

Planning Committee (Major Applications) A

Tuesday 22 July 2025

6.30 pm

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

Supplemental Agenda No.1

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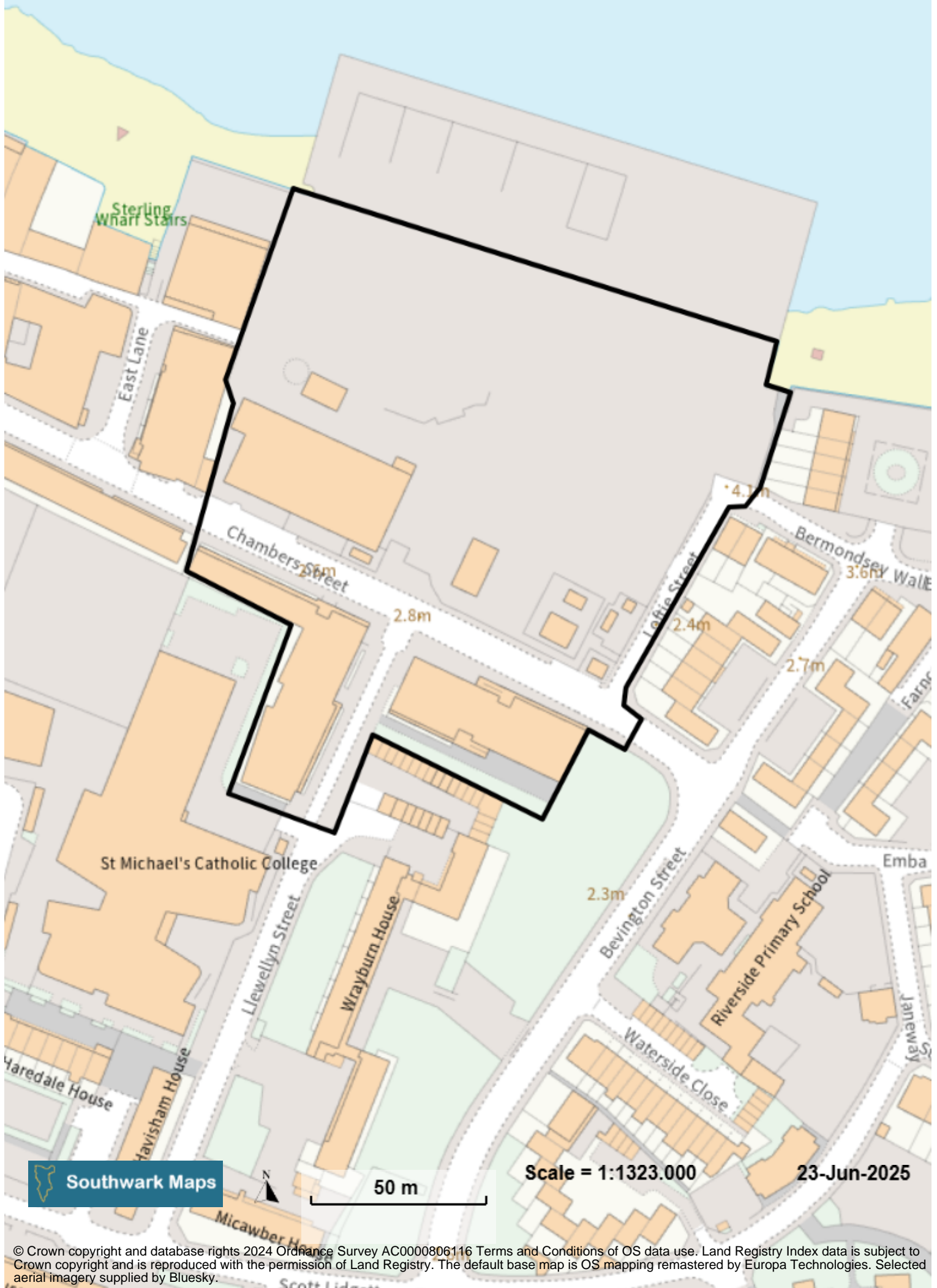
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Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Webpage: www.southwark.gov.uk

Date: 17 July 2025



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Meeting Name:	Planning Committee (Major Applications) A
Date:	22 July 2025
Report title:	<p>Development Management planning application: Application 24/AP/3800 for: S96a Material Amendment Application</p> <p>Address: Chambers Wharf Chambers Street London SE16 4XQ</p> <p>Proposal: Non material amendment to planning permission reference number 07/AP/1262, as amended by 13/AP/4266, to amend the description of development as set out below and to add a new condition of consent to secure the quanta of residential units and commercial floor space to be delivered: Current description of development attached to reference number 13/AP/4266 Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme;</p> <p>Proposed description of development Variation of Condition 34 (Approved Drawings) of planning permission 11/AP/1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings and flexible Class A/B1 floorspace at ground level along Chambers Street and Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to the scheme.</p>
Ward(s) or groups affected:	North Bermondsey
Classification:	Open
From:	Director of Planning and Growth
Application Start Date: 24/12/2024	Application Expiry Date: 20/01/2025
Earliest Decision Date:	PPA Date:

RECOMMENDATION

1. That the application for non-material changes is agreed, subject to the recommended condition; and

Details of the proposed non-material changes

2. Planning permission for the redevelopment of the site was granted by Southwark Council on 08 October 2010 (Ref: 07/AP/1262). This 2010 permission was subsequently amended to allow for the introduction of two additional affordable units and introduced site wide phasing through a Section 73 application granted on 06 February 2014 (Ref: 13/AP/4266). Blocks F and G of the development were built out under this later permission and it is therefore the 2014 (Ref: 13/AP/4266) permission under which the proposed variations are sought.
3. A non-material amendment application was initially submitted under reference 24/AP/1547 which was withdrawn by the applicant and replaced by application 24/AP/3800 (s96a to amended the description of development) and 24/AP/3801 (the Proposed s73 for Amendments to Blocks A, B, C, and D and associated landscaping). Under the public consultation process under 24/AP/3801, residents were made aware of this non-material amendment application (24/AP/3800) when neighbour consultation letters were issued. While public comments have been received in relation to 24/AP/3801, no public comments have been received in relation to 24/AP/3800.
4. As initially approved, the site benefits from planning permission for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. The number of units was later increased to 589 through the approval of two additional affordable homes. The affordable component of the approved scheme has already been delivered on site and the proposals relate only to the private elements of the scheme.
5. As explained in the submission, the Proposed s73 amendments considered separately under ref: 24/AP/3801 will reduce the overall quantum of residential units and commercial floorspace approved by the 2014 permission. Both are referenced in the description of development but amendments to the operative part of the permission are not within the scope of section 73. This Section 96a application proposes to amend the approved description of development by removing reference to the residential unit numbers and quantum of types of non-residential floorspace and placing the unit and floorspace quanta into a new planning condition as a control point. The proposed amended description of development alongside the proposed new condition are set out as follows –
6. Approved 2014 Description of Development

Variation of Condition 34 (Approved Drawings) of planning permission 11-AP-1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203m² of Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings

to the scheme'

Proposed Amended Description of Development

'Variation of Condition 34 (Approved Drawings) of planning permission 11-AP-1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings providing residential units and flexible Class A/B1 floorspace at ground floor level along Chambers Street and Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to the scheme'

7. Proposed Additional Condition (13/AP/4266)

Condition 34

The development approved by this permission provides for 589 residential units and 275 sqm of Class E and 203sqm of Class F Floorspace

Planning history

8. 07/AP/1262 - The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Granted 8/10/2010

11/AP/1875 - Application for non-material amendment to planning permission ref 07/AP/1262 to allow details to be discharged in phases related to the construction phases of the overall development. Variation of associated s106 agreement dated 8 October 2010 in relation to construction phases. Approved 6/07/2011

11/AP/3102 - Non-material amendments to Buildings F and G of planning permission dated 08/10/2010 (07-AP-1262) for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Amendments to the scheme:

- Removal of basements
- Re-organisation of building cores
- Consolidation of bin stores in Building F
- External entrances to Building F townhouses
- Building F townhouse increased from 3 to 4 bedrooms
- Entrance screen re-positioned in Building F
- Internal re-planning of the 3 bed unit on typical floors
- Re-positioning of the facade panels
- CHP boiler flues rising to vent at roof level
- Balcony depths increased to 100mm
- Single entrance to Building G, secondary entrance becomes townhouse entrance
- Building G footprint moved away from boundary
- Re-positioned location of 1 bed wheelchair unit on typical floors of Building G
- Re-organisation of the 4 bed apartment locations on typical floors in Building

G

Switch of 1 and 2 bed unit locations in Building G on typical floors
 Decrease of Building G townhouse from 4 to 3 bedrooms
 External column introduced to Building F
 Re-positioning of 3 bed wheelchair ground floor duplex

13/AP/0369 - Proposed deed of variation to the existing S106 agreement of planning permission 07/AP/1262 dated 10 October 2010 (residential development comprising 587 dwellings) to vary the terms of provision of affordable housing so that the 18 x 1-bed and 71 x 2-bed dwellings will be provided at affordable rent (circa 65% of market rent) rather than at target rent as previously permitted. The remaining affordable housing remains as previously proposed (17 x 3 bed and 13 x 4 bed affordable dwellings to be provided at target rent and 49 x 1-bed and 12 x 2-bed dwellings as shared ownership). Approved 8/04/2013

13/AP/2182 - Variation of Condition 34 (approved drawings) of planning permission 11-AP-1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Withdrawn 20/10/2013.

13/AP/4266 - Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Approved 06.02.2014¹

15/AP/3481 - Non-material amendment to planning permission 07-AP-1262 for: 'The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application'. The amendments consist of changes to the basement floor level to accommodate new Thames Tideway Tunnel infrastructure passing through the site. Approved 22/09/2015

¹For the avoidance of doubt, the permission which was issued in relation to 13/AP/4266 is an amendment to the permission attached to 07/AP/1262 as varied by 11/AP/1875.

Preliminary Matters

Planning policy

9. This application is to be determined on matters of fact and degree and planning law in respect of the extent and effect of the proposed change to the permitted development. Matters of planning policy are not a relevant consideration.
10. The detailed planning policy relating to this development is set out in the report on the original planning application.

KEY ISSUES FOR CONSIDERATION

11. The main issue in respect of this application is to determine if the proposed changes are:
 - (a) non-material and do not require the submission of an application for planning permission by reason that they:
 - (i) do not in themselves constitute development, or
 - (ii) are considered to be so trivial or inconsequential that they may be regarded as *de minimis*, that is legally of no consequence, and that planning permission is not required;
 - or
 - (b) are materially different from the permitted development and require the submission of an application for planning permission.
12. This is discussed in detail in the 'Assessment' section of this report.
13. Community impact, equalities and human rights implications are relevant considerations, as is working proactively and positively with applicants and agents. These matters are discussed in the 'Assessment' section of this report.
14. 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.

Assessment

15. The applicant proposes to amend the approved description of development by removing reference to the residential unit numbers and quantum of types of non-residential floorspace and placing the unit and floorspace quanta into a new planning condition. Officers consider the principle of this is acceptable as the heart of the permission, to deliver six blocks of residential housing and associated flexible mixed used space, would not be amended as a result of securing the quantum of development as a condition of consent. Further, due to the previously approved increase in affordable housing units, officers note that there is currently some discrepancy with the approved quantum of development and the proposed change would resolve this.
16. In regard to the proposed condition wording, officers note that the applicant has proposed that non-residential uses be secured as Class E and Class F, as opposed to flexible Class A/B1 floorspace as is secured by the current description of development. Class E has superseded Use Class A/B1, but it has also incorporated other uses which were not previously associated with Use Classes A and B1. Accordingly, officers consider it necessary to maintain the reference to Use Class A/B1 in the amended condition wording. The recommended amended description are set out below and subject to this change are considered acceptable.

17. Approved 2014 Description of Development

Variation of Condition 34 (Approved Drawings) of planning permission 11-AP-1875 (Related to parent permission 07/AP/1262) which consented the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203m² of Class D1 floorspace along Llewellyn Street to allow for two additional affordable dwellings to the scheme'

Recommended Amended Description of Development
(to be considered as attached to 13/AP/4266)

'Erection of six residential buildings providing residential units and flexible Class A/B1 floorspace at ground floor level along Chambers Street and Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application.'

18. Recommended Additional Condition (13/AP/4266)

Condition 35

The development approved by this permission provides for 589 residential units and 275 square metres of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203 square metres of Class D1 floorspace along Llewellyn Street.

19. Overall the proposed changes, individually, as a group, and together with previously approved non-material amendments, are considered to be non-material.

Community Impact and Equalities Assessment

20. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
21. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
22. 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, and;
 - 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.

23. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human Rights Implications

24. 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.
25. This application has the legitimate aim of providing the details required by a grant of planning permission. 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

26. The Council has published its development plan 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.
27. 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.

28. **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 statutory	NO

determination date?	
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Conclusion on the Materiality of the Changes

29. As explained in detail in the 'Assessment' part of this report, the proposed changes are considered to be 'non-material', subject to the recommended amended description and additional condition. Accordingly, Officers recommend that the application for non-material changes is AGREED, subject to the amended description and additional condition of consent below to clarify the extent of the permission approved by ref 13/AP/4266 and its associated amendments.

Recommended Amended Description of Development

(to be considered as attached to 13/AP/4266)

'Erection of six residential buildings providing residential units and flexible Class A/B1 floorspace at ground floor level along Chambers Street and Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application.'

Recommended additional Condition

Condition 35

The development approved by this permission provides for 589 residential units and 275 square metres of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203 square metres of Class D1 floorspace along Llewellyn Street.

Reason:

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

REASONS FOR URGENCY

30. The application was deferred from the meeting of Planning Committee (Major Applications) B on 15 July 2025 for the reason that there would not have been time to hear the item. Officers consider there is an urgent need to hear this application at the 22 July 2025 planning committee in order to minimise risks associated with an appeal against non-determination and potential costs associated with that process.

REASONS FOR LATENESS

31. The report was published on time for the Planning Committee (Major Applications) B on 15 July 2025, but was deferred on that day, by which time the agenda pack for the Planning Committee (Major Applications) A on 22 July 2025 had already been published.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: Application file: 24/AP/3800 Southwark Local Development Framework and Development Plan Documents	Resources Department, attention Strategic Planning Applications, 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	Planning history of the site and nearby sites

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Andy Sloane, Senior Planning Officer		
Version	Final		
Dated	16 July 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director, Resources	No	No	
Strategic Director, Environment, Sustainability and Leisure	No	No	
Strategic Director, Housing	No	No	
Date final report sent to Constitutional Team		16 July 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.

Applicant	C/O Agent	Reg. Number	24/AP/3800
Application Type	S.96a non-material amendment		
Recommendation	AGREE changes are considered to be 'non-material'	Case Number	24/AP/3800

Draft of Decision Notice

The determination is AGREE changes are considered to be 'non-material' for the following development:

Amended Description of Development (considered as attached to 13/AP/4266)

"Erection of six residential buildings providing residential units and flexible Class A/B1 floorspace at ground floor level along Chambers Street and Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application."

In accordance with application received on 24/12/2024 and Applicant's Drawing Nos.:

Existing Plans: LOCATION PLAN 002 P6

Proposed Plans: N/A no amendments to plans proposed.

