

# Planning Committee (Major Applications) A

Tuesday 11 February 2025

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 1

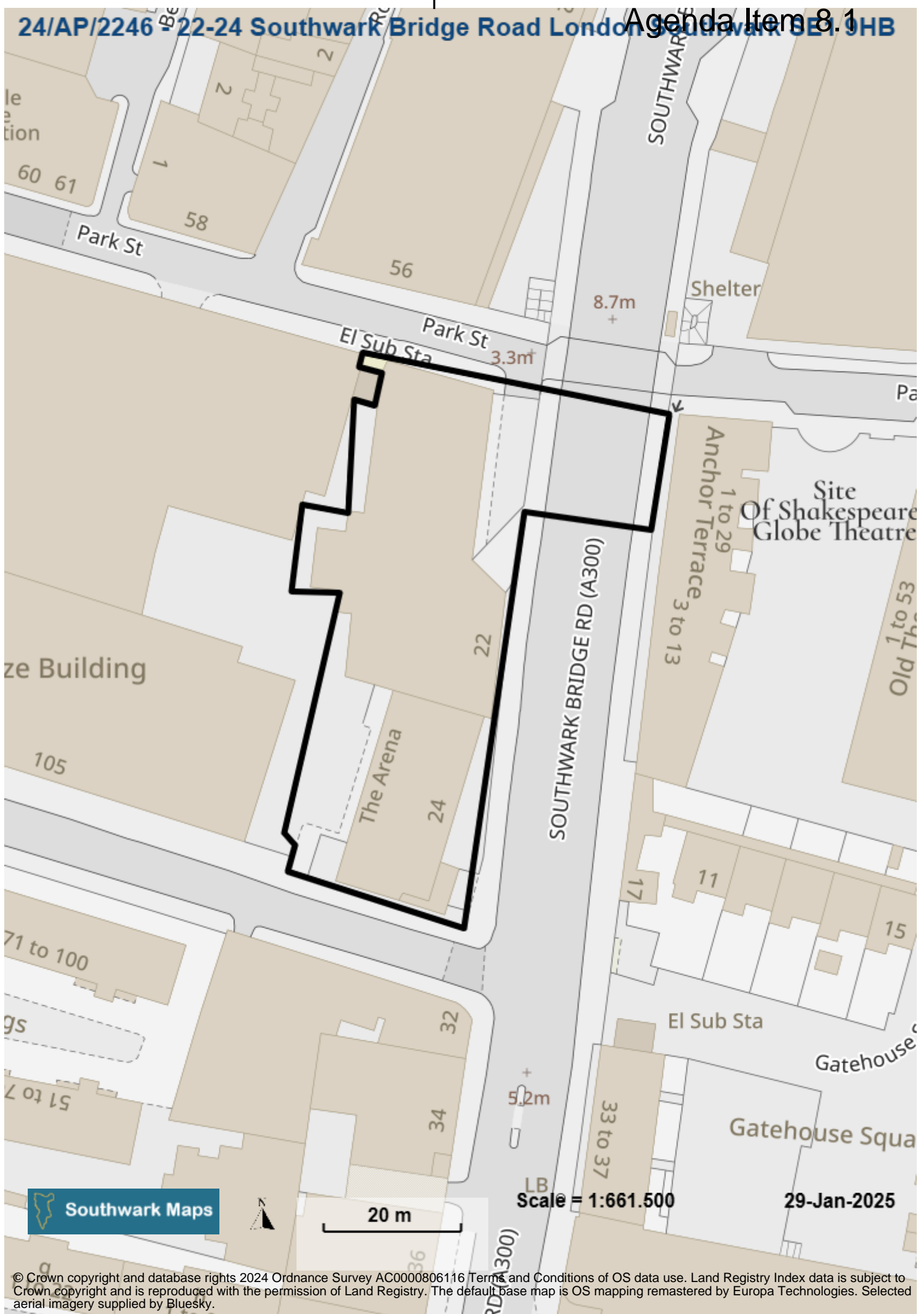
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Date: 3 February 2025



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Meeting Name:	Planning Committee (Major Applications) A	
Date:	11 February 2025	
Report title:	<b>Development Management planning applications:</b> 24/AP/2246 for Full Planning Application  <b>Address:</b> 22-24 Southwark Bridge Road, London SE1 9HB  <b>Proposal:</b> Redevelopment of the site including demolition of 24 Southwark Bridge Road and partial demolition of 22 Southwark Bridge Road, to provide a mixed-use development comprising commercial floorspace Class E(g) and flexible Class E floorspace at ground floor level with commercial floorspace Class E(g) above, with access/ servicing, hard and soft landscaping, and other associated works.	
Ward(s) or groups affected:	Borough and Bankside	
Classification:	Open	
Reason for lateness:	Not applicable	
From:	Director of Planning and Growth	
Application Start Date: 28/03/2024		PPA Expiry Date: N/A
Earliest Decision Date: 23/05/2024		

## RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 11 February 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 144.

## EXECUTIVE SUMMARY

3. The site comprises two office buildings, consisting of a 6/7 storey red-brick building, known as 24 Southwark Bridge Road, in the southern part of the site; and a 7/8 storey stone clad building with large arched windows, known as City Gate House (No. 22 Southwark Bridge Road), at the northern part of the site.

4. Permission is sought for a new office-led scheme which makes better use of this site's potential. The proposed development would intensify the use of land to support additional high-quality workspaces, promoting higher density development, in a location that is well-connected services, infrastructures and amenities by public transport, walking and cycling in line with London Plan and Southwark Plan policies.
5. In summary, the proposal would see the retention, extension and recladding of one building on the site and the comprehensive demolition and redevelopment of its neighbouring building with the aim to deliver a singular comprehensive development across both sites ranging from 6 to 12 storeys.
6. The proposal would bring substantial public benefits including (but not limited to) the provision of flexible, high quality, Grade A office floorspace (bringing significant economic benefits), 890sqm of affordable workspace (or equivalent PIL), flexible Class E floorspace at ground level activating surrounding streets, a comprehensive landscaping scheme (achieving UGF 0.1348 and BNG 2,949% improvement), incorporation of sustainable technologies (achieving BREEAM excellent rating with potential for outstanding), public realm improvements (including improved junction at Sumner Street/Southwark Bridge Road), a Section 106 package, and a CIL payment of approximately £2,786,129.59.

## PLANNING SUMMARY TABLES

<b><u>Commercial</u></b>			
<b>Use class and description</b>	<b>Existing GIA</b>	<b>Proposed GIA</b>	<b>Change +/-</b>
E [g] i) (Office)	10,216	18,580	+8,364
E (Flexible)	0	494	+494
E (Affordable workspace)	0	890 (of the office space, not in addition to)	+890

<b><u>Carbon Savings and Trees</u></b>	
<b>Criterion</b>	<b>Details</b>
CO2 Savings	17% improvement on Part L of Building Regs 2021 (12.3 tCO <sub>2</sub> /a)
Trees Gained	37 (Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree)

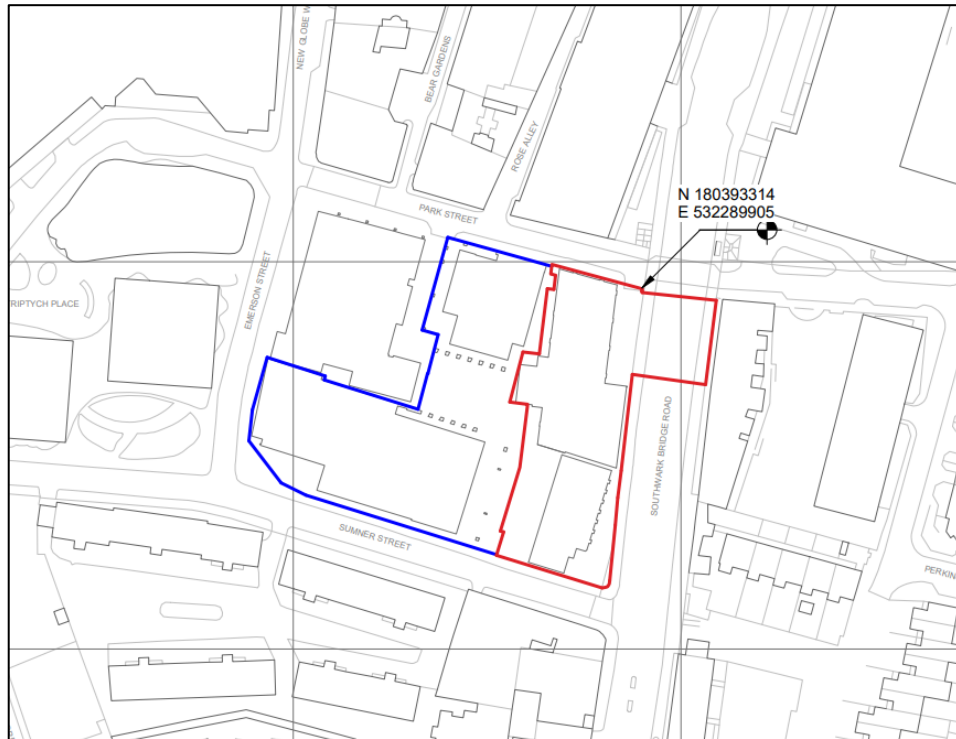
<b><u>Greening and Sustainable Transport Infrastructure</u></b>			
<b>Criterion</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change +/-</b>
Urban Greening Factor	N/A	0.3148	+ 0.3148
Biodiversity Net Gain	0.03	0.85	+2,949%
Green Roof Coverage	0	262 sq.m	+262 sq.m
Green Wall Coverage	0	231 sq.m	+231 sq.m
Planting areas	0	473 sq.m	+473 sq.m
Short Stay Cycle Parking Spaces	0	48	+48
Long Stay Cycle Parking Spaces	0	280	+280

<b><u>CIL and Section 106 (or Unilateral Undertaking)</u></b>	
<b>Criterion</b>	<b>Total Contribution</b>
CIL (estimated)	£2,786,129.59
Section 106 Contribution	As per the 'Planning obligations' section of this report (£2,844,754.00 agreed, more to be confirmed)

## **BACKGROUND INFORMATION**

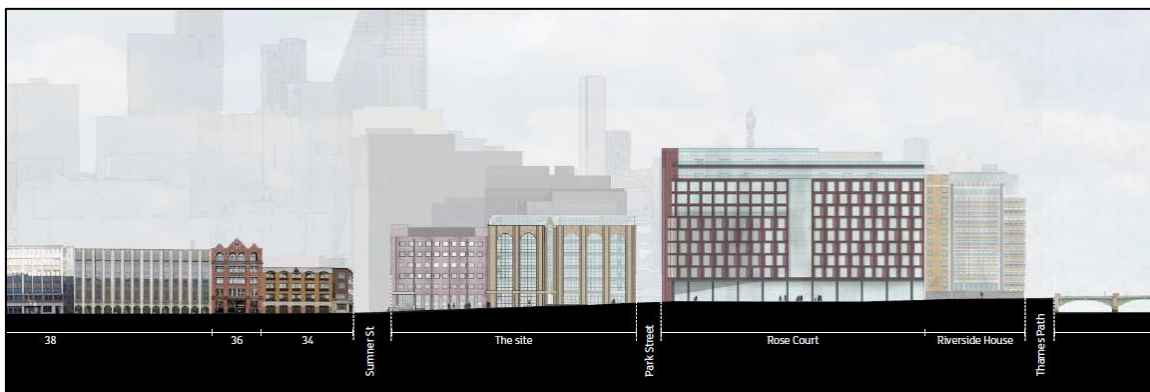
### **Site location and description**

7. The site measures approximately 0.25 hectares and is located in the borough and bankside ward. It is bounded to the north by Park Street, to the west by the Forge office development, also owned and operated by Landsec (the applicant), and to the south by Summer Street.

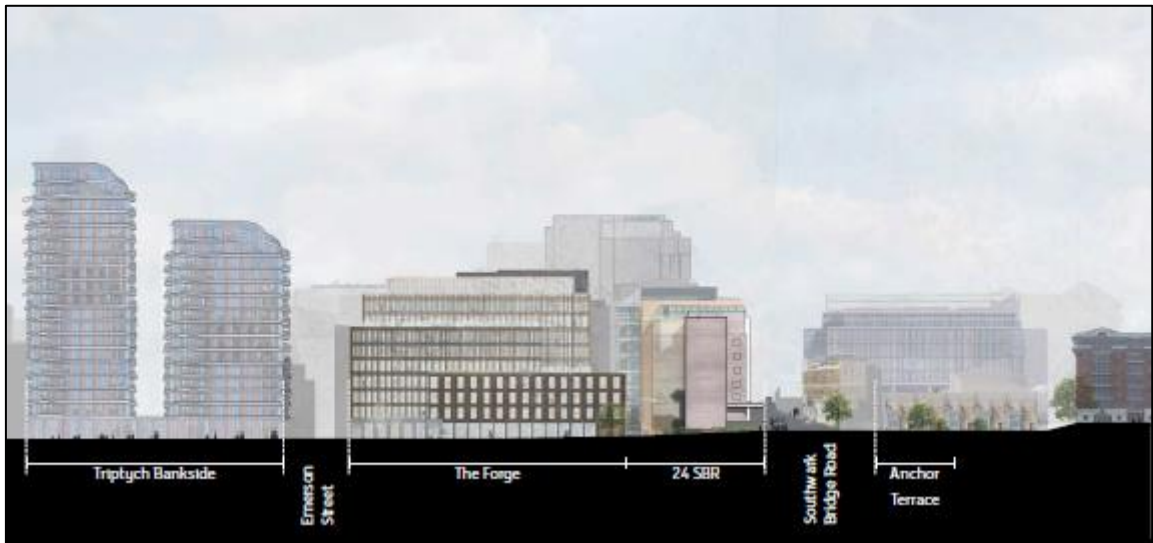


Site Location Plan (Site in red, The Forge in blue)

8. The site is not located within a Conservation Area; however, adjacent to the Site to the east is the Thrale Street Conservation Area, which contains the Globe Theatre Scheduled Monument and the Grade II listed Anchor terrace and attached railings. To the north is the Bear Gardens Conservation Area, which contains the Hope Theatre and the Rose Theatre Scheduled Monuments and the Grade II listed Union Works. The site also lies less than 90 metres from the Grade II listed Southwark Bridge and is 360 metres to the east of the Grade I listed Southwark Cathedral.
9. The site comprises two office buildings, consisting of a 6/7 storey red-brick building, known as 24 Southwark Bridge Road (SBR), in the southern part of the site; and a 7/8 storey stone clad building with large arched windows, known as City Gate House (No. 22 Southwark Bridge Road), at the northern part of the site. It is understood that each building is currently occupied but that Motability Operations, which occupies City Gate House, plans to vacate in September 2024.



