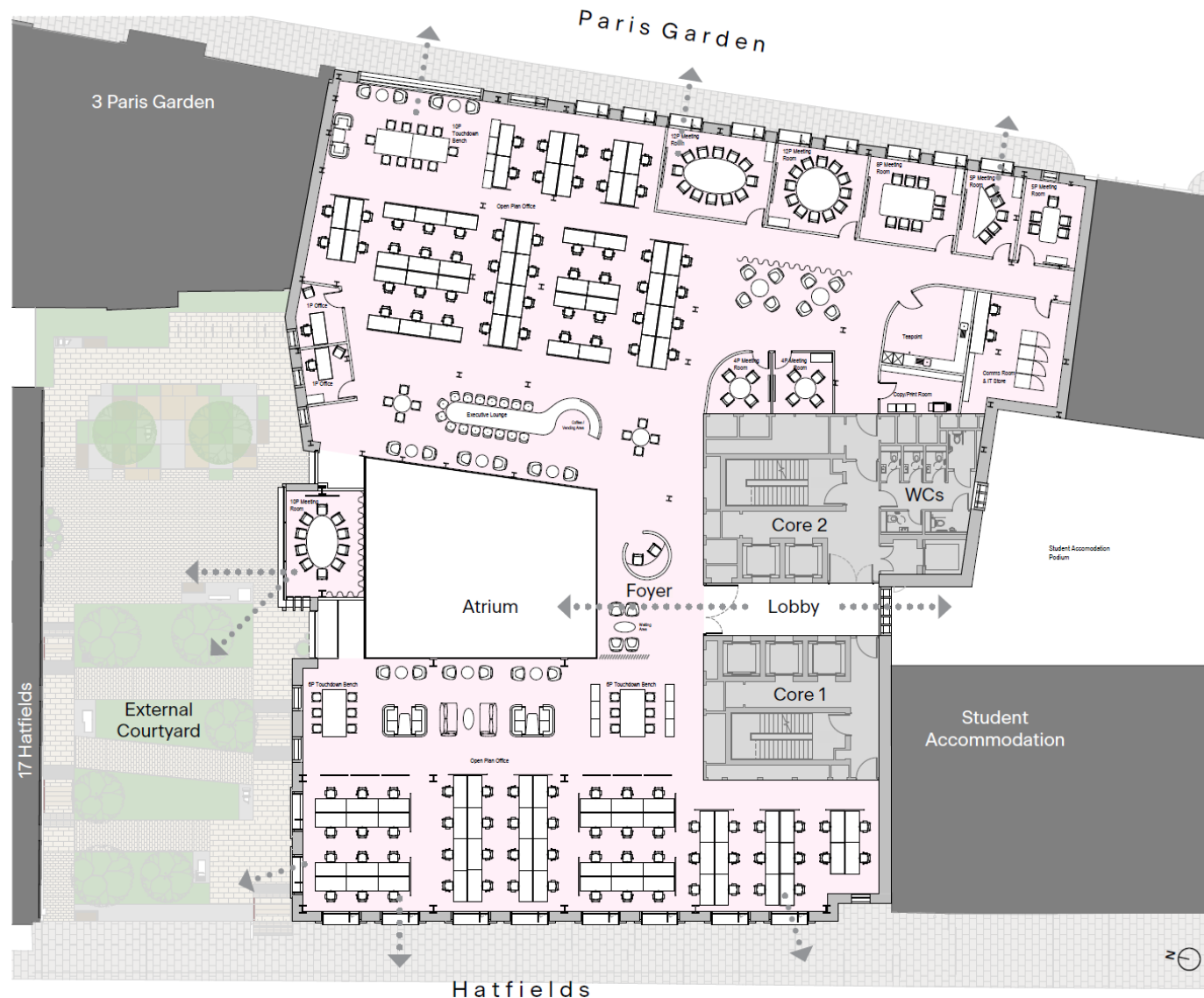


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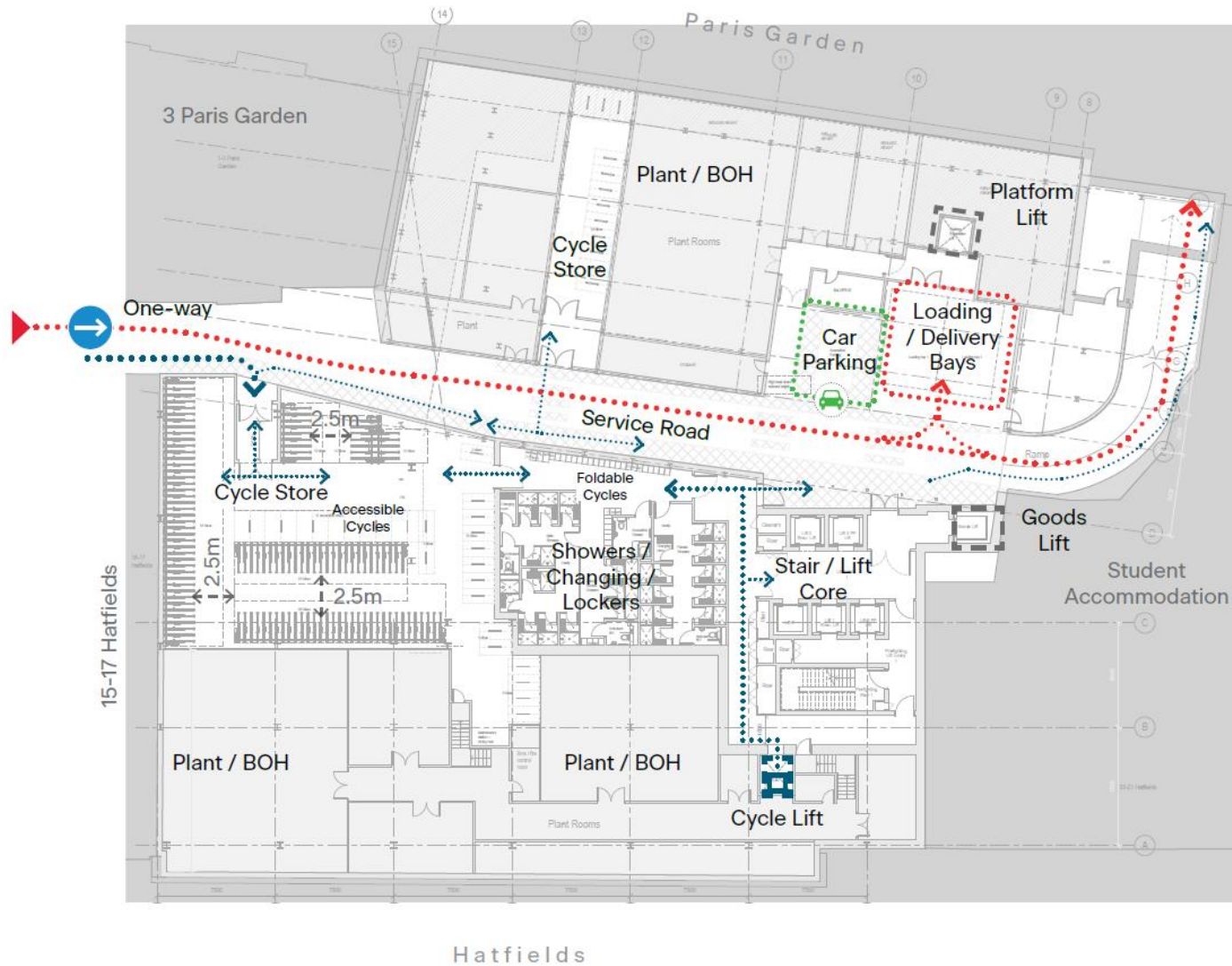
Typical floor

- Flexible floorplates cater for all styles of fit-out, and allow for changes to programmatic needs.
- Central foyer accessed off main Stair / Lift lobby, provides a common on-floor reception area, and direct access to both Paris Garden and Hatfields wings.
- Main lobby provides views southwards between the student blocks, and across the atrium.
- Foyer space could be used as a shared 'hub' space if floor is split-tenanted.
- Flexible break-out / 'town hall' spaces located around central atrium space.
- Front of house meeting rooms located along the Paris Garden elevation to maximise views to the adjacent Christ Church Garden.
- Additional meeting rooms provided in key locations benefiting from extensive external views.
- Support rooms including printing and kitchen facilities located close to main core and WCs.

○ Tenant A



Basement



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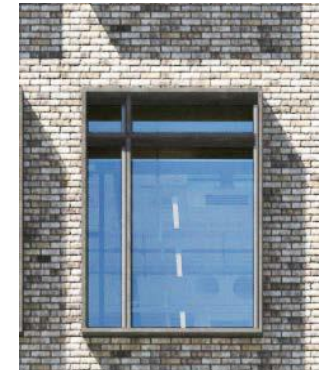
Landscaping



Landscape metrics	
UGF	0.32
BNG	+100%



Architecture and appearance



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Listed building consent



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