Other Documents: COVERING LETTER LE/OMJ/DP6644 dated 23 December 2024)

Permission is subject to the following Compliance Condition(s)

Recommended additional Condition

Condition 35

The development approved by this permission provides for 589 residential units and 275 square metres of flexible Class A/B1 floorspace at ground floor level along Chambers Street and 203 square metres of Class D1 floorspace along Llewellyn Street.

Reason:

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

APPENDIX 2**Relevant planning history**

07/AP/1262 - The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Granted 8/10/2010

11/AP/1875 - Application for non-material amendment to planning permission ref 07/AP/1262 to allow details to be discharged in phases related to the construction phases of the overall development. Variation of associated s106 agreement dated 8 October 2010 in relation to construction phases. Approved 6/07/2011

11/AP/3102 - Non-material amendments to Buildings F and G of planning permission dated 08/10/2010 (07-AP-1262) for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Amendments to the scheme:

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- Re-positioning of the facade panels
- CHP boiler flues rising to vent at roof level
- Balcony depths increased to 100mm
- Single entrance to Building G, secondary entrance becomes townhouse entrance
- Building G footprint moved away from boundary
- Re-positioned location of 1 bed wheelchair unit on typical floors of Building G
- Re-organisation of the 4 bed apartment locations on typical floors in Building G
- Switch of 1 and 2 bed unit locations in Building G on typical floors
- Decrease of Building G townhouse from 4 to 3 bedrooms
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13/AP/0369 - Proposed deed of variation to the existing S106 agreement of planning permission 07/AP/1262 dated 10 October 2010 (residential development comprising 587 dwellings) to vary the terms of provision of affordable housing so that the 18 x 1-bed and 71 x 2-bed dwellings will be provided at affordable rent (circa 65% of market rent) rather than at target rent as previously permitted. The remaining affordable housing remains as previously proposed (17 x 3 bed and 13 x 4 bed affordable dwellings to be provided at target rent and 49 x 1-bed and 12 x 2-bed dwellings as shared ownership). Approved 8/04/2013

13/AP/2182 - Variation of Condition 34 (approved drawings) of planning permission

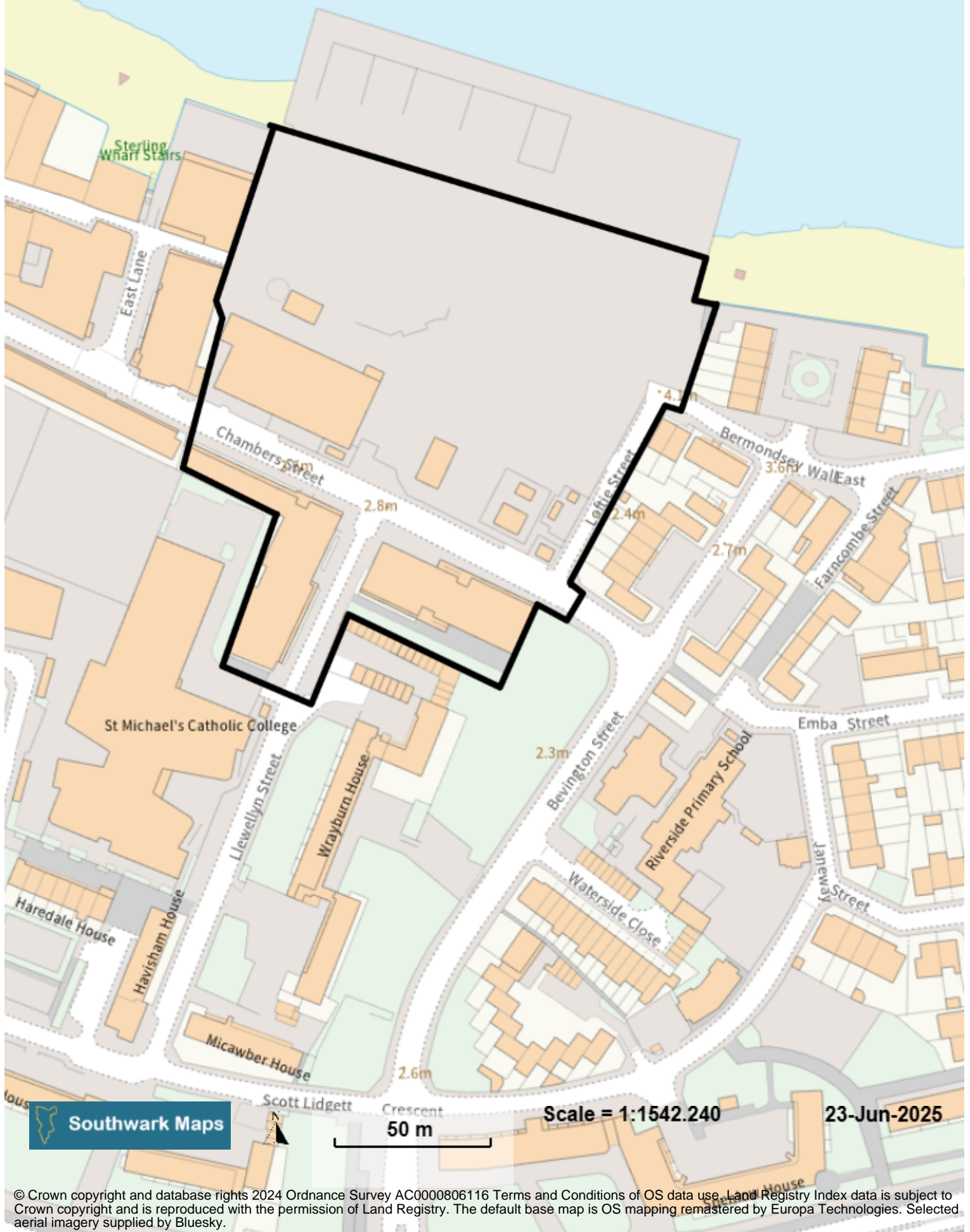
11-AP-1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Withdrawn 20/10/2013.

13/AP/4266 - Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Approved 06.02.2014¹

15/AP/3481 - Non-material amendment to planning permission 07-AP-1262 for: 'The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application'. The amendments consist of changes to the basement floor level to accommodate new Thames Tideway Tunnel infrastructure passing through the site. Approved 22/09/2015

¹For the avoidance of doubt, the permission which was issued in relation to 13/AP/4266 is an amendment to the permission attached to 07/AP/1262 as varied by 11/AP/1875.

24/06/2021 - Chambers Wharf, Chambers Street, London SE16 4XQ



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Meeting Name:	Planning Committee (Major Applications) A
Date:	22 July 2025
Report title:	<p>Development Management planning application: Application 24/AP/3801 for: S73 Material Amendment Application</p> <p>Address: Chambers Wharf, Chambers Street, London SE16 4XQ</p> <p>Proposal: Material amendment under section 73 of the Town and Country Planning Act 1990 to reference number 07/AP/1262, as amended by 13/AP/4266, to secure amendments to Blocks A, B, C, D and associated landscape only including amendments to the internal configuration, external design and overall massing, mix and unit numbers, and variation of the conditions of consent including to allow for:</p> <ul style="list-style-type: none"> • Changes to façade design and composition of all buildings to meet updated fire regulations and energy and sustainability standards as well as addressing overheating; • Adjustments to building footprint, form, and massing; • Internal reconfiguration of units to address the current Nationally Described Space Standards, resulting in a change in mix and a reduction in units from 589 to 566; • Re-organisation of building cores, additional staircases and inclusion of additional fire safety features including sprinklers; • Change from winter gardens to a mix of winter gardens and balconies; • Addition of plant, lift overruns, smoke vents and risers on the roof of buildings, contributing to overall increases in building massing and heights ranging between 3.9 and 4.9 metres; • Addition of new residential amenity facilities in Building A, C and D, including swimming pool a gym uses; • Amendments to condition 34 to reflect the reduction in commercial floorspace by 113m²; • Inclusion of revised energy strategy, facilitated by inclusion of rooftop plant; • Amendment to basement layout to accommodate Thames Tideway Tunnel infrastructure; • Rise in finished floor level of building C for flood protection. <p>Application 07/AP/1262 was accompanied by an</p>

	Environmental Statement pursuant to the Town and Country Planning Act 1990, which can be viewed on southwark.gov.uk/planningregister under reference 07/AP/1262. This application is supported by a note prepared Trium dated March 2025 assessing the compliance against the Environmental Statement, which can be viewed on southwark.gov.uk/planningregister under reference 24/AP/3801. Copies of the application documents are available by request.
Ward(s) or groups affected:	North Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 24/12/2024	
Earliest Decision Date: 25/03/2025	

RECOMMENDATIONS

1. That planning permission be granted subject to revised conditions to those on the existing permission and the completion of a deed of variation to the existing s106 legal agreement; and
2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
4. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and
5. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and

6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by 30 September 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the development not complying with Southwark Plan 2022 SP6, SP4, P23, P28, P50, P54, P53 Policies and London Plan 2021 Policies SI 2, S4, E11, T1, T4, T5, T9 and DF1.

Executive Summary

8. Planning permission for the redevelopment of the site was granted by Southwark Council on 08 October 2010 (Ref: 07/AP/1262). This 2010 permission was subsequently amended to allow for the introduction of two additional affordable units and introduced site wide phasing through a Section 73 application granted on 06 February 2014 (Ref: 13/AP/4266). Blocks F and G of the development were built out under this later permission and it is therefore the 2014 (Ref: 13/AP/4266) permission under which the proposed variations are sought.
9. The focus of this application is the site Blocks A, B, C, D and the landscaping associate with these blocks. This area of the site has been used as a main construction site for the Thames Tideway Tunnel (TTT), a new combined sewer running from West to East London, which has meant that this portion of the scheme has been unable to proceed. The TTT scheme was established by a development consent order and by LBS reference 14/AP/0000, and subsequent associated applications. The TTT project on this site is due to complete in 2025, and following the completion of TTT works the site will be available for the residential development on the site to proceed. Officers note that the phasing of the development was established by non-material amendment application 11/AP/1875 which was approved by the Council on 6/07/2011 to enable the early delivery of the affordable housing (Buildings F and G) in acknowledgement of the impacts of the TTT project on the Chambers Wharf development. To achieve this, the approved conditions were amended alongside an associated deed of variation to the s106 which established that the development was to proceed in four construction phases, which are:
 Phase 1 – Blocks F and G (affordable housing component),
 Phase 2 – Blocks A and B,
 Phase 3 – Block C, and
 Phase 4 – Block D.

Further to the above, the basement level underneath Buildings A, B, C, and D was amended to accommodate the TTT requirements under LBS application reference 15/AP/3481.

10. This application seeks to secure amendments to the internal configuration, external design and changes to the overall massing, mix and unit numbers through the variation of condition 1 (approved drawings) of the 2014

permission, and these changes are described in more detail below.

11. The proposed changes relate only to buildings A, B, C, D and the associated landscaping and in summary the proposed changes are:
 - Changes to façade design and composition of all buildings to meet updated fire regulations and energy and sustainability standards as well as addressing overheating;
 - Adjustments to building footprint, form, and massing;
 - Internal reconfiguration of units to address the current Nationally Described Space Standards, resulting in a change in mix and a reduction in units from 589 to 566;
 - Re-organisation of building cores, additional staircases and inclusion of additional fire safety features including sprinklers;
 - Change from winter gardens to a mix of winter gardens and balconies;
 - Addition of plant, lift overruns, smoke vents and risers on the roof of buildings, contributing to overall increases in building massing and heights ranging between 3.9 and 4.9 metres;
 - Addition of new residential amenity facilities in Building A, C and D, including swimming pool a gym uses;
 - Amendments to condition 34 to reflect the reduction in commercial floorspace by 113m²;
 - Inclusion of revised energy strategy, facilitated by inclusion of rooftop plant;
 - Amendment to basement layout to accommodate Thames Tideway Tunnel infrastructure; and
 - Rise in finished floor level of building C for flood protection.

12. Officers note that there the proposed drawings show Blocks F and G as approved under the 2007 submission (planning reference 07/AP/1262), as opposed to the drawings approved under the subsequent amended proposal under references 11/AP/1875, 13/AP/4266, and 15/AP/3481. The applicant has confirmed that no amendments are proposed to the approved plans for Blocks F and G which were completed around 2015. For the avoidance of doubt, the description of development has been updated to confirm that the proposed amendments relate only to Buildings A, B, C, D and the associated landscaping. Further, for the avoidance of doubt, an informative has been added to confirm the approved drawings which relate to Blocks F and G.

13. Application 07/AP/1262 was accompanied by an Environmental Statement pursuant to the Town and Country Planning Act 1990. The current application is supported by a note on compliance with the existing Environmental Statement which was prepared Trium and is dated March 2025. An updated and revised package of condition and obligations is recommended which would secure the necessary mitigation measures and policy compliance for most assessment topics. However, further daylight and sunlight losses to neighbouring properties have been identified; these are considered in more detail below. The likely equalities impacts from the revised scheme have been considered.

14. As set out above, since construction has begun on the site, the site was temporarily acquired for use as part of the TTT development, which prevented the progression of the approved residential development on site. The

introduction of the new fire regulations, together with changing energy and sustainability requirements, a number of changes have been proposed in order to meet the new requirements and to enable the deliverability of the remainder of the development.

15. The proposed amendments allow the site to continue to provide substantial public benefits, stemming from the mixed-use redevelopment of a brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan, including in relation to Southwark Plan 2022 Site Allocation NSP15 (Chambers Wharf).
16. It is recognised that there would continue to be some degree of harm to surrounding residential amenity (as was the case under the original permitted development), and again, on balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission. Officers consider that the balance continues to weigh in favour of the development.
17. Having given this application careful consideration to weigh the balance of the proposed amendments to the scheme, officers recommend the application for approval, subject to revised conditions (updated versions of those on the existing permission as well as new conditions to address further policy areas), and completion of a deed of variation to the existing s106 agreement.

Planning Summary – Tables

Approved Scheme – Summary of Blocks A, B, C, and D only

Private Homes	Block A	Block B	Block C	Block D	Homes Total	% of total
1-bed/1P (Studio)	2	0	0	4	6	1.47%
1-bed/1P-2P*	58	58	49	1	166*	40.79%
2-bed/3p	41	56	40	13	150	36.86%
2-bed/4p						
3-bed/4p	10	26	26	23	85	20.88%
3-bed/5p						
3-bed/6p						
4-bed/8p	0	0	0	0	0	0%
Total and % of total	111	140	115	41	407	

* Under the current policy guidance, 158 of these units would be assessed as 1 Bedroom 1 person flats as they are less than 50sqm.

Proposed Scheme - Blocks A, B, C, and D only

Private Homes	Block A	Block B	Block C	Block D	Homes Total	% of total
1-bed/1P (Studio)	17	14	22	1	54	14.06%
1-bed/2P	17	37	32	3	89	23.18%
2-bed/3p	17	25	8	8	58	15.10%
2-bed/4p	24	35	32	5	96	25.00%
3-bed/4p	8	0	0	0	8	2.08%
3-bed/5p	0	11	0	12	23	5.99%
3-bed/6p	9	13	23	8	53	13.80%
4-bed/8p	1	1	1	0	3	0.78%
Total and % of total	93	136	118	37	384	

Habitable rooms	Consented*	Proposed	% Change
Building A	317	280	-11.67%
Building B	447	428	-4.25%
Building C	344	367	6.69%
Building D	164	152	-7.32%
Total	1272	1227	-3.54%

*For an equal comparison, the applicant has calculated habitable rooms for both the consented and proposed scheme in line with the Council's current Section 106 and CIL SPD which stipulates any room that is over 28sqm will be considered as two habitable rooms.