Existing site context (front elevation looking west)



Existing site context (side elevation looking north)

10. The primary access for each of the office buildings is from Southwark Bridge Road. No. 24 Southwark Bridge Road, formerly had vehicle parking and servicing access at the rear of the building, accessed via Sumner Street; however, this vehicle access is now provided in the same location as part of The Forge development. There may have once been vehicle access and servicing to City Gate House on what is now the Forge site; however, it appears the building has alternative servicing access via a secure route between the bridge arches of Southwark Bridge Road and City Gate House itself.
11. The Site is highly accessible by a variety of modes of transport with a large number of amenities within a reasonable walking distance of the Site. The Site is located within PTAL rating 6b (best) and is within 580 metres or an 8 minute walk of London Bridge Underground Station, 685 metres or a ten minute walk of London Bridge National Rail Station, and 550 metres or a 9 minute walk of Blackfriars National Rail Station's southern entrance.
12. The area is characterised by emerging and completed office and hotel development to the north and immediate west, rising up to 10-12 storeys in height. On the eastern side of Southwark Bridge Road, development is lower rise, with up to 8 storey residential and office buildings fronting the Thames, dropping to low-rise two to three-storey townhouses, terraces and duplexes on the Park Street Estate opposite the site itself. To the south of the site, the context is the five-storey early 20<sup>th</sup> century residential blocks of the City of London's Sumner Buildings estate. Further to the south the context is predominantly offices and hotels, with retail space at ground floor, with a more consistent height of five storeys, with some additional one to two storey setbacks.

## Details of proposal

13. The proposal is for the retention, extension and recladding of one building on the site and the comprehensive demolition and redevelopment of its neighbouring



building with the aim to deliver a singular comprehensive development across both sites. The site takes up a full length of a block on the western edge of Southwark Bridge Road and is located on the bridge approach in a location where the road is ramping up to the bridgehead. The block has been the subject of a number of recently completed developments on the other three sides of the block bounded by Emerson Street to the west and extending from Sumner Street and Park Streets.

14. The design intent is to create a landmark commercial building on this arterial route and River crossing as well as the final piece of this substantially redeveloped urban block. The other three developments including 135 Park Street and The Forge Phosphor and Bronze buildings form a unified group around a central landscaped courtyard. The courtyard is not simply the landscaped focus of these four developments and a garden space for occupants but also offers permeability and connects Sumner Street on the south to Park Street in the north.



Visual of proposed development (view looking north-west)

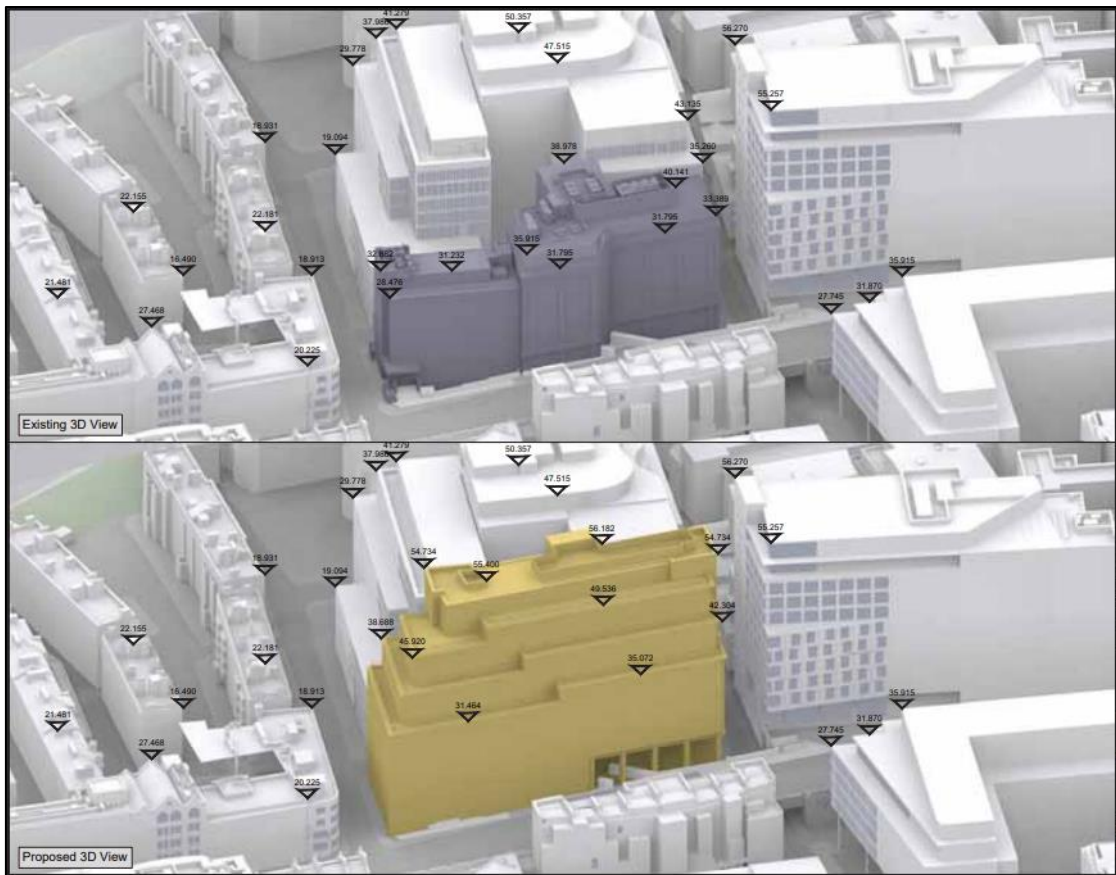
15. The proposed description of development is:

*“Redevelopment of the site including demolition of 24 Southwark Bridge Road and partial demolition of 22 Southwark Bridge Road, to provide a mixed-use development comprising commercial floorspace Class E(g) and flexible Class E floorspace at ground floor level with commercial floorspace Class E(g) above, with access/ servicing, hard and soft landscaping, and other associated works”.*

16. A breakdown of the proposed uses is set out in the table below:

Use	Use Class	Location	Floorspace (GIA sqm)
Offices	E(g)	1-12	18,580
Affordable Workspace	E(g)	To be confirmed (2 <sup>nd</sup> floor or PIL)	890 (of the office space, not in addition to)
Flexible Class E	E	Ground Floor	494
Total Floorspace			19,074

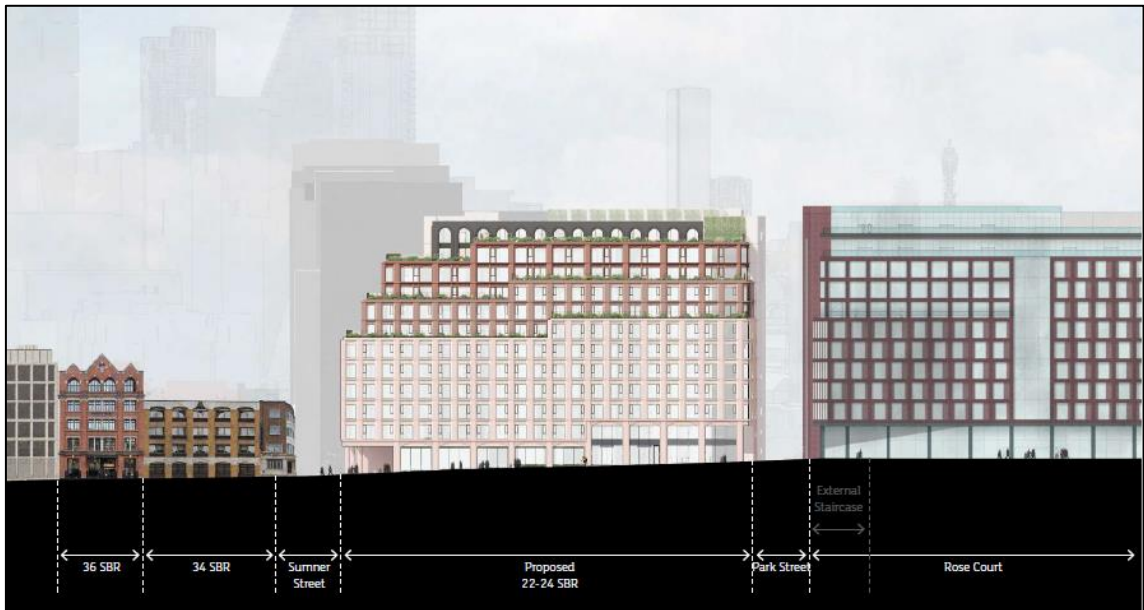
17. The Proposed Development comprises a building of Basement and Ground Floor plus 12 upper storeys, with a maximum height of 52.182 metres (including AOD).



3D massing comparison (existing vs proposed)

18. The proposals include integrated perimeter planting, pollinator gardens, climbing plants supported by cable systems and small trees at ground level and on upper terraces. The roofscape further delivers on wider environmental objectives, featuring an area of bio-diverse intensive green roof and climbing plants on the outside of the plant enclosure. Overall, maximising the greening potential and

delivering important and visible landscape components.



Proposed site context (front elevation looking west)

19. The ground floor uses, and the proposed public realm will integrate to create a successful and vibrant addition to the area with active frontages on the surrounding roads.
20. The Proposed Development is car free and has an integrated service arrangement. In relation to cycle parking, there are 272 x long stay spaces and 37 x short stay spaces. These are located in the under-croft area of the Forge accessed from Sumner Street and within the Arches and will be provided through an amendment to the Forge and secured through an associated planning condition.

### **Planning history of the site and adjoining or nearby sites.**

21. A summary of the most relevant history is provided in appendix 3.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

22. The main issues to be considered in respect of this application are:
  - Principle of development and land use
  - Design
  - Heritage
  - Residential amenity impact
  - Transport and highways
  - Waste management
  - Energy and sustainability
  - Environmental matters

- Landscaping and urban greening
- Biodiversity and ecology
- Fire safety
- Archaeology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

23. These matters are discussed in detail in the 'Assessment' section of this report.

## **Legal context**

24. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest, which they possess.
25. There are also specific statutory duties in respect of the Public Sector Equalities Duty, which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

## **Planning policy**

26. The statutory development plan for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2024 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies, which are relevant to this application are provided in Appendix 2. Any policies, which are particularly relevant to the consideration of this application, are highlighted in the report.
27. The site is subject to the following policy designations:
- Area Vision (AV.02 Bankside and the Borough)
  - Bankside Neighbourhood Plan Area
  - Bankside and Borough District Town Centre
  - Bankside, Borough, and London Bridge opportunity Area
  - South Bank Strategic Cultural Quarter
  - Archaeological Priority Area – North Southwark and Roman Roads
  - Central Activities Zone ('CAZ')
  - Hot food takeaway primary school exclusion zone
  - Air Quality Management Area

## ASSESSMENT

### Principle of Development and Land use

#### Principle of Development

28. At the heart of the NPPF is a 'presumption in favour of sustainable development' which requires Local Planning Authorities to approve planning applications which accord with the development plan without delay (para 11).
29. The NPPF includes a requirement to proactively drive and support sustainable economic development to deliver homes, businesses and infrastructure and thriving places that the country needs; encourage the effective use of land by reusing land that has been previously developed (brownfield land); promote mixed use developments and encourage multiple benefits from the use of land in urban areas; and focus significant development in locations which are or can be made sustainable (Para 120).
30. London Plan Policy GG1 (Building strong and inclusive communities) states that those involved in planning and development must ensure that London continues to generate a wide range of economic and other opportunities. Policy GG5 (Growing a good economy) follows and sets out that development should plan for sufficient employment space in the right locations to support economic development and regeneration.
31. Southwark Plan Policy P18 encourages the efficient use of land.
32. The site comprises previously developed land (brownfield) located within an accessible location. The site is not within a Conservation Area and there are no statutory or locally listed buildings on the Site. The existing buildings are of limited architectural value and do not make a significant positive contribution to the site or surrounding area.
33. All relevant policies at national, regional and local level support the sustainable redevelopment and intensification of the site to ensure the most efficient use of land.

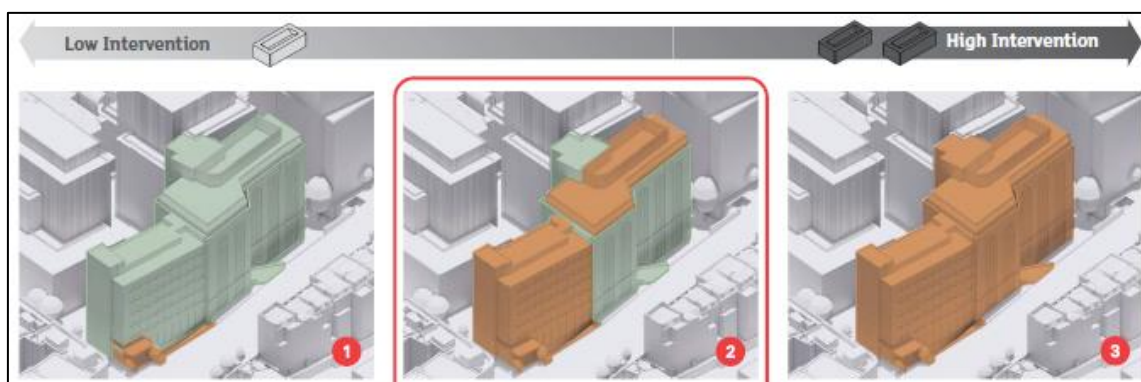
#### Extent of Demolition

34. The proposals have been subject to a thorough carbon optioneering review exercise, details of which are provided in the submitted WLCA prepared by AECOM.
35. The initial optioneering exercise considered four development options, including: 1) Full demolition and new build; 2) Redevelopment (part heavy refurbishment / part new build); 3) light touch refurbishment (no new build/ demolition); and 4) light touch refurbishment for affordable workspace (no new build/demolition).
36. Option 1 would allow the scheme to meet the requirements of a modern office



building, while achieving optimum urban density, at the cost of demolishing all assets on site. This option presented the largest embodied carbon cost and was primarily discarded due to the unnecessary demolition of 22 Southwark Bridge Road.

37. Options 3 and 4 benefited from a low upfront embodied carbon cost. However, they failed to address the key technical constraints of 24 Southwark Bridge Road such as absence of level access, poor floor-to ceiling heights and riser space constraining a deep retrofit. The proposed development would be unable to meet the required standards nor reach the site's full development potential.
38. It was concluded that Option 2 provides the best overall outcome for the Site, delivering new high-quality office floorspace whilst retaining 66% of the existing structure at 22 Southwark Bridge Road. This option offers the opportunity to retain the re-usable structures on-site, while optimising the Site potential density and overall build quality.



*Intervention options (demolition in orange, numbers do not match options above)*

39. The level of demolition/intervention proposed to the existing building is considered to be justified and compliant with the development plan.

### Office Use

40. The proposed development will make a significant contribution towards regional and local office floorspace needs. It will redevelop the existing buildings, resulting in an uplift of 8,858sqm GIA net additional Grade A office floorspace, offering a range of flexible floorplates with associated amenity and end of journey facilities. It would also provide affordable workspace (AWS). The applicant has initially offered 890 sqm (10%) on-site AWS, however officers would accept an equivalent payment in lieu (PIL) to help fund the Council's own AWS provision. Both options will be secured in the S106 legal agreement. This will deliver significant economic benefits for the surrounding area, the London Borough of Southwark, and Greater London, including employment opportunities.
41. The needs of modern occupiers have changed since the Covid pandemic, with a requirement for flexibility, communal working and wider amenity space within highly sustainable buildings.

42. The Proposed Development has been designed to respond to these requirements by targeting sustainability credentials, including a minimum target of BREEAM Excellent (with aspiration of 'Outstanding') and through the provision of high-quality internal and external amenity space including terraces and a wellness hub.
43. In summary, the Proposed Development will transform two existing, low quality office buildings into one high quality, sustainable building which meets the needs of the market and will provide significant economic benefits. The principle of development is therefore strongly supported by the development plan.

### Retail Use

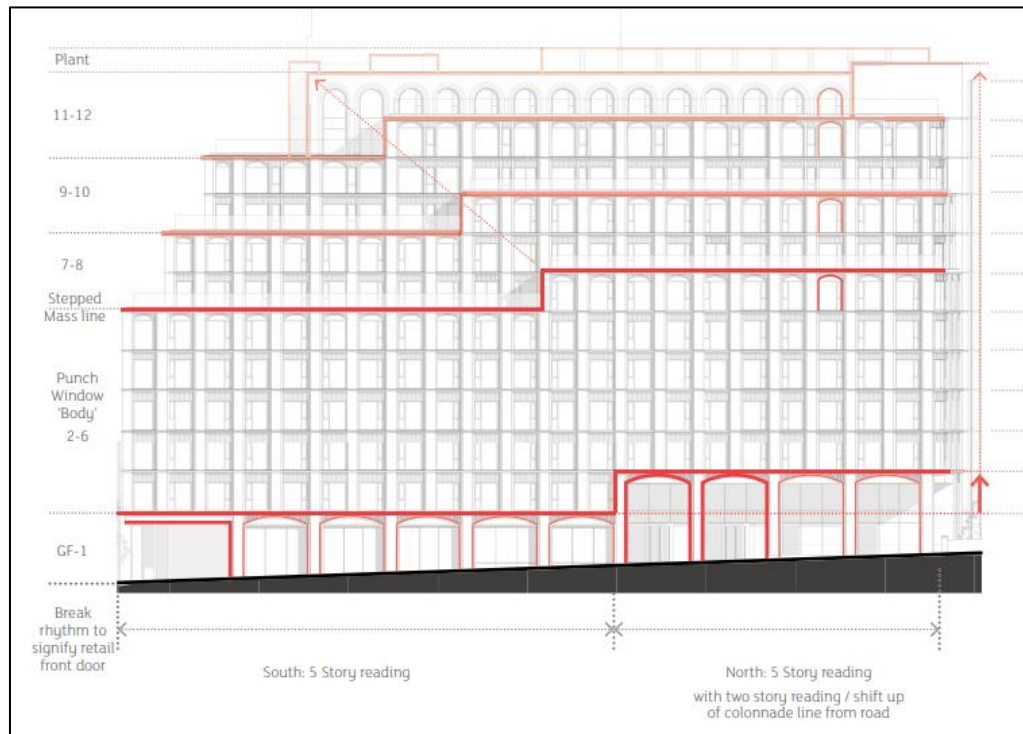
44. The proposed development includes flexible Class E floorspace at ground floor level, providing a net uplift in this use class by 494 sqm GIA. This will provide activation at street level, fronting onto Sumner Street and visible from Southwark Bridge Road (visual connectivity and passive surveillance offered).
45. The site is within a District Town Centre. Although it is out of centre in retail policy terms, no sequentially preferable sites have been identified, and in any instance, it will provide an ancillary amenity to future occupiers of the building. Furthermore, the proposals fall below the threshold where retail impact assessments are required.
46. The proposed flexible Class E floorspace use therefore complies with the development plan and will support and enhance the office floorspace by providing a high-quality space in which tenants, nearby residents and visitors can gather providing an active frontage and visual link through to the public courtyard at the rear of the Site.

## **Design**

### Urban Design

47. The design has been developed in an iterative process with officers. The demolition and incorporation of No 24 Southwark Bridge Road has meant that, for the first time since 1980s this western edge of the road could be designed comprehensively. The existing 9-storey 22 Southwark Bridge Road is to be extended vertically with five additional floors stepping up from the sixth floor at the southern (Sumner Street) and in two-storey steps, up to its max 12-storey height. What could have become a large monolithic block has been sensitively articulated with a series of steps that reflect the steeply sloping Southwark Bridge Road frontage.

48. Overall, the height is set to mirror the recently completed Rose Court redevelopment at its northern end and steps down dramatically from 12-storeys at its northern end (Park Street) to 6-storeys at its southern end (Sumner Street). Furthermore, the proposed massing also picks up the datums of the projecting wing and 'shoulder of the Rose Court development and extends these features across and onto this site. In this way the massing has been carefully crafted to break down the overall bulk of the development and instead to give it a highly articulated and layered appearance that is appropriate in this location.



*Proposed massing and datum lines*

49. Given the limited harm arising and the highly articulated form of the proposed development the proposal is considered to meet the council's adopted policies and responds appropriately to its immediate context. The height not only reflects the dynamic and sloping character of Southwark Bridge Road but, by addressing it directly the massing and arrangement re-engage these sites with this important route and significant River crossing.
50. At the rear the design makes the most of the garden courtyard at the rear. This public space is completed by this building and ensures that this space contributes positively to its context inviting the public to the centre of the urban block.

### Architectural Design

51. The design is arranged in a singular expression of coupled windows forming 10 masonry bays extending the full length of the Southwark Bridge Road. At its base the bays are joined by a series of arches reflecting the arched design of the base of Anchor Terrace across the way. In this way the architectural design



has been tailored to its context in a modern interpretation. The bays are delineated by a series pre-cast stone-like piers and horizontal bands. The windows include opening sections to ensure natural ventilation and topped by a ribbed spandrels in a complementary pre-cast finish.

52. The double-height base and stepped arches engage the design directly with the street stepping up at the mid-point to reflect the sloping frontage of the road. These elegant and distinctive features coupled with a focus on place-making, creating a prominent and set-back central entrance, work well in this location. At the top the recessive and stepped design of the 6 upper-most floors is complemented by the colouration of the cladding to break down the mass of the building.



*East façade materiality*

53. The architectural design is sound and well considered. The building, which takes up the full length of the block, benefits from a unifying design approach to the Southwark Bridge Road frontage. The composition is measured with a confident and engaging base, a polite middle and a highly articulated and recessive top. It is considered that the design meets the council's adopted design policies.

#### Design Review Panel

54. An earlier iteration of the scheme was reviewed by the Design Review Panel (DRP) in December 2023. The Panel welcomed the re-use of parts of the buildings on the site. However, they felt the proposed massing was confused and lacked rationale. They raised concerns about the design of the proposed arcade (at the time) at the base of the building and a proposed link from Sumner Street and Park Road. They also raised detailed concerns about the functionality of the

design especially at the ground floor, as well as the entrance sequence (which at the time was at Sumner Street) and the materiality of the terraced upper floors.

55. The design was fundamentally revised after the DRP. The massing and the stepped profile of the building was re-organised into a coherent sequence of steps extending from the southern end of the building and rippling across the façade at the middle. This has resulted a more appropriate and articulated massing that addressed the concerns raised at the DRP.
56. The arcade which originally ran alongside the Southwark Bridge Road was abandoned after the DRP because it separated the building from the road. Instead, the arcade design was incorporated into the base and entrance of the building the building a stronger and more engaging base.
57. Finally, the materiality was revised, and the stepped profile of the building was revisited after the DRP. The architectural design and the pre-cast features that define the submitted will result in a high-quality building that responds appropriately to the architectural and industrial heritage of this part of Southwark.
58. The quality of design will rely on the quality of the architectural detailing and the choice of cladding materials These aspects of the design are to be secured by condition to ensure that the quality is extended to the constructed scheme.

## **Heritage**

### Heritage Assets

59. The properties are not listed, not in a conservation area and not locally listed. The existing buildings were constructed in the 1970s and 1980s and are not considered to be heritage assets in their own rights. Notwithstanding this, the council welcomes the retention of the structure, the floors and columns as well as the main lift core of the larger building in the pair (22 Southwark Bridge Road) and helps to ensure that the development is better able to reduce its carbon footprint retaining and repurposing the embodied energy of the building in the new development.
60. The nearest designated heritage assets include the Grade II listed Anchor Terrace (Nos 3 to 13 Southwark Bridge Road) immediately across the road from these sites. Anchor Terrace also marks the western edge of the Thrale Street Conservation Area. The scale and degree of change proposed here, including the comprehensive nature of the scheme means that the proposal will affect the setting of these listed buildings. As the property is outside the Thrale Street CA, the property will not affect character and appearance of the conservation area.
61. Beyond these other nearby designated heritage assets include the Grade II Listed Southwark Bridge (100m to the north) and Union Works – 60 Park Street as well as the Bear Gardens Conservation Area (around 85m to the west). The proposal is substantially separated from these heritage assets to the west and north by recent completed developments. As a result, there is no effect on these heritage assets, nor their settings.

62. Finally, across the road on Park Street and located in the basement of Rose Court to the north across Park Street is the Rose Theatre Ancient Scheduled Monument (ASM). The building forms the setting of the ASM which has recently been improved by the recently completed Rose Court redevelopment. By the retaining and extending No 22 SBR the development is likely to come into direct contact with the ASM and its setting. The northern corner of the development will form part of the setting of this ASM and as such should help to enhance its setting and appreciation. The Borough Archaeologist can advise on the impact of the development on the ASM and how it could contribute to the significance and the setting of the ASM.
63. The removal of the Arena Building (No 24 Southwark Bridge Road) can be justified for a suitable and high-quality comprehensive development. In this case the two existing buildings are well mannered in design overall but have an indifferent relationship to the street. Set back from the street by a deep well and a high planter they contribute little to the Southwark Bridge Road (Southwark Bridge Road) frontage with only No22 having a main entrance on the street – raised by 8 steps. The result is that the two buildings in effect turn away from each other and fail to interact with the SBR resulting in a largely inactive 75m long frontage.
64. The NPPF reiterates the test in law that all development should take account of the desirability of sustaining and enhancing heritage assets and their setting. In para 213 decision-makers are advised to consider any harm to heritage assets and to take specialist advice as to the degree of harm i.e. total loss, substantial harm, or less than substantial harm. In this case the harm arising to the settings of the two heritage assets: the Anchor Terrace and the Thrale Street Conservation Area need to be considered.

#### Anchor Terrace

65. As considered above, the comprehensive redevelopment of the site into a singular building is likely to lead to a change in the setting of the Anchor Terrace. The change is mitigated to a degree by the fact that the development is across the road from the listed buildings. Their significance arises from their relationship with SBR from where their architectural features and their setting as a terrace of 8 Georgian properties. The official list entry describes the heritage asset as “*8 terraced houses built as unified composition, later converted to one office complex. 1834. Yellow stock brick, partially stuccoed. Cast-iron railings and balconies, sections of balustrading in stone.*”
66. This heritage asset is a striking tri-partite composition of 3-storey building (plus a basement) with a 4-storey centre-piece of 5-bays and two 4-storey 2-bay ‘bookends’ that dominates the eastern flank of SBR. Its significance is best appreciated from the western side of SBR from where the symmetrical arrangement and elegant and well preserved composition including the large arched stucco base and elegant delineated yellow-brick upper floors can be seen. The development will not cause any harm to this primary and highly significant view of Anchor Terrace.

67. However, the information submitted with the application includes views north and south along the Southwark Bridge Road which demonstrate that the proposal will be visible across the road from the Anchor Terrace. Visibility does not in itself give rise to harm however, in this situation and given the direct and immediate relationship between these sites and the heritage asset it is considered that there is an effect on the setting of the buildings arising and that the comprehensive nature of the development results in a singular building that is substantially larger than the listed buildings and could appear more dominant than their more significant neighbour. In this case any harm arising is mitigated by the substantial separation of the development for the heritage asset (3 lanes of traffic and a cycle route) and the fact that the two never interact visually i.e. that the development does not site behind or in front of the listed building as a consequence the harm arising to the setting of the Anchor Terrace due to this development is considered to be of the lowest order of Less than Substantial.

#### Thrale Street Conservation Area

68. The Thrale Street CA is centred on junction of three streets primarily Thrale Street but also Southwark Street and Southwark Bridge Road. The CA extends to the east and south of the site across SBR. The information submitted with the application demonstrates that, due to the scale of the development the scheme could potentially be viewed from Gatehouse Square to the east and below Anchor Terrace. This location is at the edge of the CA where the viewer is separated from Southwark Bridge Road by a substantial change in level and a high wall as well as the rear of Anchor Terrace which dominates this view.
69. There is a limited effect arising to the setting of the conservation due to the visibility of the development from this location. This is mitigated to a large degree by the substantial separation from the CA, the small percentage of CA that is affected and the fact that at 3 upper-most floors are set back in successive steps appearing recessive. In this view many other buildings are appreciated and the significant buildings on Gatehouse Street are unaffected. As a result, the harm arising to the CA is considered to be of the lowest order of Less than Substantial.

#### Conclusion

70. In these cases, the NPPF advises decision-makers in para 215 to consider the Less than Substantial harm arising in planning balance should be convincingly justified by public benefits arising from the scheme. In this case the extremely limited Less than Substantial harm identified above is considered to be justified in the planning balance when weighed against the public benefits (see conclusion section at end of report).

### **Residential Amenity Impact**

#### Daylight/Sunlight

71. This application is accompanied by a Daylight Sunlight Report prepared by

Delva Patman Redler (DPR). The assessment evaluates the potential effects of the Proposed Development on the daylight and sunlight access of the surrounding properties and space including; 3-13 Southwark Bridge Road, 123 Park Street, Gatehouse Square, Peabody Estate, Sumner buildings, 2 Triptych Place, 60 Park Street.

72. The technical analysis demonstrates that the Proposed Development maintains compliance with BRE guidelines for a substantial number of windows and rooms in terms of VSC and NSL, illustrating the project's adherence to standards despite the urban development challenges presented by its urban location in Southwark. Specifically, the daylight results to neighbouring buildings indicate that 65% of windows will be BRE compliant in terms of VSC, and 54% of rooms will be BRE compliant in terms of NSL.
73. Whilst there will be some adverse effects on daylight access due to the Proposed Development, these are consistent with expectations in dense urban environments such as this. The BRE Guidelines acknowledge that although it gives numerical guidelines these are not mandatory and should be interpreted flexibly as natural lighting is only one factor in site layout design. Contributing factors to deviations from BRE criteria include the presence of existing balconies that limit light access and the inherently low levels of daylight due to the area's built-up nature. Despite these considerations, the proposed development predominantly exhibits negligible to medium adverse effects.
74. Additionally, the report highlights that all assessed rooms comply with BRE guidelines for annual and winter sunlight hours (APSH) and both amenity areas assessed would meet the recommended guidelines, further indicating the project's considerate approach to preserving natural light access.
75. With regards to overshadowing, the assessment finds that The Forge and 11 Gatehouse Square will satisfy the BRE guidelines, with no change in the existing sunlight levels on 21 March.
76. In summary, the proposed development is considered to maintain adequate daylight and sunlight levels to surrounding residential properties and comply with the development plan.

#### Overlooking and Privacy

77. The surrounding buildings are predominantly offices. The Forge to the west, Rose Court to the north, and a vacant office south (32-34 Sumner Street). Anchor Terrace opposite (to the east) is the only notable residential group of buildings which would be directly affected by the development (in terms of overlooking and privacy).
78. There is a limited difference in overlooking potential compared to the existing situation. Anchor Terrace (east) would be approximately 19m from subject site (and as such is not considered to be subject to undue overlooking). The south and west facing corners of the proposed terraces would be inaccessible and

would not contribute to overlooking potential. The remaining accessible areas would look outwards east above Anchor Terrace due to the significant height differential. The buildings to the north, west and south of the site are all office/commercial buildings (Rose Court, The Forge, 32-34 Sumner Street).