Height change AOD	Consented	Proposed	Change
Building A	34.5	39.2	4.7
Building B	43.5	48.28	4.78
Building C	40.5	44.42	3.92
Building D	49	53.41	4.41

Use class changes

Use Class	Existing sqm	Proposed sqm	Change +/- sqm
Ancillary residential uses (use class C3) Building A	0	Resident's Lounge 103 Spa (inc changing) 95 Swimming Pool 179 Cinema Room 43 Fitness suite 46 Gym 229	+695
Use Class A/B1 Building B	150	78	-72
Use Class A/B1 Building C	127	86	-41
Ancillary residential uses (use class C3) Building C	0	Residents' amenity 104	+104
Ancillary residential uses (use class C3) Building D	0	Residents' amenity 120	+120
Total Use Class A/B1	277	164	-113
Total Ancillary residential uses (use class C3)	0	919	+919

GIA changes

	Consented GIA sqm	Proposed	Change + sqm
Building A	8,691	9,920	1,229
Building B	12,249	13,900	1,651
Building C	10,165	11,757	1,592
Building D	51,57	5,354	197
Total			4,669

Public realm

	Existing sqm	Proposed sqm	Change +/-
Public realm	4,620	4,880	+260
Communal external amenity (for residents use only)			
Building A		321*	
Building B		921	
Building C		844	
Building D		0	
Play space		470**	

**This area of communal external amenity space includes 100sqm of play space.*

***100sqm to be included within communal external amenity space for Building A and remainder (370sqm) to be confirmed at the submission of details stage and included either within communal external amenity space or public realm*

Sustainability and environment	
CO2 savings beyond Part L Building Regulations	65% over Part L 2021 at Be Lean Stage % over Part L 2021 reduction at Be Green Stage to be established through discharge of details with minimum offset payment of £280,107 proposed
Trees lost	N/A
Trees gained	To be established through discharge of landscape details in accordance with extant permission. A minimum of 5 additional street trees on Chambers Street secured by condition.

	Existing	Proposed	Change +/-
Urban Greening Factor	2.9	No amendments proposed to landscaping plan / UGF of 4.0 to be secured via condition and assessed at submission of details stage	Increase of +1.1 to be secured by condition
EVCPS (on site)			
Car parking spaces	163 and 24 motor cycle spaces	100 (including 44 regular parking space and 56 Blue Badge spaces) and 24 motor cycle spaces	-63
Cycle parking spaces	450 2 tier	670 comprising: 608 2 tier (90%) 34 larger tubular stands (5.07%)	+220

		28 tubular stands (4.17%)	
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Southwark CIL (estimated)	£401,999.06
MCIL (estimated)	£93,768.91
Section 106 contributions	£294,168.00

BACKGROUND INFORMATION

Site location and description

18. The application site is approximately 2ha and is located on Chambers Street. The site comprises three plots. Plot 1 (1.0102 ha) is located between Chambers Street and the River Thames and currently acts as the a main construction site for the Thames Tideway Tunnel (TTT) which is a combined sewer running from west to east London. This application focuses on Plot 1. As set out above, Blocks F and G to the south of Chambers Street have already been developed by the applicant and where completed in 2015.

To the north of Plot 1, the application site, is the River Thames.

The east of the application site is bounded by Loftie Street and Bermondsey Wall East. The nearest developed sites to the east are Fountain House, 210-212 Bermondsey Wall East, and 8-14 Fountain Green Square.

To the south of the application site is Chambers Street and the developed part of the consented scheme known as Blocks G (Jacobs House) and F (Hartley House).

To the west of the site are the Luna House and Axis Court residential developments which front East Lane and Bermondsey Wall West, which terminates into the application site.

As noted above, the application site has been used as a main construction site for the TTT a project. The applicant advises that TTT works on the application site are due to be completed in 2025 and some associated infrastructure will remain on site and be integrated into the development on the application site.

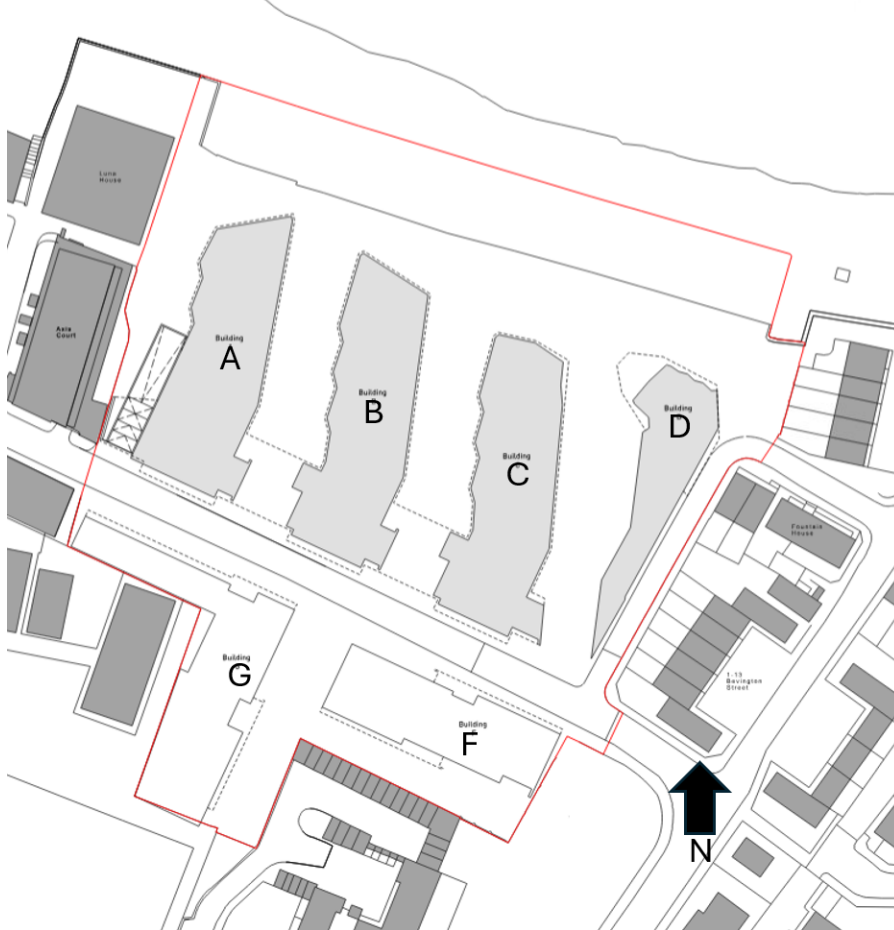
19. The site is subject to the following designations:
- NSP15 Site Allocation Chambers Wharf
 - Area Vision: AV.03 Bermondsey
 - London View Management Framework Landmark Viewing Corridor (Greenwich Park Wolfe statue to St Paul's Cathedral) – North eastern site corner only
 - London View Management Framework Wider Setting Consultation Area (Greenwich Park Wolfe statue to Tower Bridge WSCA)
 - London Views Management Framework – Extended background vistas (Primrose Hill summit to St Paul's Cathedral)
 - Thames Policy Area

- Archaeological Priority Area
- Hot food takeaway primary and secondary school exclusion zone
- Urban Zone
- Air Quality Management Area
- Partially within The River Thames and tidal tributaries Site of Importance for Nature Conservation
- Partially within National Cycle Network NCN 4
- Flood Zone 3 (flood-map-for-planning.service.gov.uk)

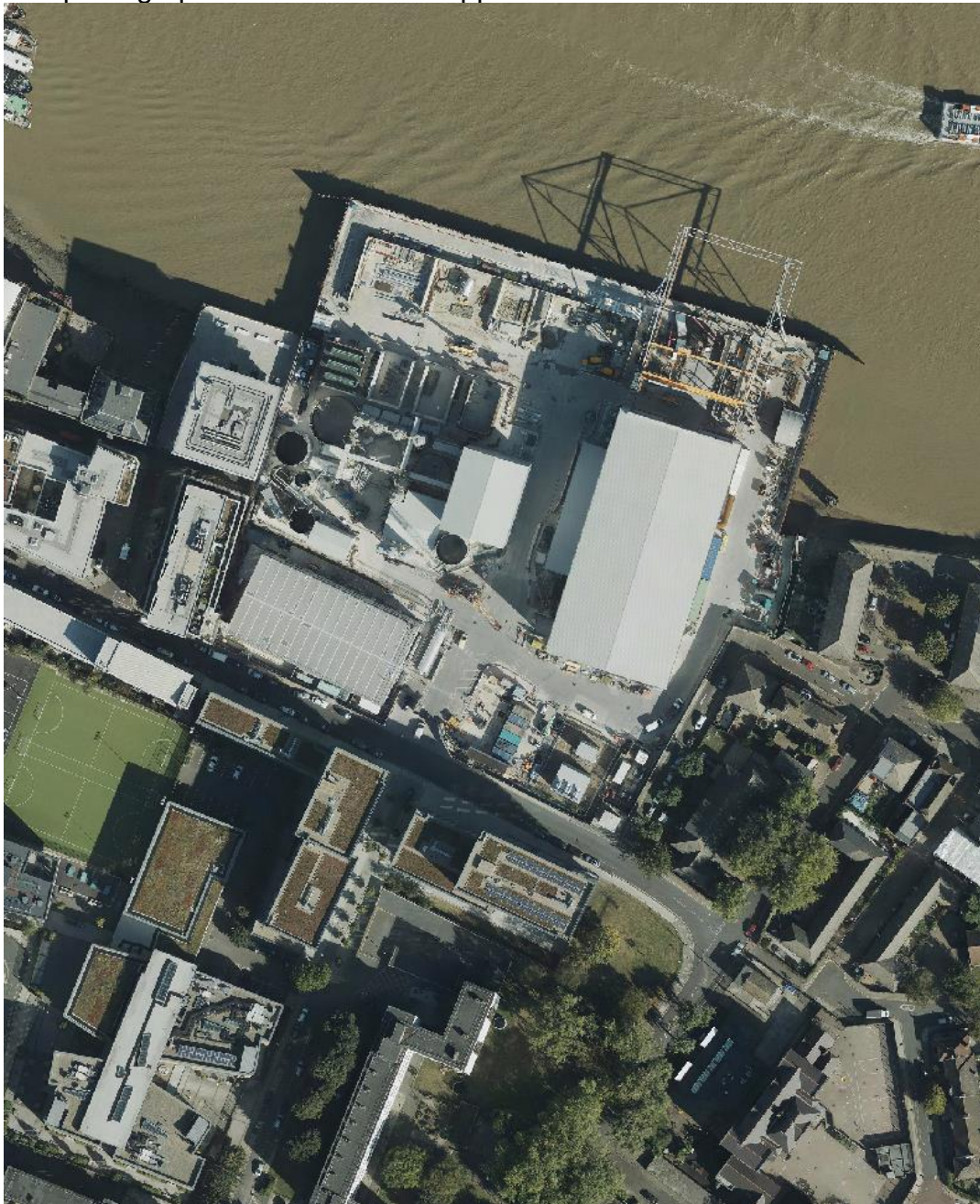
The site is not within a conservation area, and there are no listed buildings within it. It is situated within the wider setting of conservation areas and lies between St Saviours Dock Conservation Area and Edward III's Rotherhithe Conservation Area. As set out in NSP15 of the Southwark Plan the site is not considered to impact a Scheduled Ancient Monument. As set out in NSP15 of the Southwark Plan, the site is within the setting of heritage assets including the setting of the Grade II listed buildings Riverside School, the Old Justice Public House, 33 Bermondsey Wall West and East Lane Stairs. Further, as noted above, the site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge and the site lies within LVMF view 5A.2 - Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral.

○

20. *Site location plan (showing proposed building footprints)*



21. The photographs below show the appearance of the site.



Aerial photo taken in 2019-2020 showing part of the site in use for the delivery of the Thames Tideway Tunnel

22. There are no tree preservation orders in place on or around the site.

Details of proposed amendments

23. The proposed development is summarised in the Design and Access Statement (DAS), covering letter, and EIA compliance note and the explanations in these documents are summarised below. Further, the DAS states that it should be read in conjunction with the Design and Access Statement (planning application ref. 13/AP/4266) submitted in support of the approved planning application.

24. The Applicant, St James, bought the site from St Martins who held the initial planning permission. The development comprises four phases, of which Phase 1 (Blocks F and G) has been delivered, and Phase 2 (Blocks A-B), Phase 3 (Block C), and Phase 4 (Block D) remain undelivered as the site has been in use for the delivery of the Thames Tideway Tunnel (TTT) development. With the site due to be released from the TTT in 2025, the Applicant is seeking to complete Phases Two to Four of the consented scheme under Ref: 13/AP/4266. However, given the date of this permission, the nature of the scheme at that time and the need to bring it up to current standards in terms of fire regulations, building regulations, space standards and market-led expectations, the applicant considers it is necessary to secure a series of amendments to the buildings and basement. The architects who completed the originally approved designs, SimpsonHaugh, have been retained and have prepared the designs for the current proposal.
25. The changes proposed do not include any amendments to Phase 1 of the development which has already been delivered, although it is within the same red line application site. The proposed amendments and changes related to the TTT delivery mean drawings need to be amended and some conditions are no longer relevant, and accordingly the approved conditions need to be amended as part of the proposals.
26. In summary the proposed site-wide changes include:
- Changes to façade design and composition of all buildings to meet updated fire regulations and energy and sustainability standards as well as addressing overheating;
 - Adjustments to building footprint, form, and massing;
 - Internal reconfiguration of units to address the current Nationally Described Space Standards, resulting in a change in mix and a reduction in units from 589 to 566;
 - Re-organisation of building cores, additional staircases and inclusion of additional fire safety features including sprinklers;
 - Change from winter gardens to a mix of winter gardens and balconies;
 - Addition of plant, lift overruns, smoke vents and risers on the roof of buildings, contributing to overall increases in building massing and heights ranging between 3.9 and 4.9 metres;
 - Addition of new residential amenity facilities in Building A, C and D, including swimming pool a gym uses;
 - Amendments to condition 34 to reflect the reduction in commercial floorspace by 113m²;
 - Inclusion of revised energy strategy, facilitated by inclusion of rooftop plant;
 - Amendment to basement layout to accommodate Thames Tideway Tunnel infrastructure;
 - Rise in finished floor level of building C for flood protection.
27. The relevant visual examples of these changes are shown below:

Comparison of Consented (Blue) and Proposed Red) massing and height

Buidling A

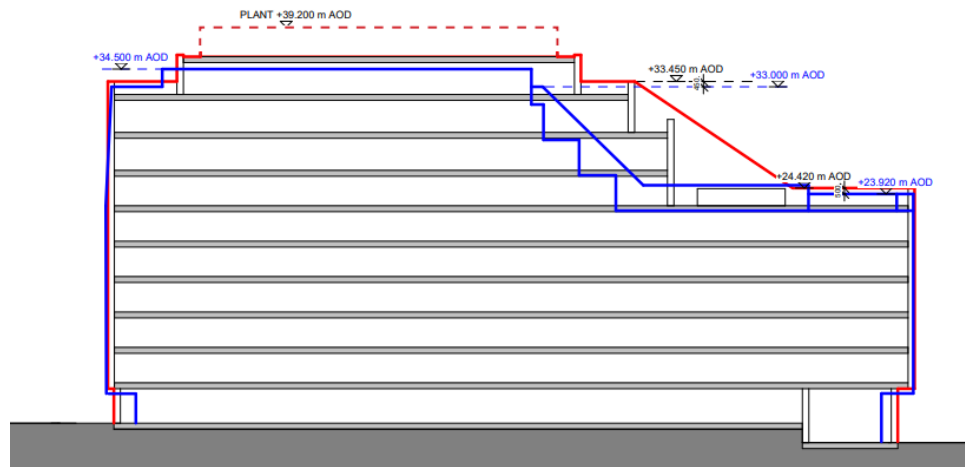


Figure 1 Height and massing increases Building A

Buidling B

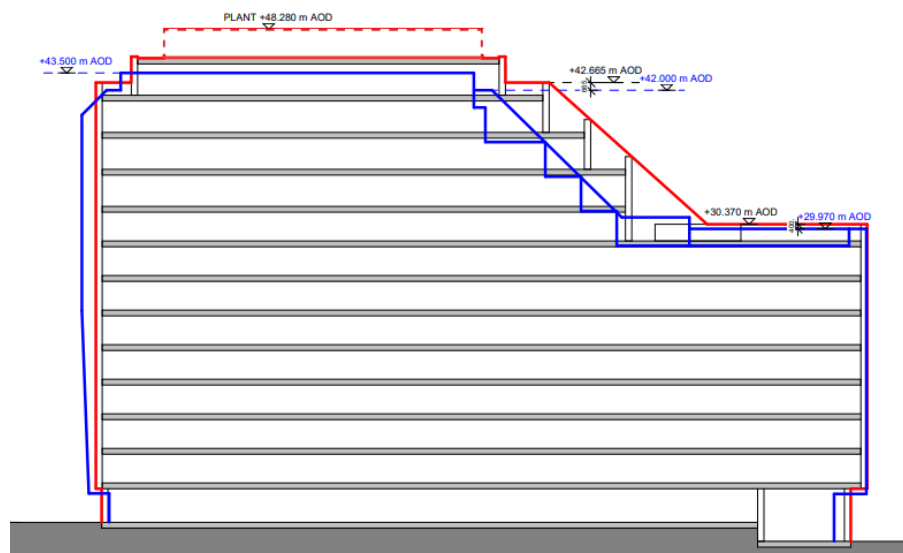


Figure 2 Height and massing increases Building B

Building C

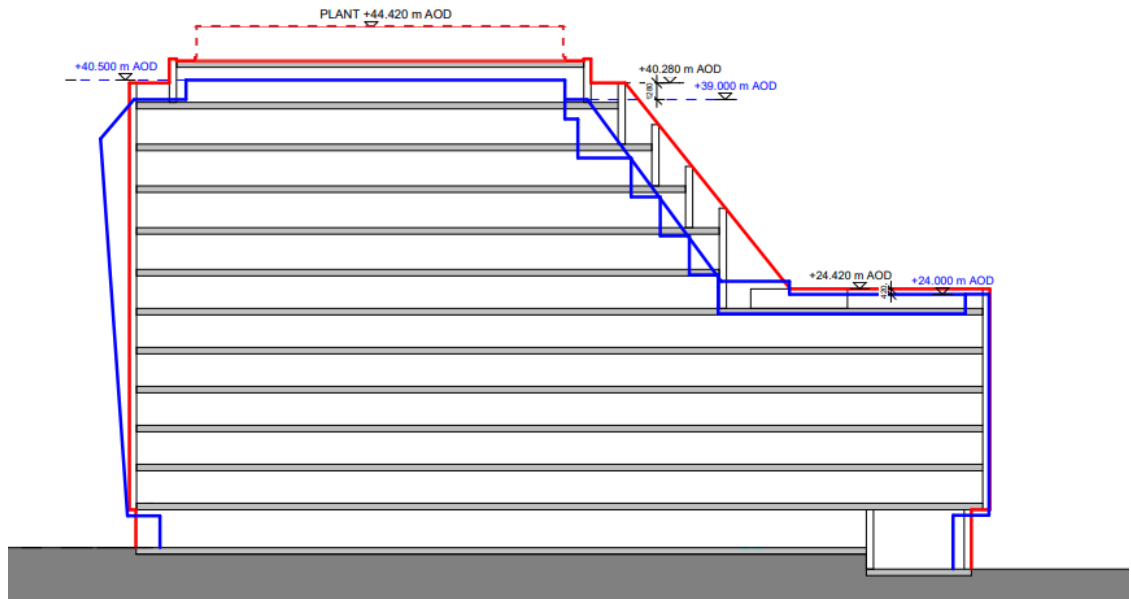


Figure 3 Height and massing increases Building C

Building D

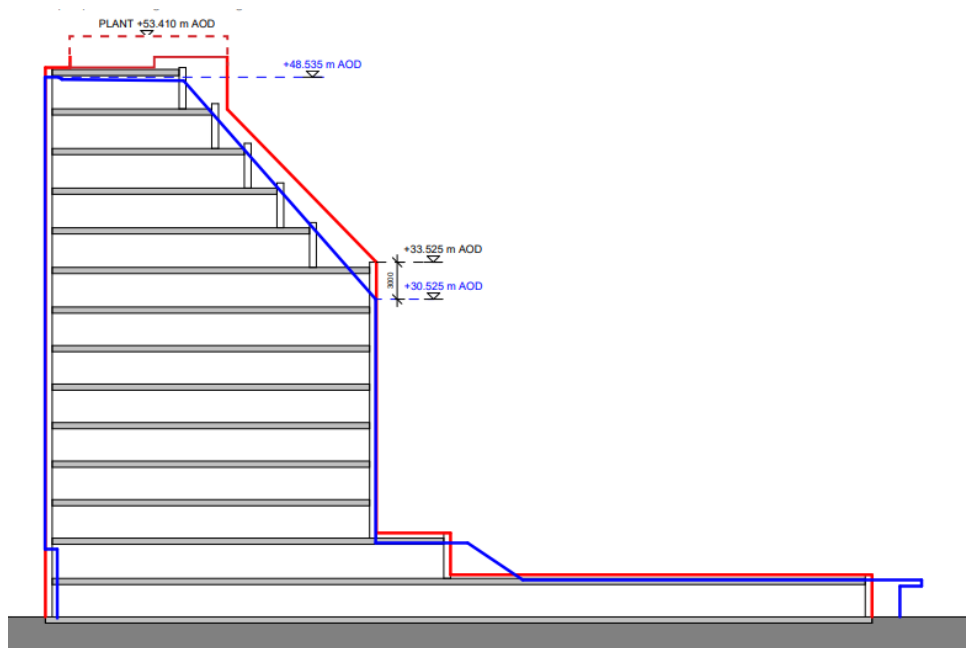


Figure 4 Height and massing increases Building D

Comparison of Consented (Blue) and Proposed Red) layout

key

—	consented predominant facade line above
---	consented ground floor facade line
—	proposed predominant facade line above
---	proposed ground floor facade line

Predominant façade lines

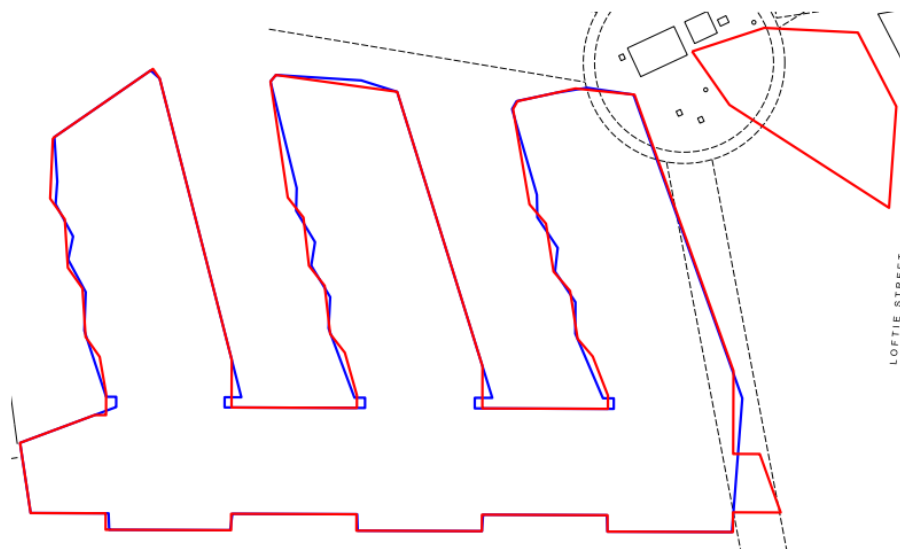


Figure 5 Updated predominant facade lines shown in red

Ground floor façade lines

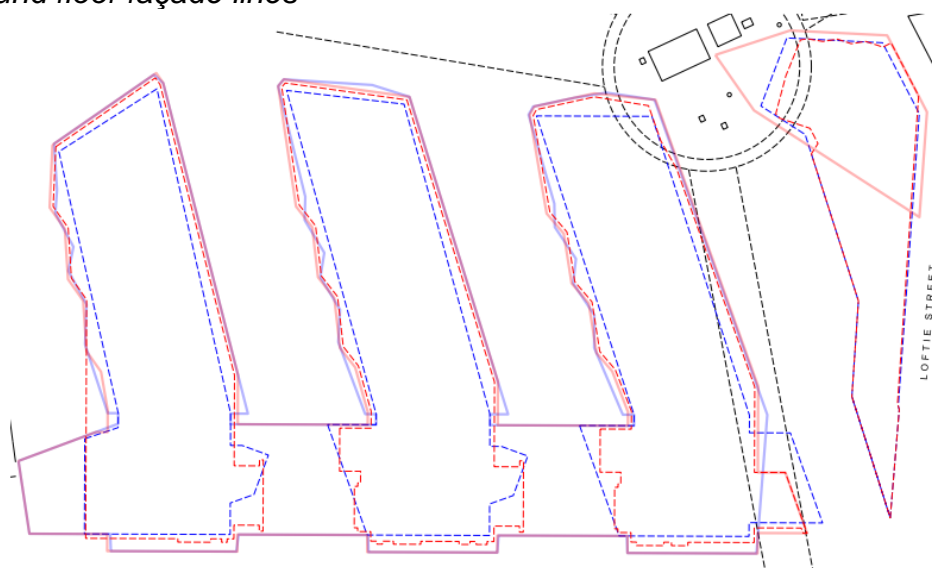


Figure 6 Updated ground floor facade lines shown in red

Visual of the approved scheme



Figure 7 Approved - East end of Chambers Street looking west



Figure 8 Approved - West end of Chambers Street looking east



Figure 9 Approved - Bermondsey Wall East (adjacent to the Old Justice public house) looking west

Visual of Proposed Scheme



Figure 10 Proposed - East end of Chambers Street looking west



Figure 11 Proposed - West end of Chambers Street looking east



Figure 12 Proposed - Bermondsey Wall East (adjacent to the Old Justice public house) looking west

28. The TTT infrastructure occupies an area of 460sqm on the site comprising the shaft chamber, ventilation chamber and surface ventilation shafts, services kiosk, and a further maintenance area of approximately 1,370sqm (including the 460sqm). As set out in the DAS, the TTT infrastructure imposes the following key constraints upon the residential development:
- The extent of the basement has been revised to accommodate the shaft chamber protection zones – consented through a non-material amendment in September 2015;
 - The main shaft chamber needs to remain independent from structures of the residential development;
 - Structural implications for Buildings C and D, the footprints of which both extend over the shaft chamber; and
 - Retained infrastructure and maintenance requirements for the lifetime of the development which have implications upon the external landscaping and uses and extent of Buildings C and D at ground level.
29. Given the substantive works that TTT undertook across the site in delivering their infrastructure, there are a number of planning conditions from the 2014 permission which the applicant considers are no longer valid, or applicable to the proposed development. As such this application proposes the deletion of the following planning conditions –
- 2 Building Recording
 - 3 Archaeological Mitigation Strategy
 - 4 Archaeological Work - River Wall/Deck

5 Archaeological Reporting
 6 Feasibility Study For River - Spoilt/Construction Material
 7 Jetty Removal Method Statement
 8 Bat/Reptile Survey
 10 River Wall Condition Survey & Flood Defence Works
 13 River Wall/Jetty Works
 14 Contamination
 20 Tree Protection
 24 Sound Insulation – Community Space
 25 CHP Feasibility Study

These are considered within this report and recommendations are made whether the existing conditions should be deleted or amended..

30. The applicant has amended the scheme to accord with Approved Document B 2022 (Department for Levelling Up, Housing and Communities consultation) and the GLA's Fire Safety London Plan Guidance (LPG) including by the following changes:
- Second staircase added to buildings over 18m;
 - Sprinklers included (including commercial sprinkler tanks in basement) and additional smoke ventilation added; and
 - Winter garden compartmentation achieved by horizontal and vertical solid panels added to façade which affects façade materiality and architectural expression.
31. Further amendments to the scheme were required in relation to building control, space standards, and flooding, including:
- To meet energy and overheating regulations; façade wall thickness has been increased, floor to floor heights have increased in certain locations, the proportion of solid façade has been increased, openable windows and ventilation panels have been added. This affects internal planning, building heights and façade composition.
 - A revised energy strategy (low temperature air source heat pump) has been introduced to meet energy regulations. This adds rooftop plant, requires additional plant in the basement and affects internal planning.
 - Mechanical ventilation heat recovery has been provided for all units. This impacts internal planning.
 - To meet accessibility regulations, layouts of accessible homes have been revised.
 - Internal layouts have been revised to meet space standards including compliance with Nationally Described Space Standards and London Borough of Southwark's policies on minimum room and unit sizes.
 - The finished floor level of Building C has been raised to Maximum Likely Water Level anticipated in a breach of the River Thames defences.
 - It is proposed that 10% the apartments were designed to be M4(3) wheelchair accessible and all other apartments to M4(2).
32. In addition to the above changes, amendments are proposed in relation to the provision of residential amenity facilities in Buildings A, C and D and reduction

in the square meterage of the approved commercial uses as set out below.

Use Class	Existing sqm	Proposed sqm	Change +/- sqm
Ancillary residential uses (use class C3) Building A (level 0)	0	Residents' Lounge 103 Spa (inc changing) 95 Swimming Pool 179 Cinema Room 43 Fitness suite 46 Gym 229	+695
Use Class A/B1 Building B	150	78	-72
Use Class A/B1 Building C	127	86	-41
Ancillary residential uses (use class C3) Building C (level 0)	0	Resident's amenity 104	+104
Ancillary residential uses (use class C3) Building D (level 1)	0	Resident's amenity 120	+120
Total Use Class A/B1	277	164	-113
Total Ancillary residential uses (use class C3)	0	919sqm	+919

33. The net result of the above changes results in amendments to the height, massing, and form including:
- increased ground floor and soffit heights to maintain a consistent soffit level across Buildings A – C while accommodating the change in the ground floor levels of Buildings B & C to accommodate the increased flood risk and also accommodate the functional requirements of the residents amenity within Building A;
 - increased lift overrun heights - to reflect the current lift standards, due to the changes in floor to floor heights, and to achieve enhanced thermal performance. However, the lift overruns which are near the street and those at the main roof level are concealed behind either the

- parapet height (book ends) or roof plant screens.
- increased balustrade heights for the terraces – as a result of increased terrace build ups to achieve enhanced thermal performance and maintaining a guarding height compliant with Building Regulations .
- increased roof heights as a result of amended energy strategy including ASHP configurations - ASHP units will be located on Buildings A and B and the screens are shown at 3500mm height to accommodate these and their acoustic enclosure.