*Proposed roof terraces (green areas inaccessible)*

### Noise and Disturbance

79. The application is accompanied by a Noise Impact Assessment prepared by Scotch Partners LLP, which provides the findings of an environmental noise survey to establish existing background levels, sets limits for building plant noise emissions, and recommends mitigation measures to control plant noise and internal noise transfer between different uses.
80. The Noise Impact Assessment shows that the rating level produced by noise emission from the proposed plant will not exceed a level of 10 dB or exceed the underlying background sound level at the most impacted noise sensitive receptors. Therefore, the noise impact of the impact of the development is considered "low impact".
81. Usage of the outdoor spaces will be restricted to appropriate hours and noise generating activities managed accordingly. The proposed development would therefore comply with the development plan with regards to noise and disturbance.

### **Transport and Highways**

82. The application is accompanied by a Transport Assessment, Travel Plan, Delivery and Servicing Plan and a Construction Logistics Plan prepared by Markides and a Construction Environmental Management Plan (CEMP) prepared

by Avison Young. These reports assess the potential impacts of the proposed development through construction to the operational phase to ensure that there would be no adverse impacts and recommend mitigation strategies where necessary.

83. In terms of construction impacts, the CEMP outlines how these can be managed and sets out a range of potential mitigation measures to reduce these as far as possible which will be secured by planning condition.
84. The Transport Assessment provides a detailed analysis of the existing highways networks and confirms that the additional trips that will occur as a result of the Proposed Development will be acceptable. The site is in a highly accessible location and any additional trips can be easily accommodated in the existing public transport network. The assessment does propose several mitigation measures to improve access to the site and mitigate any impacts from the development, which includes the following:
- Creation of a new segregated cycle route along Southwark Bridge Road at the front of the Site;
  - Replacement of existing and provision of a new balustrade (where necessary) along the edge of the public highway along Southwark Bridge Road; and
  - Improvements to pavements and associated works to Sumner Street and Park Street.

Mode	Existing Daily Trips	Existing Mode Share	Proposed Daily Trips	Proposed Mode Share	Net Change in Daily Trips
Public Transport	1767 (575 Underground, 986 train, 206 bus)	80.3% (26.1% Underground, 44.8% train, 9.4% bus)	3435 (1117 Underground, 1917 train, 401 bus)	86.7% (28.2% Underground, 48.4% train, 10.1% bus)	+1667 (542 Underground, 930 train, 195 bus)
Taxi	5	0.2%	10	0.3%	+5
Motorcycle	32	1.4%	61	1.5%	+29
Car Driver	164	7.5%	0	0%	-164
Car Passenger	10	0.4%	16	0.4%	+6
Bicycle	115	5.2%	230	5.8%	+115
On foot	103	4.7%	199	5%	+96
Other	6	0.3%	11	0.3%	+5

*User Trip Generation and Mode Share*

### Car Parking

85. The Proposed Development will be car-free. The provision would represent an overall reduction of 14 car parking spaces on the site. Given the PTAL rating of



6b and the London Plan aspirations for car-free development in all locations with good public transport accessibility, the car-free nature of the proposed development is supported. No blue badge spaces are proposed due to existing on-street provisions. This frees up space for further public realm provision within the site.

### Cycle Parking

86. In accordance with the London Plan standards, 280 long stay cycle parking spaces are provided in the existing vaults located under Southwark Bridge Road, with a Wellness Hub provided opposite at lower ground floor level. Due to limitations associated with the usage of the existing vaults, it is not possible to fully comply with Southwark Plan standards in relation to the types of spaces provided. However, a range of types of cycle parking is proposed which will respond to all potential future users.
87. Short stay cycle parking includes 48 spaces which are proposed to be provided within the Forge development to the west of the site. These will be provided through a separate planning application and secured through a planning obligation to link the delivery of the two (obligation will also allow option to provide the spaces on-site).

Use	Accessible Sheffield Stand Spaces	Sheffield Stand Spaces	Semi-vertical Spaces	Two-tier rack Spaces	Folding bike lockers	Total
Long stay spaces	8 (2.9%)	34 (12.1%)	132 (47.1%)	88 (31.5%)	18 (6.4%)	280
Visitor spaces	0	48 (100%)	0	0	0	48

### *Cycle Parking*

### Delivery and Servicing

88. In terms of servicing, the application is supported by a Delivery and Servicing Plan which sets out how servicing can be provided off-street within the site through the provision of two dedicated loading bays accessed from the existing crossover on Sumner Street.
89. In summary, the proposed development will not have any notable adverse impacts on the existing transport network and proposes several highways improvements to be secured by planning obligation that will mitigate the potential impacts of the development. Active forms of transport are encouraged through the provision of high-quality end of journey facilities and servicing is provided within the site. Accordingly, the proposed development complies with planning policy in regards to transport matters.



Use	Cars/Vans	MGVs	HGVs	Total Daily Trips
Office	39	13	0	52
Retail	8	1	0	9
Total	47	14	0	61 (+46 or 406% increase from existing)*

*\*Delivery and servicing for proposed development will be consolidated with The Forge.*

### *Delivery and Servicing*

## **Waste Management**

90. The Waste Strategy would rely on tenants within 22-24 Southwark Bridge Road separating waste at source within their own demise. Waste would be transferred by tenants via the central core Goods Lift to the Waste Storage Area located within a gated / fenced area to the rear of 22 Southwark Bridge Road (current location of the existing building waste store). From this point waste will be separated into Dry Mixed Recyclable (DMR), General Waste (GW), Glass (G) and Organic Waste (O) Eurobins.
91. Waste arisings have been calculated based on Southwark waste arising forecasts for offices and retail in lieu of LBS guidance for offices, as a worst case all Class E floorspace has been calculated as Food & Beverage units. A total of 7 x DMR 1,100L Eurobins, 4 x GW 1,100L Eurobins, 5 x G 240L Eurobins and 5 x O 240L Eurobins are provided within the Waste Store.
92. Facilities Management (FM) would then transfer the Eurobins from the Waste Storage Area to the Servicing Area prior to collection. Waste is then collected by Private Contractor on 2-3 times a week basis vehicle restricted to circa 8m in Length.
93. Waste store capacity and management is considered to comply with relevant guidance and set out in full in respect of each use within the Delivery Servicing and Waste Management Plan.

## **Energy & Sustainability**

### Energy

94. The application is supported by an Energy Statement (prepared by Scotch Partners) which demonstrates energy strategy has followed the energy hierarchy principles set out in the London Plan and Southwark Plan. The strategy is in line with the following energy hierarchy:
95. Be Lean: Be Lean measures seek to ensure an energy efficient building without

relying on overly complicated systems or technologies to deliver low carbon performance. Key passive design features of the Proposed Development include:

- A high standard of air tightness, reducing heat loss and mitigating drafts;
- Openable windows to maximise potential of natural ventilation;
- Optimising façade design to mitigate overheating risk and reduce cooling demand whilst maximising daylight to reduce the use of artificial lighting; and
- Solar shading techniques/ window reveal depths to help reduce unwanted solar gains.

96. Additionally, the following energy efficient plant is proposed:
  - Low energy LED lighting with daylighting and PIR controls where appropriate;
  - Mechanical Ventilation with highly efficient heat recovery and minimised specific fan power; and
  - Demand control ventilation via occupancy and CO2 sensors where appropriate.
97. Be Clean: There is no existing or planned district heating network within a feasible distance from the Proposed Development. Therefore, the proposed development will be serviced via low carbon Air Source Heat Pumps (ASHP) and future proofed by allowing for a single point of connection to a district heat network.
98. Be Green: Be Green measures seek to maximise renewable energy. The proposed development will incorporate an ASHP system, having been identified as the most efficient and appropriate technology for the scheme to supply cooling and heating. A separate dedicated heat pump will provide hot water to optimise energy efficiency and minimise distribution losses. Additionally, the provision of photovoltaics has been maximised across the roof levels, comprising 12.3 kWp (60 m<sup>2</sup>) to provide onsite renewable energy generation.
99. In addition, the proposed development seeks to achieve a NABERS Energy rating of 5\* in light of the GLA guidance on energy monitoring guidance on energy monitoring, which is considered to be best practice for the target for a new multi let office. The design performance assessment will be carried out during RIBA Stage 3.
100. The proposed development seeks to maximise on-site carbon reductions in line with the GLA Energy Hierarchy, limiting energy use in the first instance and selecting energy efficient plant and building services thereafter. As stated within GLA's 'The Part L 2021 and the Energy Assessment Guidance 2022 – cover note' it is understood by the GLA that non-residential developments may not achieve the energy efficiency target minimum overall 35 % improvement over Part L 2021. This is because the new Part L baseline now includes low carbon heating for non-residential developments but not for residential developments.
101. Overall, the proposed development is expected to achieve a 17% reduction in regulated carbon emissions under Part L, with 11% achieved at the 'Be Lean' stage and 6% at the 'Be Green' stage. Although this falls below the target

reduction, the development has been designed to maximise on-site reductions and will secure net zero carbon through the provision of a carbon offset payment therefore complying with policy.

102. The cumulative savings over are 1,756 tonnes CO<sub>2</sub> resulting in the need for a cash in lieu carbon offset contribution of £166,808. This is to be secured via S106 legal agreement. In this context it is considered that the scheme is compliant with development plan policy with regards to energy.

### Circular Economy

103. The submitted Circular Economy Statement prepared by AECOM identifies the measures implemented in the Proposed Development to maximise circular economy outcome.
104. A pre-demolition audit has been prepared by McGee and can be found as an appendix to the Circular Economy Statement. The submitted Circular Economy Statement sets out the demolition materials by weight and outlines the recommended option for the materials. Overall, 95% of the demolition and non-demolition waste will be diverted from landfill and a minimum of 75% will be recycled.
105. In terms of construction of the proposed development, preference will be given to the selection of sustainable materials. A range of measures to ensure sustainable sourcing and management of materials will be implemented. The Landsec Prohibited Materials List will be a contractual requirement for the principal contractor, aiding the reuse and recycling rates at end-of-life. The Proposed Development has been designed to allow for future adaptability, the structural loading of the office building, if required, can withstand different use types. Furthermore, the open nature of the structural grid allows for subdividing of floorplates.
106. In this context it is considered that the scheme is compliant with development plan policy with regards to circular economy.

### Sustainability

107. Details of the measures incorporated in the proposed development are set out in the submitted Sustainability Statement prepared by AECOM.
108. The key sustainability features of the proposed development include:
- The Proposed Development is of high architectural quality and respond to the local vernacular.
  - The building form maximises daylighting to the adjacent buildings by stepping back. The design has considered ways of maximising the potential for adaptation and flexibility;
  - An optimised energy efficient design that will minimise the energy demand of the Proposed Development through the incorporation of suitable passive design measures, as well as highly efficient building fabric and renewable energy generation in the form of photovoltaics are also being

installed to provide a proportion of the electricity demand of the scheme;

- The Proposed Development will also incorporate low use water fittings, water fittings, water meters, leak detection, flow control and efficient irrigation strategies to achieve a 50% reduction in water consumption;
- Materials will be responsibly sourced and informed by a comprehensive and ambitious Sustainable Procurement Plan. Furthermore, a Life Cycle Assessment has driven material selection and design decisions from an early stage to ensure the upfront and whole life carbon of the project is minimised;
- The amount waste generated will be reduced through careful design, specification and reuse of materials onsite where practicable;
- The proposed development aims to enhance nature, increase biodiversity onsite and create 'stepping stone' habitats for a variety of wildlife. Buildings will include biodiverse roofs and terraces planted with a range of native species, in addition to the provision of bird and bat boxes;
- The capacity for the Proposed Development to adapt to the projected effects of climate change is being embedded into the design, Strategies include high-performance facades and glazing into the design and glazing to reduce solar gain, resilient materials, increased green cover and planting with drought- resistant species to reduce water required for irrigation, as well as the incorporation of Sustainable Drainage System (SUDS);
- Consideration has been given to minimising pollution and nuisance, both from a strategic and detailed level. The scheme is air quality neutral, car-free and all electric. Moreover, mitigation measures will be implemented during the demolition, construction, and operational stages to avoid dust, noise and water pollution; and
- The BREAAAM Pre-Assessment has been carried out and identified that an 'Excellent' rating will be targeted as a minimum (with aspirations of 'Outstanding').

109. In this context it is considered that the scheme is compliant with development plan policy with regards to sustainability.

## **Environmental Matters**

### Flood Risk

110. The Site is located in Flood Zone 3. However, it benefits from existing flood defences. Therefore, the associated risk of fluvial flooding is considered low. From the desk-based assessment the Site is considered to be at high risk from ground water flooding but this will be managed through further testing during the detailed design stage.
111. As set out in the submitted FRA, the extent of Flood Zone 3 within LBS limits alternative sites for development. In any event, the proposed development includes the re-use of an existing commercial building and is covered by existing flood defences. Accordingly, the sequential test is considered to be passed and as a less vulnerable form of development an exemption test is not required.

112. The Proposed Development incorporates the use of SuDS such as green and blue roof and underground attenuation.
113. The proposals have sought to achieve greenfield run off rates in line with policy, however, this is not technically feasible due to the level of retention of existing structure and without building a large basement to store additional attenuation. Instead, a discharge is restricted to a total of 5 l/s for the building footprint for all rainfall event up to 1 in 100-year storm. The attenuation volumes associated are calculated with a 40 % allowance for climate change. Based on the current design information, blue roofs are proposed to the roof area and terrace areas at levels 11 and 12 with additional storage provided in a below ground tank. It is currently assumed that the existing onsite connection will be utilised to provide a gravity outfall. Details of the outfall arrangements are subject to detailed design of the rainwater pipes for the building.
114. This represents a significant betterment in terms of run-off rates compared to the existing situation. The rates have been reduced as far as possible within the constraints of the Site and therefore it is considered that the Proposed Development complies with the development plan.

#### Air Quality

115. The application is supported by an Air Quality Impact Assessment prepared by AECOM which considers the impacts of both the construction and operational phases of the Proposed Development and outlines appropriate mitigation measures where impacts are anticipated. An Air Quality Positive Statement has also been provided, which sets out the measures that meet and exceed the requirements of an air quality neutral development.
116. There is a high risk of dust soiling and a low risk of fugitive PM10 emissions during the demolition and construction. For earth works there is a low risk of dust soiling and a negligible risk of OM10 emission and at the track out phase medium risk of dust soiling and a low risk of fugitive PM10 emissions. Through good site practice and the implementation of suitable mitigation measures, the impact of dust and PM10 releases will be minimised. The residual effect of the construction phase on air quality will therefore not be significant. With the recommended mitigation measures in place which will be secured by planning condition, the construction phase of the Proposed Development will be compliant with the development plan.
117. The road traffic generate by the Proposed Development was assessed against IAQM and EPUK Air Quality Planning Guidance is not significant at both the construction and operational phases.
118. Whilst no mitigation is required, the Proposed Development has incorporated a range of design and mitigation features, which are discussed in the accompanying Air Quality Positive Statement prepared by AECOM. This demonstrates that with additional measures in place the Proposed Development will be air quality positive.

119. In this context it is considered that the proposed development would be in compliance with the development plan with regards to air quality.

### **Landscaping and Urban Greening**

120. Landscaping is provided at ground floor level, where it is feasible and not precluded by the provision of existing services in the ground. Additional greening is provided across the roof terraces, with a range of typologies provided, including drought and heat-resistant plants.
121. The amount of greening must be balanced against other competing demands, including the requirement to provide high quality amenity spaces for future occupiers.
122. Planting within the existing development site was measured by AECOM ecology (Preliminary Ecology Appraisal Dec 2023) as 110m<sup>2</sup> of introduced shrubs, associated with the entrances of the two buildings. The quality and condition of the existing planting is considered low.
123. The proposed layout incorporates a significant increase in planting. Throughout the design process the Urban Greening Factor (UGF) has been reviewed and recalculated based on the evolving layout. Opportunities for greening have been explored and maximised wherever possible. On this basis the proposals achieve a UGF score of 0.3148 - above the 0.3 target for commercial developments in London.
124. This calculation is based on the full red line boundary area of 2482m<sup>2</sup>. This includes the area of storage vaults underneath Southwark Bridge Road (412m<sup>2</sup>) which skews the UGF results. If this area were to be excluded from the red line boundary, the UGF score would be higher.
125. Proposals include 262 sqm of biodiverse green roofs (which can support invertebrates, including pollinators, foraging birds and bats) and 231 sqm of green walls. Planting areas (i.e. perimeter planting and pollinator gardens) at ground floor level and levels 7,8,9,10,11,12 are also proposed and will comprise perennial planting (approximately a total of 473 sqm) and 37 trees.
126. The proposal is considered to be compliant with the development plan regarding landscaping and urban greening.

### **Biodiversity and Ecology**

127. This application is accompanied with a Biodiversity Net Gain Assessment and a Preliminary Ecological Assessment, both prepared by AECOM. The baseline conditions for the Site represent negligible and low potential to support commuting and foraging bats due to its proximity to Sumner Street and Park Street. Confirmed presence of invasive/non-native species is found on the roof of the buildings that are proposed to be removed. As such appropriate mitigation

measures will be incorporated into the Proposed Development.

128. The key ecological enhancements will include:
  - Building biodiverse green roofs which meet the definition of open mosaic habitats on all new development;
  - Include living walls with nectar rich climbers;
  - Provide nature rich amenity space;
  - Incorporate roost sites for bats within the design of new buildings, install internal and external nest boxes for peregrines, swifts, house sparrows, house martins, and black redstarts in appropriate places on new buildings; and
  - Use native plants and trees in landscaping schemes.
129. The Proposed Development will achieve biodiversity units of 0.85, representing a net gain of 2949% or 0.83 units relative to the existing 0.03 units on Site. This is considered to be significant (according to relevant guidance and policy).
130. A planning obligation is therefore required to secure the biodiversity gain for 30 years. A monitoring fee will also be required as part of the S106 agreement to cover the cost of periodic monitoring over 30 years. A Habitat and Management and Monitoring Plan will be required post-approval to set out the management arrangements.
131. Conditions are attached which secure the green roofs, bat friendly lighting plan, and bat and bird boxes.
132. The proposed development is considered to comply with the development plan regarding ecology and BNG.

## **Fire Safety**

133. The application is supported by a Fire Safety Statement prepared by AECOM. The Statement provides an assessment of the Proposed Development against the requirements set out in Policy London Plan D12 of the and demonstrates that the Proposed Development will deliver on the standard of fire safety.
134. The Proposed Development incorporates construction measures, such as fire resistance construction, compartment floors and sprinklers, to ensure fire resilience. A series of features will also be incorporated to reduce the risk of life, such as a Category L3 detection and alarm system, an automatic sprinkler system and ensure all elements of the structure are appropriately fire resistant in response to guidance.
135. Additionally, the Statement provides details of the means of escapes provisions, including a phased evacuation strategy. The proposed Development incorporates sufficient travel distances and firefighting stairs which serve all floors.
136. The Proposed Development is considered to be compliant with the development plan regarding fire safety.

## Archaeology

137. The Site is located within the Tier 1 Archaeological Priority Area (APA) of North Southwark and Roman Roads. Furthermore, there are three scheduled monuments with close proximity of the site. Therefore, an Archaeological Desked Based Assessment is submitted alongside this application prepared by MOLA.
138. The Site includes existing vaults located below Southwark Bridge Road. This is within the identified potential location of the Globe Scheduled Ancient Monument (SAM). However, as the Proposed Development will not break the ground in the vaults there will be no impact on the SAM.
139. The key impacts upon archaeological remains from the Proposed Development will be from the insertion of new piles and associated piles caps and ground beams and existing basement foundations slab strengthening. The assessment outlines that the assets impact range from the low to medium level of significance.
140. Given the archaeological potential of the site and its location within a Tier 1 archaeological priority zone, along with the nature of the proposals, it is likely that further investigation would be required to clarify the impact of the proposals. This investigation would enable the formulation of an appropriate mitigation strategy and would ensure that no archaeological assets are removed without record.
141. Further investigation is to be secured by way of planning condition and a contribution towards the effective monitoring of archaeological matters is also to be secured via S106 legal agreement (see planning obligations section). The Proposed Development is considered to be compliant with the development plan.

## Planning obligations (S.106 agreement)

142. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
  - necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development
143. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.



Planning Obligation	Mitigation	Applicant Position
Affordable workspace	To secure 10% of the uplift in office floorspace (890 sqm) as affordable workspace (or a PIL of £1,695,395 to fund AWS elsewhere in the borough).	Agreed
Construction phase jobs and training	<p>a. Deliver 40 sustained jobs to unemployed Southwark residents, 40 short courses, and take on 10 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>b. Maximum Employment and Training Contribution of £193,000 (£172,000 against sustained jobs, £6,000 against short courses, and £16,000 against construction industry apprenticeships).</p> <p>c. Submission of an Employment, skills and business support plan. This should include:</p> <p>1. Methodology for delivering the following:</p> <ul style="list-style-type: none"> <li>• Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies;</li> <li>• Pre-employment information advice and guidance;</li> <li>• Skills development, pre and post employment;</li> <li>• Flexible financial support for training, personal protective equipment, travel costs etc;</li> <li>• On-going support in the workplace;</li> <li>• Facilitation of wider benefits, including schools engagement, work experience etc.</li> </ul>	Agreed

	<p>2.Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations;</p> <p>3.A mechanism for delivery of apprenticeships to be offered in the construction of the development;</p> <p>4.Local supply chain activity - we would expect methodologies with KPIs agreed to:</p> <ul style="list-style-type: none"> <li>• provide support to local SMEs to be fit to compete for supply chain opportunities;</li> <li>• develop links between lead contractors, sub-contractors and local SMEs;</li> <li>• work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.</li> </ul>	
End use jobs and training, and local procurement	<p>a. Employment in the end use shortfall contribution (£240,800).</p> <p>b. Provide skills and employment plan prior to first occupation. This should include:</p> <ul style="list-style-type: none"> <li>• a detailed mechanism through which the Sustainable Employment Opportunities and apprenticeships will be filled, including, but not limited to, the name of the lead organisation, details of its qualifications and experience in providing employment support and job brokerage for unemployed people, and the name of the point of contact who will co-ordinate implementation of the skills and employment plan and liaise with the Council;</li> <li>• Key milestones to be achieved for filling the sustainable</li> </ul>	Agreed

	<p>employment opportunities and apprenticeships;</p> <ul style="list-style-type: none"> <li>• Identified skills and training gaps required to gain sustained Employment in the completed development, including the need for pre-employment training;</li> <li>• Methods to encourage applications from suitable unemployed Borough residents by liaising with the local Jobcentre Plus and employment service providers.</li> </ul> <p>c. Allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.</p>	
Energy statement and carbon offset financial payment	<p>a. Secure agreed carbon target (uplift over Part L).</p> <p>b. Secure futureproofed connection to DHN.</p> <p>c. Energy schedule (standard wording).</p> <p>d. Secure carbon off-set contribution (£166,808).</p>	Agreed
Be Seen – on-going monitoring and post-installation review	Post-construction monitoring and reporting.	Agreed
Highway works and transport contributions	<p>a. Improvements to Southwark Bridge Road contribution (£525,000)</p> <p>b. Delivery and Servicing Management Plan Bond and Monitoring Fee (£2,790).</p> <p>c. Travel Plan monitoring fee (£2,790).</p> <p>d. Revocation of Parking Permits for all proposed units (unless blue badge holder).</p>	Agreed
CEMP monitoring	CEMP monitoring fee (£TBC).	
EPT monitoring	EPT monitoring fee (£TBC).	
Archaeology monitoring	Archaeology monitoring fee	Agreed

	(£11,171).	
Design and Conservation	Southwark Bridge Improvement contribution (£TBC)	
Ecology	a. Secure provision of significant enhancements. b. 30 years ongoing maintenance. c. Monitoring fee (£7,000).	Agreed
The Forge Amendments	To be secured through an obligation to provide amendments to the Forge development and short stay cycle parking.	Agreed

144. In the event that an agreement has not been completed by 11 February 2026, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

### **Mayoral and borough community infrastructure levy (CIL)**

145. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
146. The site is located within Southwark CIL Zone 1 and MCIL2 Central London Zone. Based on the Gross Internal Area (GIA) obtained from CIL Form 1 and the Design and Access Statement dated July 2024, the gross amount of CIL is **£2,786,129.59** (GLA £1,886,690.88 and Southwark £899,438.71). It should be noted that this is an estimate, floor areas will be measured and checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

### **Community involvement and engagement**

147. This application was accompanied by a statement of community involvement

(which provides full details of the public consultation). In summary, the document confirms that the following public consultation events were undertaken by the applicant prior to submission of the application:

- 25<sup>th</sup> November 2023 – Public Exhibition - (Bridge Café, 81 Southwark Bridge Road, London, SE1 0NQ);
- 29<sup>th</sup> November 2023 – Public Exhibition - (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 13<sup>th</sup> December 2023 – Southwark Cyclists/ Southwark Living Streets – (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 19<sup>th</sup> February 2024 – Public Exhibition - (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 20<sup>th</sup> February 2024 – Public Exhibition - (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 13<sup>th</sup> March 2024 – Meeting with Southwark Cyclists – (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 4<sup>th</sup> June 2024 – Public Exhibition – (The Forge, 105 Sumner Street, London, SE1 9HZ);
- 6<sup>th</sup> June 2024 – Webinar Event – (Zoom);
- 13<sup>th</sup> June 2024 – Meeting with Amir Eden, Living Bankside - (The Forge, 105 Sumner Street, London, SE1 9HZ); and
- 17<sup>th</sup> July 2024 – Meeting with Bankside Village - (The Forge, 105 Sumner Street, London, SE1 9HZ).

148. The events included presentation boards, digital projections and a 3D model to illustrate the developing proposals, and creative workshops and activities to engage visitors. The events were attended by the Applicant and design team, with all participants engaging with members of the public to present the proposals and seek feedback.
149. The applicant provided an engagement summary for the development consultation charter. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
150. Details of consultation and re-consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

### **Consultation responses from members of the public and local groups**

151. Public consultation was undertaken on 22.08.2024. 470 neighbours were consulted, **2 comments were received** (both in objection).

152. Summarised below are the planning matters raised by members of the public with an officer response. Further detail on these matters are set out within the relevant sections in the report.

#### Loss of light

153. A comprehensive Daylight, Sunlight and Overshadowing assessment using the BRE Guidance has been undertaken as part of the planning application submission. Overall, whilst some properties will experience changes outside of the BRE recommendations, the daylight and sunlight amenity is considered to be appropriate and proportionate with the surrounding urban context, with all properties retaining sufficient and adequate daylight and sunlight. See residential amenity impact section of report for further detail.

#### Overlooking

154. There is a limited difference in overlooking potential compared to the existing situation. Anchor Terrace (east) would be approximately 19m from subject site (and as such is not considered to be subject to undue overlooking). The south and west facing corners of the terraces would be inaccessible and would not contribute to overlooking potential. The remaining accessible areas would look outwards east above Anchor Terrace due to the significant height differential. The buildings to the north, west and south of the site are all office/commercial buildings (Rose Court, The Forge, 32-34 Sumner Street).

#### Noise

155. The Noise Impact Assessment shows that the rating level produced by noise emission from the proposed plant will not exceed a level of 10 dB or exceed the underlying background sound level at the most impacted noise sensitive receptors. Therefore, the noise impact of the impact of the development is considered “low impact”. Usage of the outdoor spaces will be restricted to appropriate hours and noise generating activities managed accordingly. Construction noise will be appropriately mitigated with a CEMP and conditions.

#### Lack of greening

156. There would be a significant increase in greening compared to the existing situation. The proposal involves a comprehensive landscaping scheme, providing an urban greening factor score over the 0.3 policy target and 2,949.16% biodiversity net gain. Proposals include 262 sqm of biodiverse green roofs and planting areas at ground floor level and levels 7,8,9,10,11,12 and will comprise perennial planting (approximately a total of 473 sqm) and 37 trees.

### **Consultation responses from external and statutory consultees**

157. Summarised below are the planning matters raised by external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.

## 158. Greater London Authority:

- Land use principles: The principle of the proposed office-led mixed use redevelopment within the CAZ is strongly supported.
- Urban Design: GLA officers are generally supportive of the proposed approach to design.
- Transport: Further information is required regarding the ATZ, public transport and cycle parking. Changes are required to cycle access on Southwark Bridge Road. Contributions have been sought to healthy streets and the London Legible Signage.
- Heritage: A low level of less than substantial level of harm has been identified to two heritage assets. An assessment of whether this can be outweighed by public benefits will be made at the Mayors decision making stage.
- Other issues on Sustainability and the Environment also require resolution prior to the Mayor's decision making stage.

Officer response: Heritage point is noted. Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport, environment and sustainability. Any information considered outstanding will be provided prior to stage 2 and/or secured by way of condition/obligation.

## 159. Transport for London: Further information requested. Request for transport related conditions and obligations.

Officer response: Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport. Conditions and obligations are to be secured where appropriate.

## 160. Environment Agency: No objection.

161. Metropolitan Police (Design out crime): No objection subject to conditions.  
Officer response: Conditions attached accordingly.

## 162. Port of London Authority: No objection. Request river bus is referenced in travel plan.

Officer response: The applicant has agreed to include in updated travel plan.

## 163. Thames Water: No objection subject to conditions.

Officer response: Conditions attached accordingly.

## 164. Southwark CAAG: Request amendments. No objection to demolition or part demolition of existing buildings. Surrounding development sets tone for site. Scale seems excessive. Building would benefit from some vertical subdivision and some stepping down towards Sumner Street. Setback of upper floors should be increased. Critical of facing materials, concrete is not in character with the area. Ground level space appears to be entirely office, should introduce active uses.

Officer response: Scale would sit comfortably with surrounding developments

such as the Forge and Rose Court, it is not considered excessive. The architectural design and the pre-cast features that define the proposal is considered to result in a high-quality building that responds appropriately to the architectural and industrial heritage of this part of Southwark. The ground level incorporates a large flexible commercial unit (café/restaurant anticipated), it is not solely office.

165. City of London: General comments about not being consulted during pre-application stage and not previously agreeing to the use of certain structures. Requests for further technical information.