Planning history

34. 07/AP/1262 - The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Granted 8/10/2010

11/AP/1875 - Application for non-material amendment to planning permission ref 07/AP/1262 to allow details to be discharged in phases related to the construction phases of the overall development. Variation of associated s106 agreement dated 8 October 2010 in relation to construction phases. Approved 6/07/2011

11/AP/3102 - Non-material amendments to Buildings F and G of planning permission dated 08/10/2010 (07-AP-1262) for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Amendments to the scheme:

- Removal of basements
- Re-organisation of building cores
- Consolidation of bin stores in Building F
- External entrances to Building F townhouses
- Building F townhouse increased from 3 to 4 bedrooms
- Entrance screen re-positioned in Building F
- Internal re-planning of the 3 bed unit on typical floors
- Re-positioning of the facade panels
- CHP boiler flues rising to vent at roof level
- Balcony depths increased to 100mm
- Single entrance to Building G, secondary entrance becomes townhouse entrance
- Building G footprint moved away from boundary
- Re-positioned location of 1 bed wheelchair unit on typical floors of Building G
- Re-organisation of the 4 bed apartment locations on typical floors in Building G
- Switch of 1 and 2 bed unit locations in Building G on typical floors
- Decrease of Building G townhouse from 4 to 3 bedrooms
- External column introduced to Building F

Re-positioning of 3 bed wheelchair ground floor duplex

13/AP/0369 - Proposed deed of variation to the existing S106 agreement of planning permission 07/AP/1262 dated 10 October 2010 (residential development comprising 587 dwellings) to vary the terms of provision of affordable housing so that the 18 x 1-bed and 71 x 2-bed dwellings will be provided at affordable rent (circa 65% of market rent) rather than at target rent as previously permitted. The remaining affordable housing remains as previously proposed (17 x 3 bed and 13 x 4 bed affordable dwellings to be provided at target rent and 49 x 1-bed and 12 x 2-bed dwellings as shared ownership). Approved 8/04/2013

13/AP/2182 - Variation of Condition 34 (approved drawings) of planning permission 11-AP-1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Withdrawn 20/10/2013.

13/AP/4266 - Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme. Approved 06.02.2014¹

15/AP/3481 - Non-material amendment to planning permission 07-AP-1262 for: 'The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application'. The amendments consist of changes to the basement floor level to accommodate new Thames Tideway Tunnel infrastructure passing through the site. Approved 22/09/2015

TTT: Officers note that there is extensive site history related to the Thames Tideway Tunnel under Southwark Council and the relevant Development Consent Order. The full TTT consent history is not included here in full. However, the following applications are discussed in this report:

24/AP/1176 - Discharge of (Air Management Plan)

Formal application for the Discharge of (Operational Noise) pursuant to Requirement PW14 of Schedule 3 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014 (the Order) (as amended)(hereafter referred to as The Order) for the works at Chambers Wharf (CHAWF) work site only.

22/AP/2017 - Construction of a new river wall as a flood defence including Inter-tidal terrace with a planting scheme and safety features. Approved

15/11/2022

¹For the avoidance of doubt, the permission which was issued in relation to 13/AP/4266 is an amendment to the permission attached to 07/AP/1262 as varied by 11/AP/1875.

Key Issues for Consideration

Summary of main issues

35. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
36. The planning issues relevant to the overall development were set out in full in the officer reports on application 07/AP/1262 dated 1/07/2008, 17/07/2009, and 30/09/2010. The currently proposed amendments relate to:
 - Land uses within the development;
 - Height, massing, form, and layout;
 - Design of residential accommodation and unit mix;
 - Energy performance and sustainability;
 - Architecture and materiality; and
 - Transportation.
37. The principle of redeveloping the Site for mixed-use development has been established through the implemented planning permission that was approved on 8 October 2010 (ref. 07/AP/1262). Therefore, this report provides an assessment of the Proposed Amendments only, in respect of the key planning policy and material considerations and as such it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters. The main issues to be considered in respect of this application are:
 - Land use including commercial use;
 - Housing including affordable housing, quality of residential accommodation, and mix;
 - Quality of residential accommodation - Design, including layout, building heights, fire safety and residential amenity space and child play space;
 - Jobs and training specification
 - Heritage and townscape considerations and archaeology;
 - Landscape and public realm;
 - Urban Greening Factor and ecology;
 - Daylight, sunlight and overshadowing - Internal performance of proposed scheme;

- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Transport and highways;
- Fire safety;
- Energy and sustainability;
- Environmental matters and environmental impact assessment;
- TV, radio and telecoms networks;
- Digital connectivity infrastructure;
- Aviation;
- Planning obligations (S.106 deed of variation);
- Mayoral and borough community infrastructure levy (CIL);
- Consultation responses and community engagement; and
- Community impact and equalities assessment, and human rights.

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

Legal Context

39. 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. In this instance, as discussed further below in the section on planning policy, the development plan comprises the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (NPPF) (2024) and the existing planning permission for the redevelopment of this site, as detailed above in paragraph 38, are material considerations.

40. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications with impacts upon 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 local planning 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.

41. 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

42. The statutory development plan for the Borough comprises the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2024, LPGs, SPDs, SPGs and emerging policies constitute material considerations but are not part of the statutory development plan. The 2010 planning permission and its subsequent amendments are material in the consideration of this s73 application, as described in the above section on planning history. A list of policies, which are relevant to this application are provided in Appendix 2. The policies which are particularly important to the

consideration of this s73 application, and the changes from the 2010 permission are highlighted in this report.

Planning Designations

43. The application site is within Bermondsey and is subject to the following policy designations:
- NSP15 Site Allocation Chambers Wharf
 - Area_Visions : AV.03 Bermondsey
 - London View Management Framework Landmark Viewing Corridor (Greenwich Park Wolfe statue to St Paul's Cathedral) – North eastern site corner only
 - London View Management Framework Wider Setting Consultation Area (Greenwich Park Wolfe statue to Tower Bridge WSCA)
 - London Views Management Framework – Extended background vistas (Primrose Hill summit to St Paul's Cathedral)
 - Thames Policy Area
 - Archaeological Priority Area
 - Hot food takeaway primary and secondary school exclusion zone
 - Urban Zone
 - Air Quality Management Area
 - Partially within The River Thames and tidal tributaries Site of Importance for Nature Conservation
 - Partially within National Cycle Network NCN 4
 - Flood Zone 3 (flood-map-for-planning.service.gov.uk)
44. The application site is allocated site within the Southwark Plan 2022 (NSP15 Site Allocation Chambers Wharf). The indicative allocation plan for NSP15 is shown below. The site is anticipated to provide a minimum residential capacity of 587 homes. Further, the plans states that redevelopment of the site must:
- Provide a significant number of new homes (C3),
 - specifically larger unit sizes; and
 - Provide retail, community or leisure uses (as defined in the glossary) or employment (E(g)) uses compatible with residential use; and
 - Enhance the Thames Path; and
 - Deliver a new community hall (F2(b)) – at least 200m².

NSP15 identifies that the site has planning permission to provide six residential buildings with A/B1/D1 uses at ground floor level, approved under planning application 07/AP/1262.

Further, the allocation states Development should continue the River Thames Path along the water frontage, supported by active frontages along the route of the path and that development should encourage new access routes to the River Thames from Chambers Street and create a new high quality space adjacent to the riverfront.

The site allocation includes the below table:

The site location	
Approach to tall buildings	Proposals for tall buildings should be set at least one block back from the river bank. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close proximity to the River Thames.
Impacts Listed Buildings or undesignated heritage assets	The site is proximity of Grade II listed buildings Riverside School, the Old Justice Public House, 33 Bermondsey Wall West and East Lane Stairs.
Impacts a Conservation Area	The site lies between St Saviours Dock Conservation Area and Edward III's Rotherhithe Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The site lies within LVMF view 5A.2 - Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1- North Southwark and Roman Road. Very significant archaeological remains are known from the area. Extensive archaeological investigations over the whole site are taking place in advance of the Thames Tideway Tunnel project.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	Yes, the site is within the Thames Policy Area.
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ) N	No
Can provide Low Line walking routes	No
Impacts a designated	The site is in proximity to Cherry Gardens

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

Assessment

Land use including commercial use

45. The principle of the Chambers Wharf development was agreed in the 2010 approved permission (07/AP/1262) and subsequent amendment applications. The proposed mix of residential, commercial, leisure and community uses

continues to accord in principle with the NPPF, London Plan and Southwark Plan, as set out below for each use in turn.

46. At the heart of the NPPF (2024) is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development, delivering a sufficient supply of homes, and ensuring the vitality of town centres. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. Since the 2010 permission was granted the development plan has changed with the adoption of the London Plan in 2021 and the Southwark Plan in 2022. The new development plan still supports the principle of brownfield development for different uses, and in particular the principle of the development of this site is set out by Southwark Plan 2022 NSP15 Site Allocation Chambers Wharf as detailed in the above section on planning designations.
47. The London Plan's chapter "Good growth" includes Good Growth objectives GG2 "Making the best use of land", GG4 "Delivering the homes Londoners need" and GG5 "Growing a good economy" which are relevant to the proposal. Objective GG2 seeks to make best use of land and requires proactively exploring the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Objective GG4 requires those involved in planning to ensure more homes are delivered, good quality homes, and to allocate a range of sites to deliver housing locally, with ambitious build out rates.
48. The Southwark Plan (2022) in its strategic vision, ST1 "Southwark's development targets" aims to achieve targets for 40,035 homes and 58,000 new jobs in the borough between 2019 and 2036, and also targets 76,670sqm net new retail floorspace. These targets feed into the policies SP1 "Homes for all" and SP4 "A green and inclusive economy," and the area visions. The Southwark Plan's area vision AV.03 for Bermondsey states that development should "*provide as many homes as possible while respecting the local character*" and states that "*there may be opportunities for taller buildings on key development sites*". Further, AV.03 supports that development in Bermondsey should '*enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge*'.
49. As approved, the site benefits from planning permission for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. The number of units was later increased to 589 through the approval of two additional affordable homes. As previously set out in this report, the affordable component of the approved scheme has already been delivered on site and the proposals relate only to the private elements of the scheme.

50. The applicant proposes to reduce the number of private residential units on the application site. The principle of residential development is established on this site, Officers note that the Southwark Plan 2022 Site Allocation for Chambers Wharf (NSP15) anticipates a minimum residential capacity of 587 homes. Although the quantum of residential units will decrease from 589 to 566 units, officers note the preceding quantum was the result of a design which predated the current internal space standards (NDSS) and fire safety regulations, which typically require more space to achieve compliance than the historic standards. Further, officers note that applicant has sought to minimise height and massing changes and associated amenity impacts.
51. Officers note that site allocation NSP15 anticipates the deliver a new community hall (F2(b)) of at least 200m². The 203m² of Class D1 floorspace along Llewellyn Street is not associated with Blocks A, B, C, and D and this aspect of the development would not be changing as a result of the proposed development.
52. As set out in the tables above, an additional 919sqm of ancillary residential uses are proposed including spaces to be used for residents' lounge, spa, swimming pool, cinema room, fitness suite, gym, and residents' amenity space and a reduction of 113sqm of commercial use class A/B1 is proposed. This ancillary residential use would be within Use Class C3.,
53. The DAS advises that the reduction in commercial space is a result of space a design of the residential entrances to better front the street. Officers note that fire safety requirements have imposed further facilities such as additional refuge spaces and additional means of escape. While Southwark Plan 2022 NSP15 Site Allocation Chambers Wharf anticipates commercial space, no minimum space requirement or target value is set for commercial space within NSP15 or elsewhere within the development plan. The combined total of approved commercial space in buildings B and C is 277sqm and this would reduce to 164sqm. However, the two units to be provided would still be of a good size with an active frontage onto Chambers Street, representing an attractive offer for future occupiers. The reduction in size of the commercial units allows for a residential access lobby onto Chambers Street. The residential lobbies will also help to activate the street which is welcome.
54. Objections have been received in relation to the proposed reduction in commercial space, particularly in relation to desire for a larger scale grocery store. Officers note that it was never secured by condition or planning obligation that this space would function as a grocery store, and small scale of the approved units would not have provided sufficient space to function as a full sized grocery store and this aspect of the scheme is not changing as a result of the proposed amendments. Due to the size constraints, it was likely the case that these units would have come forward as smaller scale retail and/or hospitality offerings, and this remains the case under the proposed amendments. Accordingly, due the general consistency with the approved scheme and compliance with Site Allocation NSP15, officers consider the proposed reduction in commercial space is acceptable
55. The proposed mix of land uses comply with site allocation NSP15, are in line

with the original planning permission, and are therefore considered acceptable, subject to detailed review in the remainder of this report.

56. The applicant has proposed that the commercial units be reclassified as Class E. The permission was granted before the introduction of the Class E use class, which partly replaced and reorganised the Class A, B and D uses. It is correct to continue to refer to the approved Class A, B, D uses in this s73 application.

Housing including quality of residential accommodation and mix

Housing Quantum

57. As set out in full in the applicant's cover letter, the unit numbers in Buildings A, B, C, and D would decrease from 407 homes to 384 homes, a reduction of 23. This is due to a series of amendments which the applicant indicate are driven by Building Regulations and the requirement to meet current space standards. The approved private amenity space for the units has been reduced from the consented scheme but remains compliant with the London Plan. Since the 2010 permission and subsequent amendments were granted, the policy support for new housing to address the borough's ten-year housing targets in London Plan policy H1 and the Southwark Plan's ST1 development targets has continued. The site allocation for Chambers Wharf NSP15 sets a minimum residential capacity of 587 homes for the site. The current planning permission exceeds this as the quantum of affordable units was increased by two. The proposed reduction of 23 units would fall short of the NSP15 by 21 units.
58. In terms of mix, the proposed amendments reduce the proportion of studio and one bed homes (42% to 37%) and increase the proportion of two-plus bed homes (58% to 63%).
59. The reduction in homes within the market tenure of this development is in response to changes to the regulatory regimes, most significantly, fire safety and energy within the building regulations and to bring the homes in line with the national dwelling size standards. They are also necessary because of restrictions from the TTT and in response to changes in market conditions since the original consent where expectations from buyers has changed. The applicant has advised that the intention of the design is to minimise impacts to neighbouring development and to work within the constraints of the existing scheme as much as possible. Officers consider the rational to meet the relevant space standards while minimising height and massing increases is acceptable justification in principle for the net reduction in units.

Affordable housing

60. The consented scheme features four phases, which as approved provide for the delivery of 589 units (182 affordable (30.9% total by unit comprising a tenure split of 62 intermediate units and 120 socially rented units) and 407 private (69.1% by unit)). The affordable housing is concentrated in Phase 1 (182 affordable housing units) which were completed by St James in 2015.

The habitable rooms in Blocks F and G were confirmed in updated s106 documents approved under 13/AP/4266, which includes an accommodations schedule which confirms that 519 affordable habitable rooms were approved.