Officer response: The applicant is not required to consult at pre-application stage. The applicant can apply for planning permission on any site as long as they have a legitimate interest in the land. They can apply without owning the land. Whether or not the landowner agrees to let the applicant implement the planning permission (if granted) is a separate matter. Regarding the technical information, the applicant has provided this where appropriate (and relevant to policy compliance).

166. These matters are addressed comprehensively in the relevant preceding parts of this report.

### **Community impact and equalities assessment**

167. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
168. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
169. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it



- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
170. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
  171. There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this committee report and any necessary mitigation to limit adverse impacts has been secured through s106 obligations and planning conditions (for example construction impacts will be minimised through the use of a CEMP).
  172. This application would deliver a significant amount of office and commercial floorspace, including affordable workspace (either on-site or a PIL to build AWS elsewhere in the borough), thus presenting opportunities to increase access to employment for all residents of the borough including those with protected characteristics. There will also be positive health and amenity benefits through enhanced public realm. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.
  173. The detailed proposals have been designed to ensure inclusive access for all. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed furniture for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible toilets, lifts, wide corridors, doors and circulation areas. Furthermore, both buildings provide DDA cycle parking facilities.
  174. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

## **Human rights implications**

175. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

176. This application has the legitimate aim of redeveloping this site for a mixed-use building comprising housing, community, retail and commercial floorspace together with accessible public realm. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Positive and proactive statement**

177. 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.
178. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

### **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

### **Conclusion**

179. The proposed development provides substantial public benefits, stemming from the comprehensive redevelopment of an existing under-utilised brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan. While there is limited, less than substantial heritage harm caused to Anchor Terrace, and a small section of the Thrale Conservation Area, this is considered to be outweighed by the public benefits offered by the scheme.

180. Public benefits include:

- Sustainable development of a brownfield site in a highly accessible location, including the retention of a significant volume of existing structure (optimising site capacity whilst minimising wider impacts);
- The provision of flexible, high quality, Grade A office floorspace (delivering significant economic benefits for the surrounding area and will contribute to the continued promotion of LBS and the CAZ as a key financial and business centre;
- Dedicated affordable workspace comprising 10% of the net uplift in floorspace, providing an opportunity for local businesses in LBS to secure employment floorspace (either on-site or as a PIL to provide AWS elsewhere in the borough);
- The provision flexible Class E floorspace at ground floor level, providing an active frontage to Southwark Bridge Road and Sumner Street and an amenity to future occupiers and neighbouring businesses and residents;
- The incorporation of innovative sustainable technologies throughout, achieving a minimum BREEAM 'Excellent' rating (with aspirations of 'Outstanding');
- The Proposed Development will target the of delivery of WELL Gold in addition to the delivery NABERS UK 5\* rated scheme. The scheme is also committed to reducing whole life-cycle carbon emission in recognition of meeting the UK's climate commitment goals;
- Provision of new and improved public realm along with highways works to significantly improve pedestrian and cyclist experience, including:
  - Creation of a new segregated cycle route along Southwark Bridge Road at the front of the Site;
  - Replacement of existing and provide a new balustrade (where necessary) along the edge of the public highway along Southwark Bridge Road;
  - Improvements to pavements and associated works to Sumner Street and Park Street;
- A comprehensive landscaping scheme, providing an urban greening factor score over the 0.3 policy target and 2,949.16% biodiversity net gain.
- Promotion of active forms of transport, with a car free development providing off-street servicing and prioritisation of pedestrian and cycle accessibility, including associated end of trip facilities and wellness hub;
- Circa 225 jobs provided throughout construction phase and operational phase employment comprising circa 1,200 - 1600 jobs; and
- Significant S106 package and a CIL payment of approximately £2,786,129.59 (leading to wider infrastructure improvements in LBS).

181. The proposed development would deliver a high-quality office-led development incorporating a significant amount of flexible commercial space and affordable workspace (either on-site or PIL to fund off-site) and would provide a high-quality public realm offering. It is compliant with both the London and Southwark Plans and is therefore supported.

182. For the reasons set out in the Assessment section of this report, it is

recommended that planning permission be granted, subject to conditions, referral to the Mayor of London, and the timely completion of a S106 Agreement.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth		
<b>Report Author</b>	Nathaniel Young, Team Leader		
<b>Version</b>	Final		
<b>Dated</b>	31 January 2025		
<b>Key Decision</b>	No		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
<b>Officer Title</b>		<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Resources		No	No
Acting Strategic Director of Environment, Sustainability and Leisure		No	No
Strategic Director of Housing		No	No
<b>Date final report sent to Constitutional Team</b>			31 January 2025

**APPENDIX 1****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.

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<b>Applicant</b>	.	<b>Reg. Number</b>	24/AP/2246
	LS City Gate House Limited		
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	PP-13254630

**Draft of Decision Notice**

**planning permission is GRANTED for the following development:**

Redevelopment of the site including demolition of 24 Southwark Bridge Road and partial demolition of 22 Southwark Bridge Road, to provide a mixed-use development comprising commercial floorspace Class E(g) and flexible Class E floorspace at ground floor level with commercial floorspace Class E(g) above, with access/servicing, hard and soft landscaping, and other associated works.

22-24 Southwark Bridge Road London Southwark SE1 9HB

**In accordance with application received on 31 July 2024 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

## Other Documents

received

### **Time limit for implementing this permission and the approved plans**

1. 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.

### **Permission is subject to the following Pre-Commencements Condition(s)**

2. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will 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;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on

hoardings, newsletters, residents liaison meetings, etc.);

- 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 arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- Section 61 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. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- 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; and
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other 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 pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

3. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2024); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:  
[https://www.clocs.org.uk/resources/clp\\_guidance\\_clocs\\_final.pdf](https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf)

4. a) Prior to the commencement of any development, a phase 1 desktop study



of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, 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.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, 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 together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d 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 the Southwark Plan

2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2024.

5. a) Prior to commencement of the development (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:
  - 1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;
  - 2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;
  - 3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);
- b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.
- c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.
- d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Policy P23 Archaeology of the Southwark Plan

(2022) and the National Planning Policy Framework 2024.

6. Before any works, hereby authorised begins [excluding demolition to slab level, archaeological evaluation and site investigation works], the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

7. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

8. Before any work hereby authorised begins, [excluding demolition to slab level and site investigation works] the applicant shall secure the implementation of a programme of archaeological evaluation 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 applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

9. Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site investigation works] 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

10. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Surface Water Drainage Strategy prepared by London Structures Lab dated: 19/07/2024. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. 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) and Policy SI 13 of the London Plan (2021).

11. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage 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://www.thameswater.co.uk/developers/larger-scale-](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes)

developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

**Permission is subject to the following Grade Condition(s)**

12. Prior to the commencement of any above grade works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:

For each of the buildings hereby approved 1:5/10 section detail-drawings through:

the façades;

parapets;

roof edges;

junctions with the existing building; and

heads, cills and jambs of all openings,

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 (2024); 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).

13. Prior to the commencement of any above grade works (excluding demolition and site clearance), samples of all external facing materials and full-scale (1:1) mock-ups of the façades to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and 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. The façades to be mocked up should be agreed with the Local Planning Authority.

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, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (2024); 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).

14. i) Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

ii) Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and Policy P16 (Designing out crime) of the Southwark Plan (2022).

15. 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 shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;

- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
  - a) permeable paving
  - b) tree pit design
  - c) underground modular systems
  - d) sustainable urban drainage integration
  - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed 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. Any trees, shrubs, grass or other planting 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 equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

16. Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 2 bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes 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 bat tubes, bricks or 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 roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).



17. Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 3 Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks 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.

- Small scale developments should include at least 1 multi-chamber boxes or bricks per dwelling,
- Medium scale developments should include at least 5 multi-chamber boxes or bricks across the estate buildings,
- Major developments should incorporate at least 12 multi-chamber bricks or boxes across the estate buildings

The Swift nesting 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 the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

**Permission is subject to the following Pre-Occupation Condition(s)**

18. Prior to the occupation of the development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement

Guidance. The report should be submitted to and approved by the LPA in writing.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management.

19. Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

21. No development shall be occupied until confirmation has been provided that either:- 1. Surface water capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

22. No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

23. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

If required a 3D plan of the illumination level should be supplied so the Local Planning Authority can assess potential impact on protected species.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

24. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be

agreed in writing by the local planning authority.

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.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

25.
  - a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan written in accordance with TfL best guidance at the time of submission, 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.

c) At the start of the fifth 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 (2024); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

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

Reason: To ensure compliance with the National Planning Policy Framework (2024); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

27. The development shall not be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Surface Water Drainage Strategy prepared by London Structures Lab (ref: 1626-LSL-XX-XX-RP-C-SWS, dated 19/07/2024) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

28. A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of

use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises, a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

29. Prior to the commencement of use, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:
- o Details of extraction rate and efflux velocity of extracted air
  - o Full details of grease, particle and odour abatement plant
  - o The location and orientation of the extraction ductwork and discharge terminal
  - o A management servicing plan for maintenance of the extraction system

To ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason: In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2024.

**Permission is subject to the following Compliance Condition(s)**

20. (a) The development hereby approved shall achieve a 5 Star NABERS energy efficiency rating or an equivalent independent measure of energy efficiency.

(b) An as-built Post Completion Certificate (or equivalent certification) confirming that the development has been completed in accordance with the required NABERS energy efficiency rating shall be submitted to the Local Planning Authority for approval within 6 three months of first occupation of the development.

(c) An in-use Post Completion Certificate (or equivalent certification) confirming that the development is being operated in accordance with the approved NABERS energy efficiency rating shall be submitted to us for our approval within 15 months of first occupation of the development.

Reason: To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy SI 2 (Minimising greenhouse gas emissions) in the London Plan (2021), the Mayor's Energy Assessments guidance (2021) and Policy P70 (Energy) in the Southwark Plan (2022).

30. Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings; shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

31. The development hereby approved shall be carried out in accordance with the recommendations of the submitted Fire Statement (prepared by AECOM dated July 2024); unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan (2021).

32. 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+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments 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 Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

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

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

34. The external terraces shall not be used, other than for maintenance, repair or means of escape, outside the hours of 08:00-22:00.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

35. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021). Details of any external lighting (including: design; power



and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the LPA for approval in writing.

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 Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

## Informatives

- 1      Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).
  
- 2      Once the Post-Construction Monitoring report is approved by the LPA, the Applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk).
  
- 3      All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works

etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

**APPENDIX 2****Relevant Planning Policy****National Planning Policy Framework (NPPF)**

The revised National Planning Policy Framework ('NPPF') was published in December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 02 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The particularly relevant chapters from the Framework are:

- Section 2 - Achieving sustainable development
- Section 6 - Building a strong, competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed and beautiful places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 16 - Conserving and enhancing the historic environment

**The London Plan 2021**

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- The London Plan is the regional planning framework and was adopted on March 2nd 2021. The most relevant policies are those listed below.
- Good Growth 1 - Building strong and inclusive communities
- Good Growth 2 - Making the best use of land
- Good Growth 3 - Creating a healthy city
- Good Growth 4 - Delivering the homes Londoners need
- Good Growth 5 - Growing a good economy
- Good Growth 6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth
- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design

- Policy D5 - Inclusive design
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of Change
- Policy D14 - Noise
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy HC3 - Strategic and local views
- Policy G1 - Green infrastructure
- Policy G4 – Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 – Reducing waste and supporting the circular economy
- Policy SI 8 - Waste capacity and net waste self-sufficiency
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

### **Southwark Plan 2022**

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- SP2 – Southwark together
- SP3 – A great start in life
- SP4 – Green and inclusive economy
- SP5 – Thriving neighbourhoods and tackling health inequalities

- SP6 – Climate emergency
- P13 – Design of places
- P14 – Design quality
- P16 – Designing out crime
- P17 – Tall buildings
- P18 – Efficient use of land
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P22 – Borough views
- P23 – Archaeology
- P26 – Local List
- P28 – Access to employment and training
- P30 – Office and business development
- P31 – Affordable workspace
- P33 – Business relocation
- P35 – Town and local centres
- P44 – Broadband and digital infrastructure
- P45 – Healthy developments
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking
- P53 – Cycling
- P54 – Car parking
- P56 – Protection of amenity
- P59 – Green infrastructure
- P60 – Biodiversity
- P61 – Trees
- P64 – Contaminated land and hazardous substances
- P65 – Improving air quality
- P66 – Reducing noise pollution and enhancing soundscapes
- P67 – Reducing water use
- P68 – Reducing flood risk
- P69 – Sustainability standards
- P70 – Energy
- IP1 – Infrastructure
- IP2 – Transport infrastructure
- IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
- IP6 – Monitoring development
- IP7 – Statement of Community Involvement
- AV.02 – Bankside and the Borough Area Vision

**APPENDIX 3****Planning history of the site and nearby site**

## 1. Site History:

<b>Ref No.</b>	<b>Decision/Date</b>	<b>Site address</b>	<b>Description</b>
21/AP/4444	Approved 08/03/2022	24 Southwark Bridge Road	Provision of cycle parking, waste storage, pedestrian, cycle and vehicular access, fire escape route and paving to the rear of the Site.
19/AP/0595	Approved 17/04/2019	14-22 Southwark Bridge Road	The temporary provision of a new accessible entrance comprising a new doorway and curtain wall panel, stair with ramp, 2 new accessible parking spaces, cycle parking and associated works
14/AP/0121	Approved 28/02/2014	22 Southwark Bridge Road	Construction of a new front entrance canopy.
13/AP/4049	Approved 16/01/2014	22 Southwark Bridge Road	The provision of a new front entrance with a 2.7m diameter curved sliding door drum, together with the replacement of existing stone cladding within the existing entrance with glass.
12/AP/1554	Approved 12/07/2012	22 Southwark Bridge Road	Erection of new external air conditioning plant and condensers with solar panels attached above and acoustic screen surrounding, at roof level.
11/AP/4084	Approved 30/01/2012	22 Southwark Bridge Road	Construction of a new external air conditioning plant enclosure with acoustic louvre screens and air conditioning plant at roof level (within the setting of the Thrale Street Conservation Area and the listed Anchor Terrace building at 115 Southwark Bridge Road)

97/AP/0952	Approved 17/10/1997	22 Southwark Bridge Road	Replacement of existing entrance door with automatic door & new roof level plant.
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2. Nearby Development History:

Ref No.	Decision/Date	Site address	Description
19/AP/5664	Approved 18/08/2020 (completed)	The Forge – 133 Park Street And 105 Sumner Street London SE1 9EA And SE1 9HZ	Minor material amendment to planning permission 16/AP/4569 for the demolition of existing buildings and redevelopment to provide two Class B1 office buildings of nine storeys and ten storeys plus plant. The development will include the creation of a new basement; new public realm; provision of a retail (Class A1/A3/A5) kiosk; hard and soft landscaping and other associated works. The proposed amendments include:  Reduction in the size of the basement; Consolidation of basement to Block A; relocation of plant; Provision of a cycle ramp; Minor amendments to the massing of Block A and B; Minor repositioning of Block B; Façade and design amendments to both Block A and B Increase of above ground floorspace of 1,130sqm (GIA)
22/AP/1602	Approved 26/10/2023	Red Lion Court – 46- 48 Park Street London SE1 9EQ	Demolition of the existing building above ground and part-basement and redevelopment of the site to provide an 11-storey stepped building with roof top plant, plus a two storey basement, providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, internal loading bays, cycle parking spaces and other associated works.
18/AP/2302	Approved 28/03/2019 (completed)	Rose Court - Rose Court 2 Southwark Bridge Road SE1 9HS	Refurbishment and extension of existing office building (Use Class B1) to provide a roof extension at levels 10 and 11, five floor extension to the front elevation at levels two to six, nine floor extension to the rear elevation at levels two to nine, terraces, new facades and associated works.

21/AP/0599	Approved 13/07/2022	FT Building - 1 Southwark Bridge Road London SE1 9EU	Refurbishment, recladding and extension of the existing office building to provide office floorspace, a retail unit, public realm and landscaping, and other associated works.
19/AP/0240	Approved 27/09/2020	135 Park Street – 135 Park Street And 4-8 Emerson Street London SE1 9EA	Redevelopment of the site including the demolition of the existing buildings and construction of a 12 storey building (plus basement and roof top plant enclosure) with a maximum height of 50.707m AOD, comprising office (Class B1) floorspace on all floors with a flexible retail/café (Class A1/A3) unit at ground floor level. The development will include cycle parking, servicing, refuse and plant areas, hard- and soft-landscaped public realm improvements and other associated works.
14/AP/3842	Approved 12/02/2016 (completed)	185 Park Street – 185 Park Street London SE1 9BL	Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys (maximum height 19 storeys) containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.



## Consultation undertaken

**Site notice date:** 21/08/2024

**Press notice date:** 29/08/2024

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 22/08/2024

## Internal services consulted

formal consultation and response to Pol  
 LBS Transport Policy  
 LBS Highways Development & Management  
 LBS Archaeology  
 LBS Design & Conservation Team [Formal]  
 LBS Local Economy  
 LBS Ecology  
 LBS Flood Risk Management & Urban Drain  
 LBS Urban Forester  
 LBS Waste Management  
 LBS Network Development  
 LBS Environmental Protection  
 LBS Community Infrastructure Levy Team

## Statutory and non-statutory organisations

Environment Agency  
 Transport for London

London Underground  
 Network Rail

Natural England - London & South East Re

Thames Water  
 Metropolitan Police Service (Designing O

**Neighbour and local groups consulted:**

Block F Flat 9 Peabody Estate  
 Southwark Street  
 Flat 11 Old Theatre Court 123 Park Street  
 Office Right Hand Side First Floor  
 Notcutt House 36 Southwark Bridge Road  
 Tenth Floor Riverside House 2A Southwark Bridge Road  
 Second Floor Riverside House 2A Southwark Bridge Road  
 Third Floor Northern Building 1 Triptych Place  
 88 Sumner Buildings Sumner Street London  
 4 Sumner Buildings Sumner Street London  
 69 Sumner Buildings Sumner Street London  
 Block C Flat 12 Peabody Estate Southwark Street  
 Flat 9 20 New Globe Walk London  
 38 - 48 Southwark Bridge Road London Southwark  
 Flat 26 Anchor Terrace 3 - 13 Southwark Bridge Road  
 Flat E 33 Southwark Bridge Road London  
 60 Park Street London Southwark  
 Seventh Floor Riverside House 2A Southwark Bridge Road  
 Block I Flat 10 Peabody Estate Southwark Street  
 Block F Flat 11 Peabody Estate Southwark Street  
 Flat 8 Old Theatre Court 123 Park Street  
 Flat 37 Old Theatre Court 123 Park Street  
 Flat 33 Old Theatre Court 123 Park Street  
 Seventh Floor Rear Riverside House 2A Southwark Bridge Road  
 Ground Floor 49 Southwark Bridge Road London  
 First Floor 49 Southwark Bridge Road London  
 Sixth Floor Intel House 24 Southwark Bridge Road  
 Pret A Manger Riverside House 2A Southwark Bridge Road

Block E Flat 15 Peabody Estate  
 Southwark Street  
 2 Gatehouse Square London Southwark  
 53 - 61 Southwark Bridge Road London Southwark  
 Unit 4 Triptych Bankside 185 Park Street London  
 80 Sumner Buildings Sumner Street London  
 Estate Workshop Sumner Buildings Sumner Street  
 11 Sumner Street London Southwark  
 9 Sumner Street London Southwark  
 25 Bear Pit Apartments 14 New Globe Walk London  
 Ninth Floor Northern Building 1 Triptych Place  
 Fifth Floor Northern Building 1 Triptych Place  
 Fourth Floor Northern Building 1 Triptych Place  
 Ground And First Floor 49 Southwark Bridge Road London  
 Sixth Floor Northern Building 1 Triptych Place  
 First Floor East Northern Building 1 Triptych Place  
 Eighth Floor Northern Building 1 Triptych Place  
 Seventh Floor Northern Building 1 Triptych Place  
 87 Park Street London Southwark  
 Block E Flat 10 Peabody Estate Southwark Street  
 Block C Flat 6 Peabody Estate Southwark Street  
 Flat 12 Anchor Terrace 3 - 13 Southwark Bridge Road  
 Second Floor Front 32 Southwark Bridge Road London  
 Second Floor Rear 32 Southwark Bridge Road London  
 Eighth Floor Riverside House 2A Southwark Bridge Road  
 Unit A Northern Building 1 Triptych Place  
 8th And 9th Floor Northern Building 1 Triptych Place  
 Ground Floor To Fifth Floor And Eleventh Floor Riverside House 2A Southwark Bridge Road

First Floor 32 Southwark Bridge Road  
 London  
 89 Sumner Buildings Sumner Street  
 London  
 13 Porter Street London Southwark  
 14 Gatehouse Square London  
 Southwark  
 22 Sumner Buildings Sumner Street  
 London  
 Flat D 37 Southwark Bridge Road  
 London  
 8 Gatehouse Square London Southwark  
 Flat 15 20 New Globe Walk London  
 Block H Flat 2 Peabody Estate  
 Southwark Street  
 Block I Flat 7 Peabody Estate Southwark  
 Street  
 Flat 28 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 22 Old Theatre Court 123 Park  
 Street  
 Flat 2 Old Theatre Court 123 Park Street  
 Flat 5 Old Theatre Court 123 Park Street  
 Flat 25 Old Theatre Court 123 Park  
 Street  
 Flat 17 Old Theatre Court 123 Park  
 Street  
 Flat 30 Old Theatre Court 123 Park  
 Street  
 Flat 28 Old Theatre Court 123 Park  
 Street  
 Flat 19 Old Theatre Court 123 Park  
 Street  
 Flat 13 Old Theatre Court 123 Park  
 Street  
 Ninth Floor Riverside House 2A  
 Southwark Bridge Road  
 Fourth Floor Intel House 24 Southwark  
 Bridge Road  
 Basement Intel House 24 Southwark  
 Bridge Road  
 49 Southwark Bridge Road London  
 Southwark  
 Little Angels 247 3 Perkins Square  
 London  
 Fifth And Sixth Floors Riverside House  
 2A Southwark Bridge Road  
 Cafe 1 Bear Gardens London  
 Arches 1 To 12 And 15 To 16 54 Park  
 Street London  
 Empire Warehouse Bear Gardens  
 London

2 Bear Gardens London Southwark  
 Sackler Studios 1 Bear Gardens London  
 Bronze Building 105 Sumner Street  
 London  
 Phosphor Building 133 Park Street  
 London  
 98 Sumner Buildings Sumner Street  
 London  
 50 Sumner Buildings Sumner Street  
 London  
 81 Sumner Buildings Sumner Street  
 London  
 2 Sumner Buildings Sumner Street  
 London  
 Flat 4 20 New Globe Walk London  
 Flat D 33 Southwark Bridge Road  
 London  
 Ground Floor Intel House 24 Southwark  
 Bridge Road  
 Flat 29 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Arches 13 And 14 54 Park Street London  
 Flat 19 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 3 20 New Globe Walk London  
 Flat 27 20 New Globe Walk London  
 9 Sumner Buildings Sumner Street  
 London  
 Flat 22 20 New Globe Walk London  
 70 Sumner Buildings Sumner Street  
 London  
 The Hub Lexington Catering Riverside  
 House 2A Southwark Bridge Road  
 First Floor 34 Southwark Bridge Road  
 London  
 10 Sumner Buildings Sumner Street  
 London  
 42 Sumner Buildings Sumner Street  
 London  
 Block C Flat 5 Peabody Estate  
 Southwark Street  
 Block C Flat 8 Peabody Estate  
 Southwark Street  
 Block F Flat 4 Peabody Estate  
 Southwark Street  
 Block C Flat 10 Peabody Estate  
 Southwark Street  
 Block F Flat 8 Peabody Estate  
 Southwark Street  
 Block F Flat 6 Peabody Estate  
 Southwark Street  
 Block F Flat 13 Peabody Estate

Southwark Street	Flat 34 20 New Globe Walk London
Block C Flat 3 Peabody Estate	Flat 31 20 New Globe Walk London
Southwark Street	Flat 26 20 New Globe Walk London
22 New Globe Walk London Southwark	Flat 13 20 New Globe Walk London
Block F Flat 2 Peabody Estate	Flat 1 20 New Globe Walk London
Southwark Street	92 Sumner Buildings Sumner Street
Block I Flat 3 Peabody Estate Southwark	London
Street	84 Sumner Buildings Sumner Street
Block H Flat 11 Peabody Estate	London
Southwark Street	77 Sumner Buildings Sumner Street
Block H Flat 16 Peabody Estate	London
Southwark Street	73 Sumner Buildings Sumner Street
Block H Flat 13 Peabody Estate	London
Southwark Street	57 Sumner Buildings Sumner Street
Block H Flat 18 Peabody Estate	London
Southwark Street	55 Sumner Buildings Sumner Street
Block H Flat 8 Peabody Estate	London
Southwark Street	49 Sumner Buildings Sumner Street
Second Floor 34 Southwark Bridge Road	London
London	37 Sumner Buildings Sumner Street
Ground Floor 34 Southwark Bridge Road	London
London	21 Sumner Buildings Sumner Street
Second Floor 49 Southwark Bridge Road	London
London	17 Sumner Buildings Sumner Street
Block F Flat 1 Peabody Estate	London
Southwark Street	3 Gatehouse Square London Southwark
Block G Flat 1 Peabody Estate	Flat B 17 Southwark Bridge Road
Southwark Street	London
Third Floor 32 Southwark Bridge Road	Flat A 17 Southwark Bridge Road
London	London
Unit 4 Riverside House 2A Southwark	Union Works Bear Gardens London
Bridge Road	Flat C 33 Southwark Bridge Road
Flat B 33 Southwark Bridge Road	London
London	Flat 20 Anchor Terrace 3 - 13 Southwark
Block H Flat 6 Peabody Estate	Bridge Road
Southwark Street	Flat 50 Old Theatre Court 123 Park
Block H Flat 3 Peabody Estate	Street
Southwark Street	Flat 31 Old Theatre Court 123 Park
86 Sumner Buildings Sumner Street	Street
London	Flat 29 Old Theatre Court 123 Park
40 Sumner Buildings Sumner Street	Street
London	Flat 15 Old Theatre Court 123 Park
78 Sumner Buildings Sumner Street	Street
London	Block F Flat 14 Peabody Estate
56 Sumner Buildings Sumner Street	Southwark Street
London	Block F Flat 5 Peabody Estate
7 Sumner Buildings Sumner Street	Southwark Street
London	Block H Flat 14 Peabody Estate
Fifth Floor Intel House 24 Southwark	Southwark Street
Bridge Road	24 Bear Pit Apartments 14 New Globe
1 Southwark Bridge Road London	Walk London
Southwark	22 Bear Pit Apartments 14 New Globe

Walk London  
 20 Bear Pit Apartments 14 New Globe  
 Walk London  
 9 Bear Pit Apartments 14 New Globe  
 Walk London  
 Office Rear Of Third Floor 36 Southwark  
 Bridge Road London  
 Flat 8 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 11 Gatehouse Square London  
 Southwark  
 4 Anchor Terrace 125 Park Street  
 London  
 61 Sumner Buildings Sumner Street  
 London  
 53 Sumner Buildings Sumner Street  
 London  
 5 Sumner Buildings Sumner Street  
 London  
 Flat G 37 Southwark Bridge Road  
 London  
 Flat A 37 Southwark Bridge Road  
 London  
 Flat 25 20 New Globe Walk London  
 Flat 16 20 New Globe Walk London  
 71 Sumner Buildings Sumner Street  
 London  
 65 Sumner Buildings Sumner Street  
 London  
 6 Sumner Buildings Sumner Street  
 London  
 46 Sumner Buildings Sumner Street  
 London  
 44 Sumner Buildings Sumner Street  
 London  
 43 Sumner Buildings Sumner Street  
 London  
 1 Sumner Buildings Sumner Street  
 London  
 13 Gatehouse Square London  
 Southwark  
 The Rose Playhouse 56 Park Street  
 London  
 Flat G 33 Southwark Bridge Road  
 London  
 Flat 23 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 38 Old Theatre Court 123 Park  
 Street  
 Flat 36 Old Theatre Court 123 Park  
 Street  
 95 Park Street London Southwark

93 Park Street London Southwark  
 91 Park Street London Southwark  
 Block G Flat 4 Peabody Estate  
 Southwark Street  
 Block F Flat 12 Peabody Estate  
 Southwark Street  
 Block I Flat 14 Peabody Estate  
 Southwark Street  
 Block H Flat 17 Peabody Estate  
 Southwark Street  
 Block H Flat 12 Peabody Estate  
 Southwark Street  
 Block G Flat 12 Peabody Estate  
 Southwark Street  
 Ground Floor 32 Southwark Bridge Road  
 London  
 10 Bear Pit Apartments 14 New Globe  
 Walk London  
 4 Bear Pit Apartments 14 New Globe  
 Walk London  
 2 Bear Pit Apartments 14 New Globe  
 Walk London  
 Second Floor Notcutt House 36  
 Southwark Bridge Road  
 Block E Flat 18 Peabody Estate  
 Southwark Street  
 Block E Flat 7 Peabody Estate  
 Southwark Street  
 Flat 26 Old Theatre Court 123 Park  
 Street  
 58 Sumner Buildings Sumner Street  
 London  
 Flat 24 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 14 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 9 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 52 Old Theatre Court 123 Park  
 Street  
 Block I Flat 8 Peabody Estate Southwark  
 Street  
 89 Park Street London Southwark  
 Block G Flat 14 Peabody Estate  
 Southwark Street  
 Block E Flat 14 Peabody Estate  
 Southwark Street  
 Intel House 24 Southwark Bridge Road  
 London  
 29 Sumner Buildings Sumner Street  
 London  
 75 Sumner Buildings Sumner Street