As a result of the proposal, the unit numbers on the site will reduce from 589 units to 566 units, and the number of private habitable rooms will decrease by 45 habitable rooms. The reduction in habitable rooms will ensure the percentage of onsite affordable is not reduced as a result of the proposed development as set out in the table below. The proposed development is acceptable as the current mix of affordable housing units and tenures have been secured by a s106 agreement and have been fully delivered on site and as there will be no net reduction in affordable housing by habitable room from the consented position. The table below shows how the percentage of affordable housing delivered would change because of the reduction in market homes.

	Affordable housing for consented scheme	Affordable housing for proposed scheme
By habitable rooms	28.9% (519 / 1791)	29.7% (519 / 1746)
By unit	30.9% (182 / 589)	32.1% (182 / 566)

Unit Mix

61. Policy H10 of the London Plan requires schemes to generally consist of a range of unit sizes, taking into account a variety of factors including local evidence, delivering mixed and inclusive neighbourhoods, a range of unit types at different price points, the aim to optimise housing potential on sites, the nature and location of the Site with a higher proportion of smaller units in highly accessible locations close to a town centre or station.
62. The site is within the “urban zone” where Southwark Plan policy P2 requires major residential developments to provide a minimum of 60% of homes with two or more bedrooms, a minimum of 25% family homes with three or more bedrooms, a maximum of 5% studios, and a mix of two-bedroom three person and four person homes. London Plan policy H10 states that schemes should generally consist of a range of unit sizes, with regard to local need, delivering mixed and inclusive neighbourhoods, provide a range of unit types at different price points and range of tenures in a scheme. Further, Southwark Plan 2022 NSP15 Site Allocation Chambers Wharf specifies that the redevelopment of the site must provide for larger unit sizes.
63. Officers note that existing scheme was approved by the Council prior to these requirements being in place and that the existing planning permission has been implemented.
64. A comparison of the impact on unit numbers and habitable rooms in Blocks A, B, C, and D is detailed in the tables below:

	Units	Hab rooms
Consented	407	1272
Proposed	384 (23 unit reduction)	1227 (45 room reduction)

Habitable rooms	Consented	Proposed	% Change
Building A	317	280	-11.67%
Building B	447	428	-4.25%
Building C	344	367	6.69%
Building D	164	152	-7.32%
Total	1272	1227	-3.54%

65. Approved Scheme – Summary of Blocks A, B, C, and D only

Private Homes	Block A	Block B	Block C	Block D	Homes Total	% of total	
1-bed/1P (Studio)	2	0	0	4	6	1.47%	42.26%
1-bed/1P-2P*	58	58	49	1	166*	40.79%	
2-bed/3p	41	56	40	13	150	36.86%	36.86%
2-bed/4p							
3-bed/4p	10	26	26	23	85	20.88%	20.88%
3-bed/5p							
3-bed/6p							
4-bed/8p	0	0	0	0	0	0%	
Total and % of total	111	140	115	41	407		

* Under the current policy guidance, 158 of these units would be assessed as 1 Bedroom 1 person flats as they are less than 50sqm.

Proposed Scheme - Blocks A, B, C, and D only

Private Homes	Block A	Block B	Block C	Block D	Homes Total	% of total	
1-bed/1P (Studio)	17	14	22	1	54	14.06%	37.24
1-bed/2P	17	37	32	3	89	23.18%	
2-bed/3p	17	25	8	8	58	15.10%	40.1
2-bed/4p	24	35	32	5	96	25.00%	
3-bed/4p	8	0	0	0	8	2.08%	22.66%
3-bed/5p	0	11	0	12	23	5.99%	
3-bed/6p	9	13	23	8	53	13.80%	
4-bed/8p	1	1	1	0	3	0.78%	
Total and % of total	93	136	118	37	384		

66. In summary these changes would have the following impacts on the approved mix:

- The approved scheme featured 7 studios and 166 one bedroom flats. If the consented 1 bedroom layouts were assessed under the current NDSS standards, 158 of these units would now be assessed as 1 Bedroom 1 person units because they are less than 50sqm. In this

context, the provision of 54 open plan studio units is not considered a significant departure from the existing development which featured many similar sized units but with partitioned rooms.

- While the number of studio units would increase to 14% (from 6 to 54 units), the overall mix of policy compliant sized 1Bedroom 2Person flats (greater than 50sqm or above) would increase to 89, meaning the outcome would be an improvement over the existing scheme with a net increase in larger 1 bedroom units provided.
- There would be an increase in two bedroom properties and positively the majority of these would be 2 bedroom 4 person flats.
- There would be an increase in the percentage of 3 bedroom and 4 person units from the existing permission which is welcomed.

67. Overall, the percentage of 2-bedrooms or larger has improved from 57.74% of the approved scheme to be 62.75%. This achieves and exceeds the minimum threshold of 60% required by policy P2, and is an improvement over the extant permission. The scheme is short of the 25% 3-bedrooms or larger proportion sought by policy P2, but it increases somewhat from 20.88% to 22.65% which again is an improvement. There is an increase in studio units from 1.4% to slightly over 14%, which exceeds the minimum threshold of 5% studio units set by Policy P2. However, it needs to be borne in mind that policy P2 and the minimum space standards which currently apply were not applicable when the scheme was initially designed and to some extent the shortfalls are a result of working within the constraints of the scheme. As demonstrated above, while studios have increased the total provision which would now be counted a 1b-1bedroom flats has been significantly reduced. Further, these changes impact the private elements of the scheme only and no impact is proposed to the affordable housing provision. Overall, while there are some amendments to the mix including an increase in studio units, the amendments are overall positive in terms of providing larger units in general accordance with the aims of policy P2 and Southwark Plan 2022 NSP15 Site Allocation Chambers Wharf in regard to unit mix. Therefore, on balance, officers consider that the scheme is acceptable and generally in accordance with the requirements of London Plan Policy H10 and Southwark Plan Policy P2 and NSP15.

Quality of residential accommodation - Design, including layout, building heights, fire safety

68. As set out above, the outstanding phases in this development comprise blocks A, B, C and D, running west to east across the site, and which have a complex built form. Blocks A, B and C generally form three long 'finger' blocks, set perpendicular to the riverfront, and that cascade in height down onto Chambers Street, albeit the 'fingers' are slightly cranked to optimise views of the river. The blocks are linked at their southern end by lower-rise infill blocks that help frame the streetscape but are raised to create entryways at ground floor level. Block D is located at the end of the run and is primarily a tower with a low-rise tail that aligns with Loftie Street.
69. In the extant scheme, private communal residential gardens are located to the west of block A and between blocks B and C. New public realm was approved

between blocks C and D, providing access from Bevington/ Loftie Street through to the new riverwalk at the front of the site and onwards through to Bermondsey Wall West. These aspects are largely unchanged in the amended proposals.

70. In the extant scheme, link blocks between blocks A, B and C notably help frame the streetscape within Chambers Street and are raised above ground floor, allowing covered access to the buildings' main residential entrances, as well as providing public views of the intervening private communal gardens and glimpses through to the riverwalk beyond. Commercial uses are provided at ground floor level at the base of buildings B and C, with shop windows onto Chambers Street and their entrances positioned to the sides beneath the links. Lastly, a vehicle entrance is located in the gap between block A and neighbouring Axis Court building, accessing a ramp to the development's basement carpark. This configuration with the link blocks, and the ground floor commercial uses and basement access is largely unchanged in the amended proposals.

Layout and planform

71. In terms of the proposed amendments, the site layout and general plan form have not been altered, maintaining the scheme's high quality of urban design. The development retains its well-connected, permeable layout that reinforces Chambers Street as the main east-west public and vehicular route and offers pedestrian connections and an extension to the wider public realm, including the riverside walk. Furthermore, the visual permeability of the designs is maintained, with the views of the private gardens adding glimpses of greenery and visual amenity to the streetscape and riverside walk. The commercial uses continue to activate and animate the street scene, enhanced by the provision of new picture windows onto the new communal leisure facilities provided at ground floor within Block A, as well as those of the residential amenity lounges within blocks A and C onto the riverside walk at the 'rear'.
72. Other ground floor changes include the slight raising of the ground floor threshold towards the rear of the site and the replacement of gardens with slightly raised balconies for those apartments located at ground floor level. The adjustment is to address fixed floor level in relation to flood requirements in part, but also revisions to the building envelope, as discussed below. Importantly, the individual entrances to the flats and duplex apartments within block D are retained, maintaining their direct engagement with the public realm. Overall, the changes to the planform at ground floor level represent a slight improvement compared to the consented scheme, with a more animated building frontages and more rational layout of the residential and commercial entrances.

Height and Massing

73. The applicant has raised that some plans in the approved scheme did not correctly show the required roof plant on the development. In addition to this, changes related to modern servicing, increases floor levels related to flood protection, and increased floor to ceiling heights have resulted in the building parapet and rooftop plant enclosures extending the maximum heights of the

consented buildings. These changes are related to meeting emerging fire safety guidance, meeting current internal spaces standards, changes related to energy performance, and providing compliant amenity spaces.

74. The significant change is to the detailed scale (height and massing) of what are already large and tall buildings, with all four consented buildings exceeding the 30m LBS policy threshold for tall buildings, as well as the 25m GLA/HE threshold for riverside tall buildings. The consented buildings are 34.5m (block A), 43.5m (block B), 40.5m (block C) and 49.0m (block D). While the changes have increased the heights of all blocks, the majority of the increase is noticeable at the plant level and the changes to the parapet heights are minimal. With the rooftop plant added, the full increase in height to Buildings A, B, C, and D ranges from c3.79-c5m as shown in the table and figures below. Additionally, the massing of some buildings have increased, as shown in the figures below. Internally the development has sought to retain the consented floor-to-ceiling heights for the apartments at 2.5m, meeting the council's residential standard.

Maximum Height change at top of plant AOD	Consented	Proposed	Change
Building A	34.5m	39.2m	4.7m
Building B	43.5m	48.28m	4.78m
Building C	40.5m	44.42m	3.92m
Building D	49m	53.41m	4.41m