London  
 Flat 28 20 New Globe Walk London  
 Flat 23 20 New Globe Walk London  
 Flat 7 20 New Globe Walk London  
 Flat 2 20 New Globe Walk London  
 76 Sumner Buildings Sumner Street  
 London  
 60 Sumner Buildings Sumner Street  
 London  
 52 Sumner Buildings Sumner Street  
 London  
 41 Sumner Buildings Sumner Street  
 London  
 32 Sumner Buildings Sumner Street  
 London  
 28 Sumner Buildings Sumner Street  
 London  
 25 Sumner Buildings Sumner Street  
 London  
 12 Sumner Buildings Sumner Street  
 London  
 1 Perkins Square London Southwark  
 12 Gatehouse Square London  
 Southwark  
 Flat 25 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 10 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 3 Anchor Terrace 125 Park Street  
 London  
 Flat 23 Old Theatre Court 123 Park  
 Street  
 Flat 9 Old Theatre Court 123 Park Street  
 Flat 6 Old Theatre Court 123 Park Street  
 85 Park Street London Southwark  
 Block G Flat 8 Peabody Estate  
 Southwark Street  
 Block G Flat 3 Peabody Estate  
 Southwark Street  
 Block F Flat 7 Peabody Estate  
 Southwark Street  
 Block I Flat 9 Peabody Estate Southwark  
 Street  
 Block I Flat 4 Peabody Estate Southwark  
 Street  
 Block H Flat 7 Peabody Estate  
 Southwark Street  
 Block G Flat 13 Peabody Estate  
 Southwark Street  
 7 Bear Pit Apartments 14 New Globe  
 Walk London  
 19 Bear Pit Apartments 14 New Globe

Walk London  
 17 Bear Pit Apartments 14 New Globe  
 Walk London  
 15 Bear Pit Apartments 14 New Globe  
 Walk London  
 13 Bear Pit Apartments 14 New Globe  
 Walk London  
 3 Bear Pit Apartments 14 New Globe  
 Walk London  
 Block H Flat 1 Peabody Estate  
 Southwark Street  
 35 Sumner Buildings Sumner Street  
 London  
 5 Gatehouse Square London Southwark  
 97 Park Street London Southwark  
 Flat 12 20 New Globe Walk London  
 Block E Flat 5 Peabody Estate  
 Southwark Street  
 26 Sumner Buildings Sumner Street  
 London  
 16 Sumner Buildings Sumner Street  
 London  
 85 Sumner Buildings Sumner Street  
 London  
 74 Sumner Buildings Sumner Street  
 London  
 19 Porter Street London Southwark  
 3 Porter Street London Southwark  
 Flat 16 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 15 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 11 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 53 Old Theatre Court 123 Park  
 Street  
 Flat 20 Old Theatre Court 123 Park  
 Street  
 Flat 7 Old Theatre Court 123 Park Street  
 Block E Flat 6 Peabody Estate  
 Southwark Street  
 Block C Flat 14 Peabody Estate  
 Southwark Street  
 Block C Flat 13 Peabody Estate  
 Southwark Street  
 Block C Flat 9 Peabody Estate  
 Southwark Street  
 Block C Flat 2 Peabody Estate  
 Southwark Street  
 Block C Flat 1 Peabody Estate  
 Southwark Street  
 Block I Flat 2 Peabody Estate Southwark

## Street

First Floor Intel House 24 Southwark  
 Bridge Road  
 21 Bear Pit Apartments 14 New Globe  
 Walk London  
 8 Bear Pit Apartments 14 New Globe  
 Walk London  
 6 Bear Pit Apartments 14 New Globe  
 Walk London  
 5 Bear Pit Apartments 14 New Globe  
 Walk London  
 Fourth Floor 36 Southwark Bridge Road  
 London  
 Office Front Left Hand Side Third Floor 1  
 36 Southwark Bridge Road London  
 Third Floor Riverside House 2A  
 Southwark Bridge Road  
 Block H Flat 9 Peabody Estate  
 Southwark Street  
 Block G Flat 5 Peabody Estate  
 Southwark Street  
 97 Sumner Buildings Sumner Street  
 London  
 Block E Flat 12 Peabody Estate  
 Southwark Street  
 Flat 24 20 New Globe Walk London  
 Flat 18 20 New Globe Walk London  
 30 Sumner Buildings Sumner Street  
 London  
 64 Sumner Buildings Sumner Street  
 London  
 100 Sumner Buildings Sumner Street  
 London  
 Third Floor 34 Southwark Bridge Road  
 London  
 Flat B 37 Southwark Bridge Road  
 London  
 Flat 32 20 New Globe Walk London  
 Flat 29 20 New Globe Walk London  
 Flat 17 20 New Globe Walk London  
 Flat 5 20 New Globe Walk London  
 99 Sumner Buildings Sumner Street  
 London  
 95 Sumner Buildings Sumner Street  
 London  
 90 Sumner Buildings Sumner Street  
 London  
 68 Sumner Buildings Sumner Street  
 London  
 66 Sumner Buildings Sumner Street  
 London  
 62 Sumner Buildings Sumner Street

## London

51 Sumner Buildings Sumner Street  
 London  
 38 Sumner Buildings Sumner Street  
 London  
 34 Sumner Buildings Sumner Street  
 London  
 11 Sumner Buildings Sumner Street  
 London  
 11 Porter Street London Southwark  
 9 Porter Street London Southwark  
 5 Porter Street London Southwark  
 6 Gatehouse Square London Southwark  
 1 Gatehouse Square London Southwark  
 Flat E 17 Southwark Bridge Road  
 London  
 Flat D 17 Southwark Bridge Road  
 London  
 Flat 27 Old Theatre Court 123 Park  
 Street  
 Flat 12 Old Theatre Court 123 Park  
 Street  
 Flat 6 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 83 Park Street London Southwark  
 Block G Flat 9 Peabody Estate  
 Southwark Street  
 Block E Flat 8 Peabody Estate  
 Southwark Street  
 Block E Flat 1 Peabody Estate  
 Southwark Street  
 Block I Flat 5 Peabody Estate Southwark  
 Street  
 Block H Flat 15 Peabody Estate  
 Southwark Street  
 Block H Flat 10 Peabody Estate  
 Southwark Street  
 Block H Flat 4 Peabody Estate  
 Southwark Street  
 12 Bear Pit Apartments 14 New Globe  
 Walk London  
 Office Front Right Hand Side Third Floor  
 36 Southwark Bridge Road London  
 Office Left Hand Side First Floor Notcutt  
 House 36 Southwark Bridge Road  
 Fourth Floor Riverside House 2A  
 Southwark Bridge Road  
 Fourth Floor East Riverside House 2A  
 Southwark Bridge Road  
 Flat 10 Old Theatre Court 123 Park  
 Street  
 39 Sumner Buildings Sumner Street

London  
 7 Porter Street London Southwark  
 Flat 21 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 1 Anchor Terrace 125 Park Street  
 London  
 Flat 39 Old Theatre Court 123 Park  
 Street  
 Flat C 17 Southwark Bridge Road  
 London  
 Flat 33 20 New Globe Walk London  
 Flat 21 20 New Globe Walk London  
 Block E Flat 2 Peabody Estate  
 Southwark Street  
 36 Sumner Buildings Sumner Street  
 London  
 23 Sumner Buildings Sumner Street  
 London  
 19 Sumner Buildings Sumner Street  
 London  
 13 Sumner Buildings Sumner Street  
 London  
 59 Sumner Buildings Sumner Street  
 London  
 54 Sumner Buildings Sumner Street  
 London  
 8 Sumner Buildings Sumner Street  
 London  
 47 Sumner Buildings Sumner Street  
 London  
 24 Sumner Buildings Sumner Street  
 London  
 18 Sumner Buildings Sumner Street  
 London  
 Flat 22 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 21 Old Theatre Court 123 Park  
 Street  
 Block E Flat 11 Peabody Estate  
 Southwark Street  
 Block E Flat 3 Peabody Estate  
 Southwark Street  
 Block F Flat 3 Peabody Estate  
 Southwark Street  
 Block I Flat 1 Peabody Estate Southwark  
 Street  
 Block H Flat 5 Peabody Estate  
 Southwark Street  
 43 - 47 Southwark Bridge Road London  
 Southwark  
 14 Bear Pit Apartments 14 New Globe  
 Walk London

Ground Floor 36 Southwark Bridge Road  
 London  
 Ground Floor Riverside House 2A  
 Southwark Bridge Road  
 First Floor Riverside House 2A  
 Southwark Bridge Road  
 Third Floor 49 Southwark Bridge Road  
 London  
 9 Gatehouse Square London Southwark  
 Flat E 37 Southwark Bridge Road  
 London  
 1 Porter Street London Southwark  
 15 Gatehouse Square London  
 Southwark  
 Flat 6 20 New Globe Walk London  
 Block I Flat 11 Peabody Estate  
 Southwark Street  
 Block E Flat 17 Peabody Estate  
 Southwark Street  
 20 Sumner Buildings Sumner Street  
 London  
 16 New Globe Walk London Southwark  
 67 Sumner Buildings Sumner Street  
 London  
 45 Sumner Buildings Sumner Street  
 London  
 Flat F 37 Southwark Bridge Road  
 London  
 Flat 19 20 New Globe Walk London  
 Flat 11 20 New Globe Walk London  
 Flat 8 20 New Globe Walk London  
 96 Sumner Buildings Sumner Street  
 London  
 93 Sumner Buildings Sumner Street  
 London  
 87 Sumner Buildings Sumner Street  
 London  
 82 Sumner Buildings Sumner Street  
 London  
 79 Sumner Buildings Sumner Street  
 London  
 31 Sumner Buildings Sumner Street  
 London  
 3 Sumner Buildings Sumner Street  
 London  
 27 Sumner Buildings Sumner Street  
 London  
 15 Sumner Buildings Sumner Street  
 London  
 35 Southwark Bridge Road London  
 Southwark  
 10 Gatehouse Square London



Southwark  
 Flat 27 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat F 33 Southwark Bridge Road  
 London  
 Flat A 33 Southwark Bridge Road  
 London  
 Flat 18 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 2 Anchor Terrace 125 Park Street  
 London  
 Flat 18 Old Theatre Court 123 Park  
 Street  
 Flat 16 Old Theatre Court 123 Park  
 Street  
 Flat 3 Old Theatre Court 123 Park Street  
 Block G Flat 11 Peabody Estate  
 Southwark Street  
 Block G Flat 6 Peabody Estate  
 Southwark Street  
 Block E Flat 13 Peabody Estate  
 Southwark Street  
 Block E Flat 4 Peabody Estate  
 Southwark Street  
 Block C Flat 11 Peabody Estate  
 Southwark Street  
 Block C Flat 4 Peabody Estate  
 Southwark Street  
 Davies House 60A Park Street London  
 23 Bear Pit Apartments 14 New Globe  
 Walk London  
 16 Bear Pit Apartments 14 New Globe  
 Walk London  
 Fifth Floor 49 Southwark Bridge Road  
 London  
 Fourth Floor 49 Southwark Bridge Road  
 London  
 Fourth Floor West Riverside House 2A  
 Southwark Bridge Road  
 Second Floor Northern Building 1  
 Triptych Place  
 Rose Court 2 Southwark Bridge London  
 Flat C 37 Southwark Bridge Road  
 London  
 Second Floor Intel House 24 Southwark  
 Bridge Road  
 Flat 32 Old Theatre Court 123 Park  
 Street  
 Flat 20 20 New Globe Walk London  
 5 Anchor Terrace 125 Park Street  
 London  
 Flat 1 Old Theatre Court 123 Park Street

63 Sumner Buildings Sumner Street  
 London  
 83 Sumner Buildings Sumner Street  
 London  
 Block G Flat 7 Peabody Estate  
 Southwark Street  
 15 Porter Street London Southwark  
 3 Perkins Square London Southwark  
 Flat 17 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 7 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Block I Flat 13 Peabody Estate  
 Southwark Street  
 Block I Flat 6 Peabody Estate Southwark  
 Street  
 Block G Flat 10 Peabody Estate  
 Southwark Street  
 Block G Flat 2 Peabody Estate  
 Southwark Street  
 94 Sumner Buildings Sumner Street  
 London  
 91 Sumner Buildings Sumner Street  
 London  
 Flat 30 20 New Globe Walk London  
 33 Sumner Buildings Sumner Street  
 London  
 Pepys House 60B Park Street London  
 72 Sumner Buildings Sumner Street  
 London  
 48 Sumner Buildings Sumner Street  
 London  
 Third Floor Intel House 24 Southwark  
 Bridge Road  
 Flat 14 20 New Globe Walk London  
 Flat 10 20 New Globe Walk London  
 14 Sumner Buildings Sumner Street  
 London  
 17 Porter Street London Southwark  
 7 Gatehouse Square London Southwark  
 4 Gatehouse Square London Southwark  
 Flat 13 Anchor Terrace 3 - 13 Southwark  
 Bridge Road  
 Flat 51 Old Theatre Court 123 Park  
 Street  
 Flat 35 Old Theatre Court 123 Park  
 Street  
 99 Park Street London Southwark  
 Block E Flat 16 Peabody Estate  
 Southwark Street  
 Block E Flat 9 Peabody Estate  
 Southwark Street

Block C Flat 7 Peabody Estate  
Southwark Street  
Block F Flat 10 Peabody Estate  
Southwark Street  
Block I Flat 12 Peabody Estate  
Southwark Street  
Basement 32 Southwark Bridge Road  
London  
18 Bear Pit Apartments 14 New Globe

Walk London  
11 Bear Pit Apartments 14 New Globe  
Walk London  
1 Bear Pit Apartments 14 New Globe  
Walk London  
18 New Globe Walk London Southwark  
The Mezz Riverside House 2A  
Southwark Bridge Road

**Re-consultation:**

## Consultation responses received

### Internal services

formal consultation and response to Pol  
 LBS Transport Policy  
 LBS Archaeology  
 LBS Ecology  
 LBS Urban Forester  
 LBS Environmental Protection  
 LBS Community Infrastructure Levy Team

### Statutory and non-statutory organisations

London Underground  
 Thames Water  
 Metropolitan Police Service (Designing O

### Neighbour and local groups consulted:

56 Pennethorne Road Peckham London	Box 270
57 Park street London SE1 9EA	Flat 17 Anchor Terrace London SE1
London River House Royal Pier Road	9HQ
Gravesend, Kent	
City of London Corporation Guildhall PO	

OPEN

COMMITTEE:

NOTE:

PLANNING COMMITTEE (MAJOR APPLICATIONS) A

Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

MUNICIPAL YEAR 2024-25

OPEN

COPIES		COPIES	
<b>MEMBERS</b>  Councillor Kath Whittam (Vice-Chair) Councillor Gavin Edwards Councillor Esme Hicks Councillor Darren Merrill Councillor Reginald Popoola  <b>Electronic Copies (No paper)</b>  Councillor Richard Livingstone (Chair) Councillor Nick Johnson  Councillor Maggie Browning (reserve) Councillor Ellie Cumbo (reserve) Councillor Ketzia Harper (reserve) Councillor Jon Hartley (reserve) Councillor Michael Situ (reserve) Councillor Cleo Soanes (reserve) Councillor Emily Tester (reserve)  <b>MEMBERS OF PARLIAMENT (Electronic)</b>  Neil Coyle MP, House of Commons, London, SW1A 0AA Miatta Fahnbulleh MP, House of Commons, London, SW1A 0AA Helen Hayes MP, House of Commons, London, SW1A 0AA		<b>PLANNING TEAM</b>  Colin Wilson / Stephen Platts	1
	1		
	1		
	1		
	1		
		<b>COMMUNICATIONS TEAM (Electronic)</b> Eddie Townsend	
		<b>LEGAL TEAM</b>  Michael Feeney (FTB Chambers) c/o Kamil Dolebski, Specialist Planning Lawyer 2nd Floor, Hub 2	1
		<b>CONSTITUTIONAL TEAM</b>  Gerald Gohler (incl. chair's copy) 2nd Floor, Hub 2	4
		<b>TOTAL PRINT RUN</b>	11
		List Updated: 27 January 2025	