Comparison of Consented (Blue) and Proposed (Red) massing and height

Building A

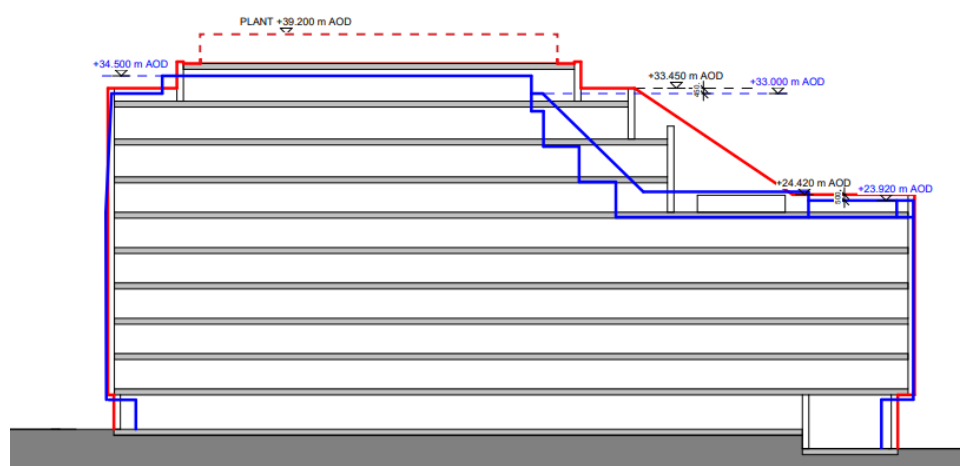


Figure 13 Height and massing increases Building A

Building B

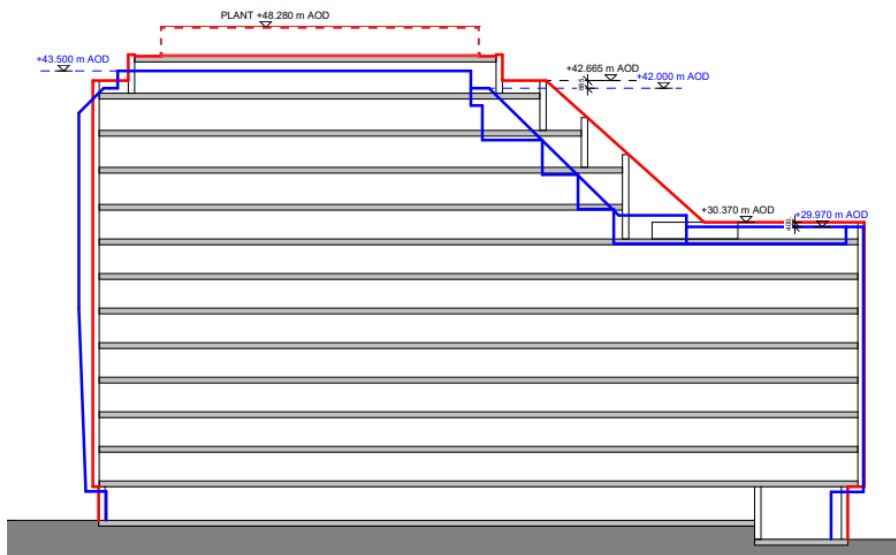


Figure 14 Height and massing increases Building B

Building C

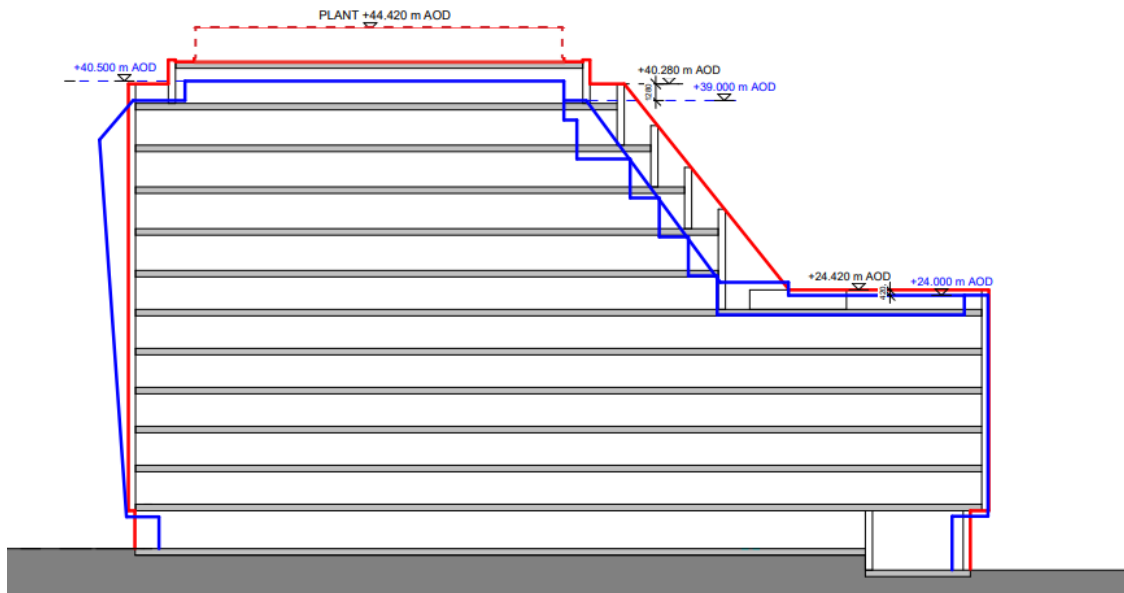


Figure 15 Height and massing increases Building C

Building D

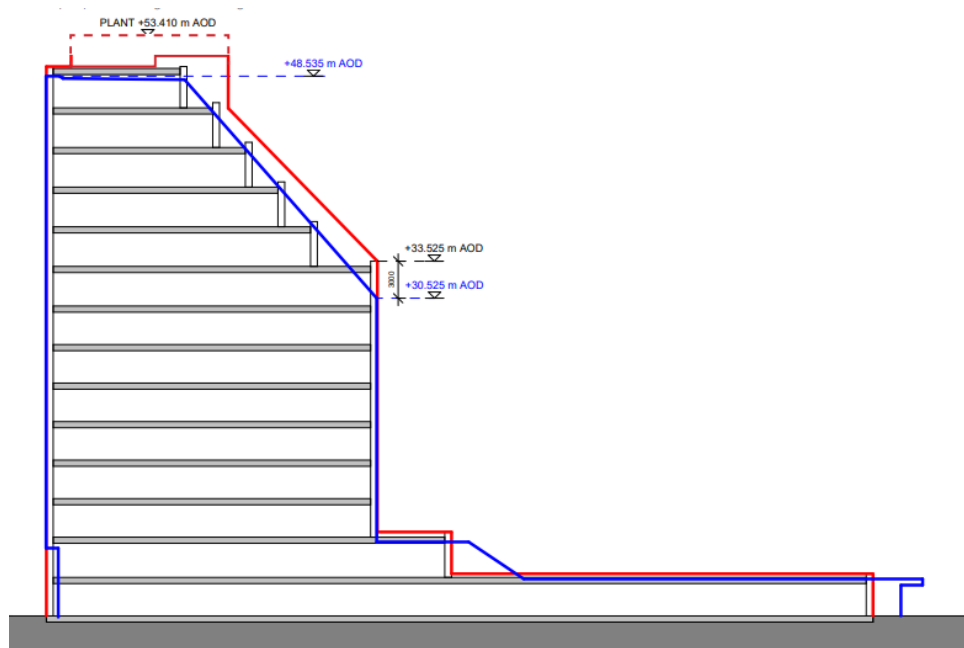


Figure 16 Height and massing increases Building D

75. In terms of the detailed changes, the proposals slightly increase the ground floor height to incorporate improved ceiling heights both for the communal residential facilities and commercial units. As stated earlier, blocks C and D have also been raised slightly to ensure the ground floor flats comply with the Environment Agency's flooding standards. Ceiling voids have also been increased slightly to allow for new services, with the provision of additional pipework serving a new sprinkler system and the use of air source heat pumps. As a result, each building has increased in height above the original design scheme. The maximum heights are taken from the added plant and required screening, however the changes to the formed building height are below this and the plant is inset from the roof edges which mitigates visual impacts of these additions. Given the scale of the existing development the changes represents a relatively modest increase in height.
76. In terms of the detailed changes, the proposals slightly increase the ground floor height to incorporate improved ceiling heights both for the communal residential facilities and commercial units. As stated earlier, blocks C and D have also been raised slightly to ensure the ground floor flats comply with the Environment Agency's flooding standards. Ceiling voids have also been increased slightly to allow for new services, with the provision of additional pipework serving a new sprinkler system and the use of air source heat pumps. As a result, each building has increased in height above the original design scheme. The maximum heights are taken from the added plant and required screening, however the changes to the formed building height are below this and the plant is inset from the roof edges which mitigates visual impacts of these additions. Given the scale of the existing development the changes represents a relatively modest increase in height.
77. While the addition of the plant increases some buildings by the equivalent of another storey in some cases, as shown in figure 1-4 above, this is somewhat mitigated by the siting and scale of plant, which are set back from the roof parapet boundaries and in most cases the plant does not occupy the full

extent of the roof as shown in the figures below.

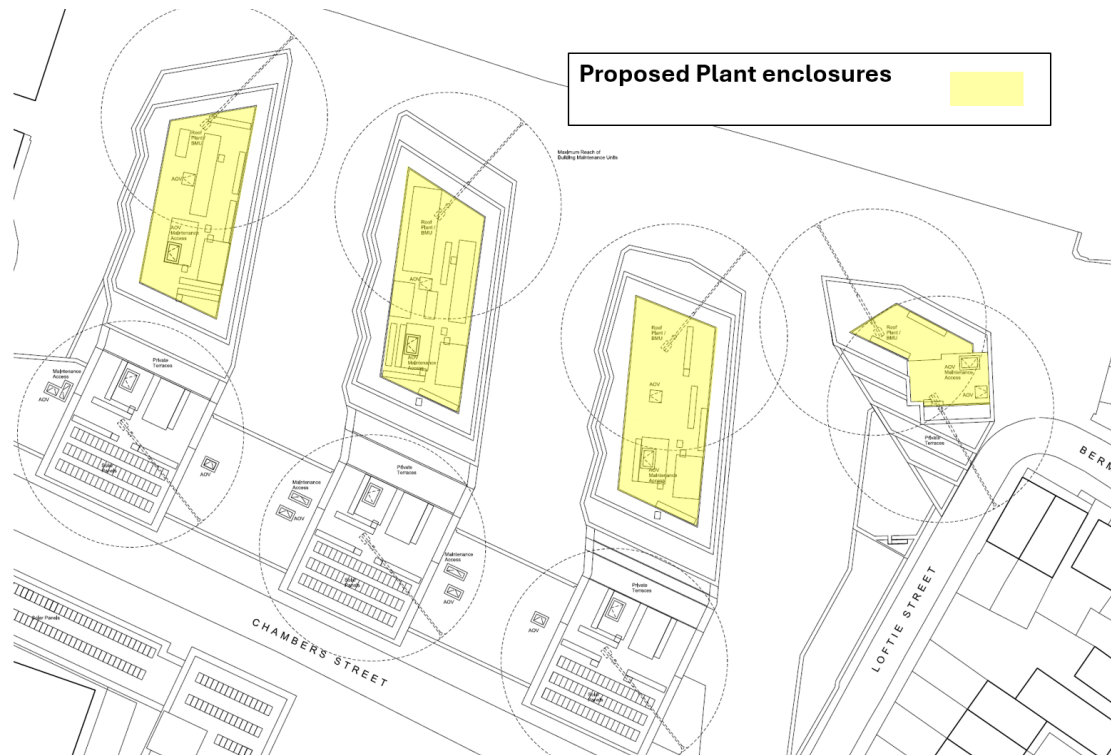


Figure 17 Plant enclosures as shown on proposed plan 115 P8

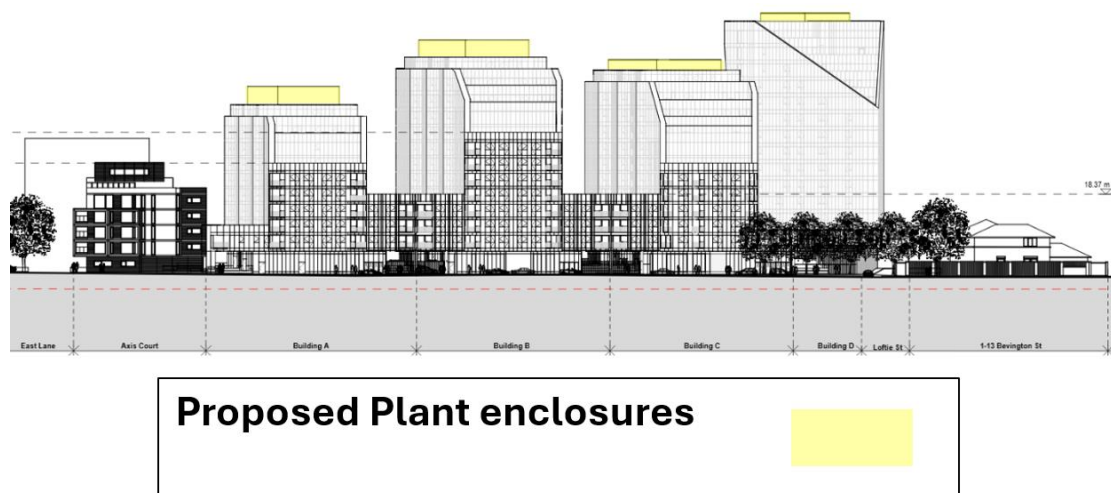


Figure 18 Plant enclosures as shown on proposed plan 031 P6

78. Additional massing is incorporated at high level towards the mid sections of the buildings where they cascade in height to the south down to 6-storeys. In this instance, the flats are extended to incorporate part of the current balcony spaces, with the balconies extended southward to make up the shortfall. The extended massing is at high level and it is important that it would not significantly impact the general townscape when viewed from street level, particularly onto Chambers Street where a general consistency with the heights of nearby development is maintained at the interface with the street, as shown in the example of Building A in figure 19 and 20 below. Overall, the relationship to the south of the site with Chambers Street in terms of height,

massing, and layout remain largely unchanged from the existing planning permission. While the maximum additions to height of the added plant range from increase of m to these are inset from the roof edge, and the additions to formed height of the shoulder are minimal in most cases.

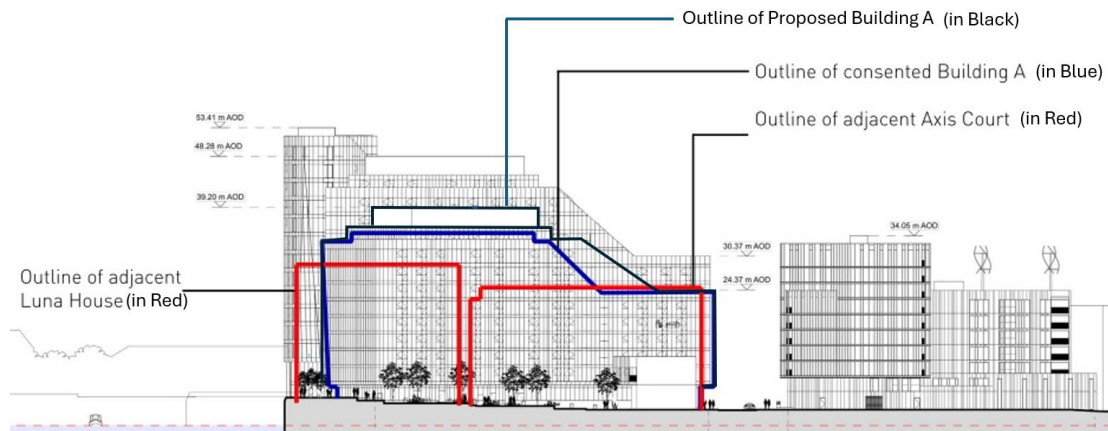


Figure 19 Building A height and massing comparison

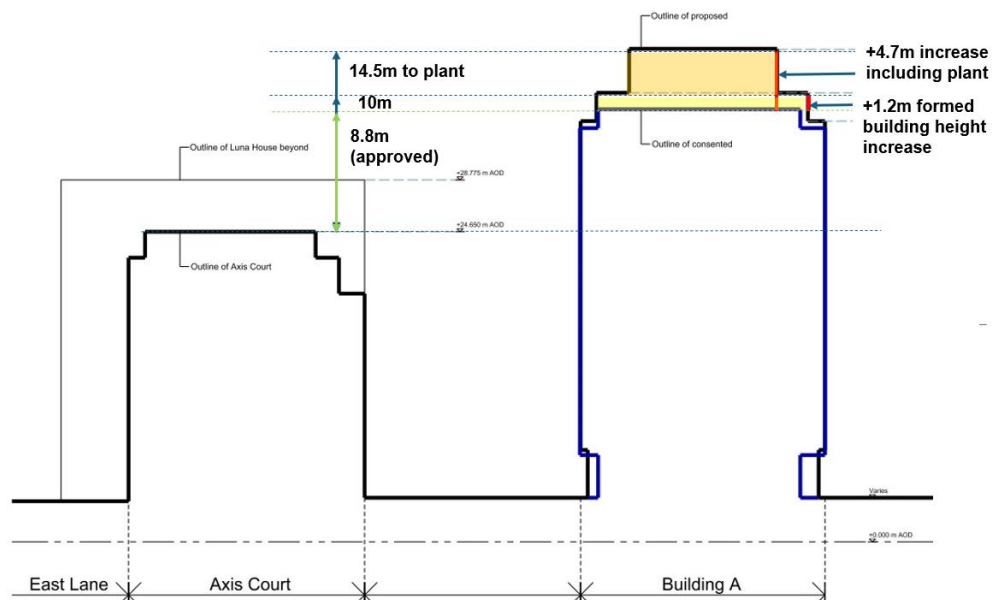


Figure 20 Building Maximum height comparison of building A to Axis Court

79. The proposed footprints of the finger blocks have been amended with the buildings widening slightly and the façade lines adjusting, mainly to accommodate the introduction of the second staircase to comply with the new fire safety requirements, but also a higher fire rated façade build up without greater reduction in the quantum of residential accommodation. The increase in footprint is relatively modest, given the scale of the building and has been minimised by partly infilling the winter gardens. In addition, the commitment to the serrated floor plate remains, with a dynamic façade design retained on the west façade of each building, albeit the detailed form has been adjusted to work with the internal layouts.
80. In addition, the ground floor plan is regularised around the building entrance foyer, which is brought forward and squared off towards the street. The

simplification is sensible and makes for a better relationship with the street.

81. Overall, the changes in scale (height and massing) and layout are relatively modest and remain considerate of the architecture and the amenity within the new development. The wider townscape and amenity implications remain an important factor. In terms of the submitted Twonscape Heritage Visual Impact Assessment views, the overall building profiles remain similar to the consented scheme. The additional height and massing have a marginal impact on local views, generally remaining as comfortably scaled with the context as the parent scheme. Importantly, the additional bulk at the 'rear' does not unduly impact on the streetscape within Chambers Street, which retains its moderate scale and coherent enclosure. There is an additional element of rooftop visible in views from Loftie Street and Bevington Street, although as shown above in figures 7-12, the changes in massing are largely not perceptible considering the overall scale of the building and particularly officers note that the added rooftop plant is not readily visible in these verified views.

Elevational designs and material palette

82. At upper floor level, the vertical language of glass and metalwork panelling remains, and textured metalwork is utilised to achieve a sense of depth, visual interest and texture. The omission of the slightly slanted façade design for the north elevation is not considered problematic, its visual contribution is compensated by the visual interest created elsewhere, including through variations in the main façade lines. Lastly, the profiled infill panels for the bridge links between the buildings within Chambers Wharf work well achieve an interface with Chambers Street which is similar to the design of the approved scheme.
83. Overall, the proposed design amendments are relatively modest in scale and do not add harmful height and bulk to the development or appear overbearing within the local townscape. This is confirmed by the updated of local verified views in the EIA compliance note which are copied above as figures 7-12. The elevational architecture retains its engaging quasi-industrial character, which largely maintains the envisioned high design quality and final details of materials would be secured by condition.

Space Standards

84. In terms of the existing scheme, the DAS confirms that all the consented studios, 1 beds and majority of 2 beds, of 68% of the approved units, fall below the minimum unit area of the nationally designed space standards and additionally the majority feature no built in storage, insufficient wall thicknesses for modern building regulations and thermal envelope requirements. and some external amenity spaces which do not comply with current London Plan minimum dimension requirements.
85. In contrast, the revised scheme has been amended to comply with the Nationally Described Space Standards as required by London Plan Policy D6 and Southwark Plans design polices, building regulations, enhanced thermal and acoustic performance, and policy compliant private amenity spaces. The majority of the units meet or exceed the minimum internal unit sizes, with

some minor shortfalls. The proposed wheelchair units achieve the larger minimum internal sizes set out in table 4 of Southwark Plan policy P8. The great majority of the rooms achieve or exceed the suggested room sizes in the guidance within the council's Residential Design Standards SPD. Ceiling heights are proposed to be a minimum of 2.5m and each unit would be served by at least two lifts, and have two fire escape cores.

86. London Plan Policy D5 states that development proposals should achieve the highest standards of accessible and inclusive design. The key access principles of the amended scheme are inclusive, secure and provide step free with accessible routes to all public areas and the avoidance of barriers to anyone with disabilities or impaired mobility. London Plan Policy D7 requires residential development to ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Southwark Plan Policy P8 and London Plan Policy D7 requires developments to provide at least 10% provision of wheelchair accessible homes Part M4(3), with the remainder achieving Part M(4)2 (calculated by habitable room).
87. In terms of accessible units, the existing scheme features 10% wheelchair accessible units. However, a number of the approved wheelchair units were 1 bedroom apartments and the Building Regulations Part M and the London Borough of Southwark's Residential Design Standards could not be achieved.
88. In the revised scheme, 10% (38) of the apartments were designed to be M4(3) wheelchair accessible and all other apartments to M4(2) and are provided across buildings A, B, C, and D with the below mix:
19 1Bed-2Person units
2 2Bed-3Person units
5 2Bed-4Person units, and
12 3Bed-6Person units.
The delivery of these units in accordance with Part M4(3) and the remainder achieving Part M(4)2. This would provide homes for wheelchair users compliant with modern standards and is a notable benefit of the amendments

Private amenity space

89. As part of enhancing the quality of the scheme it is proposed to replace some of the winter gardens with balconies and to provide all units with private amenity space. This is a welcome improvement on the extant scheme and is overall considered acceptable.
90. Policy P15 of Southwark's Local Plan requires flatted developments to provide 10sqm of private amenity space per unit alongside the provision of 50sqm of communal amenity space per block. Where there is a shortfall in the 10sqm provision, this should be added to the communal amenity space. There are some shortfalls with the minimum private amenity space provision which overall add up to a shortfall of 1,412sqm. To offset these shortfalls, the applicant proposes to provide 2,086sqm of external community amenity space

for Blocks A, B, C, and D.

Aspect and outlook

91. Southwark Plan policy P15 in part 2.8 seeks development to be predominantly dual aspect and allow for natural cross ventilation. London Plan policy D6 part C states “*Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirement of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating*”.
92. The submitted accommodation schedule demonstrates that Buildings A, B, and C feature a mix of single and dual aspect units. Building D is the exception and features primarily dual and triple aspect units. The aspect and outlook of the homes follows that which has already been approved and implemented. Officers note that, as discussed further below, the amendments have resulted in improved sunlight and daylight conditions for the proposed units. Officers consider that the scheme is acceptable in term of outlook and privacy as the orientation, layout, and separation distances remain largely consistent with the approved scheme which is established. The proposed amends are would overall provide better quality of accommodation or future residents through compliance with current space standards, improvements to sunlight and daylight and importantly, compliant wheelchair accessible homes, the amendments are acceptable in regard to Policy P15 of the Southwark Plan and Policies D3 and D6 of the London Plan.

Internal noise and vibration levels

93. The largest change from a noise and vibration perspective is the addition of the new residential amenity facilities, which include gym and swimming use which have the potential to cause noise and vibration emissions from users and associated plant equipment, and the proposed transition to air source heat pumps, which have potential implication for noise generation if not appropriately mitigated. The proposed amendments have been reviewed by the Council’s Environmental Protection Team who have recommended conditions to manage potential impacts to residents of the proposed development along with neighbours.
94. For the above reasons, the proposed amendments will mean that the Site continues to deliver a range of high-quality dwellings achieving high standards of residential quality and amenity, which are generally compliant with the London Plan 2021 and Southwark Plan 2022.

Residential Amenity Space and Child Play Space

95. London Plan Policy D6 requires residential developments to provide public, communal and private open spaces. Southwark Local Plan Policy P15 states that development should provide private amenity space, communal amenity space and facilities for all residents, and child play space on site.

96. The residential units will continue to benefit from private amenity space in the form of balconies, as well as a sqm of amenity space for residents' use.
97. Southwark Plan Policy P15 also requires developments to provide child play space in line with the London Plan requirements, calculated by GLA child yield calculator. The child yield 78 and the GLA requirements and play space proposals are set out below:

Child Age	Space Required	Proposed play provision
0-5	39.8	100sqm (associated with Block A)
5-11	27.0	370sqm (to be confirmed through submission of detailed)
12+	722.5	
Total	789.3sqm	470sqm
Shortfall	319sqm	

Calculated on GLA Play Space Calculator

98. Play space for the amended scheme has been designed in consideration of the approved scheme and the constraints it presents. Although the proposal will fall short of the GLA standards, the proposal will exceed the existing quantum of approved play space by 370sqm and while it cannot be counted as play space the scheme will provide outdoor community amenity space and an increased provision of internal residential amenity space including a pool. For the under 5s, 100sqm of doorstep play provision is accommodated within the outdoor amenity space for Building A, as per the approved scheme. For under 12s, 370sqm of play area will be provided within the scheme landscaping with a location to be determined once the landscape plans are submitted for discharge. A further condition related to play is recommended to ensure the play provision will be designed and delivered to a high-quality standard.
99. The consented scheme proposed 100sqm provision of doorstep play space alongside a £100,000 contribution as required in the S106 agreement which the applicant advises was made upon implementation of the Phase1 element and was to be used for improvements to facilities in the local area such as 11 Kings Stairs Gardens, Southwark Park and George Row Playground which are all within walking distance of the Site. The s106 agreement includes a plan that identifies where the playspace was to be provided and the intention remains that the full 100sqm of playspace in this location will be provided in the revised scheme and an additional 370sqm will be secured for the 0-11yr age group.
100. Overall, the Proposed Development provides a balanced mix of private and communal amenity space, as well as play space that is focussed towards meeting the needs of younger age groups on-site. The scheme's amenity and play space will be maximised wherever feasible as part of the amendments and anticipated submission of landscaping and play space details.

Jobs and training specification

101. An employment contribution of £265,197.50 was secured as part of the existing planning permission. It is proposed that the commitments in the existing s106 are retained as part of the amended proposal. This is in line with the aspirations of Southwark Plan Policy P28.

Heritage and townscape considerations and archaeology

102. The principle of tall buildings on the site has been established through the permitted scheme and current site allocation within the Southwark Plan 2022. The new buildings are taller than their surroundings, although it has been demonstrated through the original consent that this approach is sensitive to the character and appearance of the Conservation Area and commensurate with the river front location of the Site.
103. Changes to the height and massing since the permission have been sensitively considered, to ensure that the general layout and form of the existing scheme are maintained. The new massing follows the same principles as the permitted scheme, with greater height focused toward the river frontage which steps down to the south where the Buildings meet Chambers Street. Details of the amendments to the massing can be found in Section 3.4 of the DAS.
104. The submitted Note on the Environmental Impact Assessment, prepared by Trium, assesses the impacts of the amendments on Townscape, Visual and Built Heritage and is supported by a study of verified views which compares the consented development with the development including the proposed amendments, as well as the impact upon character and function of the area. Overall, the compliance note concludes that the effects presented in the Consented ES remain valid in respect of townscape, visual and heritage considerations.
105. The legislative and planning policy context for consideration of effects on heritage are principally set out in the Planning (Listed Building and Conservation Areas) Act 1990 (Sections 66 and 72), the NPPF (Chapter 16 in particular) and PPG, the London Plan (Chapter 7) and Southwark Plan (P19, P20, P21 and P26 in this case).
106. Paragraph 207 of the NPPF states that when determining applications, local planning authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
107. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial

harm to its significance.

108. Paragraph 213 sets out that any harm to the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. Paragraph 215 adds that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
109. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duties of Local Planning Authorities in regard to development which affects a listed building or its setting. Section 66 states “*In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
110. London Plan Policy HC1 (Heritage conservation and growth) requires proposals affecting heritage assets to demonstrate a clear understanding of the historic environment and integrate this understanding into the planning and design process. Proposals should respect and conserve the significance of heritage assets and their settings, actively managing cumulative impacts. Proposals must also identify archaeological assets, avoid or minimize harm, and integrate heritage considerations early in the design process to deliver positive benefits.
111. Southwark Policy P21 (Conservation of the historic environment and natural heritage) requires proposals to conserve and enhance the significance of designated and non-designated heritage assets and their settings.
112. The site is not within a conservation area, and there are no listed buildings within it. It is situated within the wider setting of conservation areas and lies between St Saviours Dock Conservation Area and Edward III's Rotherhithe Conservation Area. Accordingly has the potential to indirectly impact the setting of these conservation areas and designated and non-designated heritage assets. The site is not considered to impact a Scheduled Ancient Monument. The impacts on the setting of these areas and structures have been grouped into townscape groups for ease of reference.
Conservation Areas:
 - Adjacent to Edward III's Rotherhithe – Adjacent to the east
 - Adjacent to St Saviours Dock – Approximately 35m to west
 - Wilson Grove – Approximately 80m to east

The following adjacent heritage assets that have been identified:

- Grade I Listed Structure Tower Bridge – Approximately 700m to the west,
- Tower of London World Heritage Site,
- Grade II listed Riverside School,
- the Old Justice Public House, and
- 33 Bermondsey Wall West and East Lane Stairs.

The site lies within the:

- LVMF view 5A.2 - Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral;
- river prospect Borough View from Kings Stairs Gardens to Tower Bridge; and
- LVMF view 4A.1 - background vista of the view from Primrose Hill to St Paul's Cathedral.

Heritage Implications

113. In terms of the historic services environment, the site is outside of a conservation area and does not include any listed buildings. There are, however, several Grade II listed buildings nearby, including the former warehouse and granary at no.29 and no.33 Bermondsey Wall West, and workshop at no.67 George Row. The site is also close to three conservation areas, with the boundary of St Saviours Dock conservation area located in East Lane, some 30m to the west; the Edward III's Rotherhithe conservation area almost abutting its riverfront to the immediate east, as bordering at the junction of Farncombe Street/Bermondsey Wall West, some 60m to the east; and the Wilson Grove conservation area, some 100m to the southeast. The site can also be seen from the Tower of London and Tower Bridge and is within the borough's protected panoramic view from King Stairs. It also falls within its strategic views from Greenwich Park and Blackheath Point.
114. The settings of the Grade II listed buildings have greatly changed in this area with much of the rivers that riverfront area being rebuilt. The development is seen as part of a variety of built forms and architecture in this location and, although large, would not impose on their settings as to appear unduly disruptive
115. In terms of the conservation areas, although the townscape is generally low or mid-rise, the streets generally do not align with the site, reducing its visibility from within the conservation areas. Where the development is seen between buildings or above the roofline, it is not read as especially disruptive. Historically, the backdrop to the streets and conservation areas would have been a scene of large commercial riverside wharfs and industrial buildings.
116. The intervening distance is too great to unduly detract from the settings of the Tower Bridge of the Tower of London; while the development itself would read as an engaging full-stop to the larger scaled riverfront developments along the south bank when viewed from upstream, switching to the more domestic scale of Rotherhithe and Surrey Quays riverfront beyond. The scheme is very evident in the view from King Stairs, but is read more as an engaging riverfront development that would not distract from an appreciation of the broad sweep the river, with Tower Bridge in the distance.
117. The development is visible in the LVMF view from Blackheath Point. Phase 1 is directly in line with St Paul's, but remains below the threshold height, preserving the appearance of the base of the dome. The later phase(s) would be seen stepping to the right, but would remain sufficiently low-key in their appearance not to be unduly disruptive. Lastly, in terms of the view from Greenwich Park, the development would appear within the wider consultation

zone to the LVMF view and, although close, would not interfere with the view of St Paul's itself, preserving the view.

118. Overall, despite the revisions to the heights and detailed appearance of the later phase(s) of the masterplan scheme, the development would sufficiently preserve the settings of nearby listed buildings and conservation areas, and would not unduly affect the settings of the Tower of London and Tower Bridge, and the protected borough and strategic views, including those of St Paul's. As such, the development would comply with Southwark Plan's heritage policies.

Heritage conclusion

119. The site does not include any designated heritage assets or fall within any conservation areas and accordingly. Therefore, the proposal will result in no direct harm to identified heritage assets or conservation areas.
120. In terms of indirect impacts to heritage setting, the ES compliance note and heritage assessment note indicates that current findings are largely similar to preceding 2007 ES findings including in regard to the operational phase impacts on built heritage. The Council's conservation officer has reviewed the submission documents and has concluded that despite the exceedance of the LVMF view 5A.2 height limits, any visual harm resulting from the proposed development would not be significant, if at all, to protected views. The conservation officer considers that any impact to the LVMF would be readily mitigated by the siting of the development to the edge of the LVMF view 5A.2 view where it would appear in long range views as part of the existing cluster of tall buildings at the edge of the LVMF view 5A.2 in a similar manner as the extant scheme. Similarly, in terms of visual impacts to the settings of the identified conservation areas and heritage assets, the Council's conservation officer has reviewed the submission documents and has concluded that any visual harm resulting from the proposed development would not be significant, subject to the recommendation of conditions of consent securing the delivery in accordance with the approved plans and subject to a review of final materials. Historic England have confirmed that they do not wish to comment on the applicant and are content for this to be assessed by the council's design and conservation experts.
121. Officers are of the view that the Proposed Amendments are minor in nature and would continue to result in no harm to the significance of the relevant heritage assets. Where there is any potential harm, including in relation to the LVMF view 5A.2, Officers consider it would be less than substantial harm and that it would be readily outweighed by the benefits of the proposal, including bringing forwards new housing on this site, in accordance with the aspiration of the Southwark Plan 2022 set out in by Site Allocation NSP15, which is compliant with current fire safety and internal space requirements. Accordingly, officers consider the amendments are consistent with the approved heritage impacts and that any potential heritage harm arising from the proposed amendments would be less than substantial and readily outweighed by the anticipated benefits of the scheme and acceptable on balance in terms of Paragraph 215 and 221 of the NPPF.

122. Subject to conditions, the Proposed Amendments would comply with national and local planning policies on design and the historic environment, including London Plan Policy HC1, and LB Southwark's policies P20 (Conservation Areas) and P21 (Conservation of the Historic Environment and Natural Heritage). The amendments are also in compliance with the relevant provisions outlined in Chapter 16 of the NPPF (Conserving and enhancing the historic environment), paragraphs 207, 212, 213, 215, and 221. The impact of the proposals on the special interest of the listed buildings and the conservation area will be beneficial and the statutory duties set out in Sections 66(1) and 72(1) are met and the proposals are compliant with the development plan policies.

Archaeology

123. London Plan Policy HC1 part d identifies that "development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation".
124. Policy P23 of the Southwark Plan further states that development must conserve the archaeological resources commensurate to its significance, and where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works.
125. The application site falls within an Archaeological Priority Area and conditions related to archaeology were placed on the existing consent. As noted above, since the original scheme was consented, the site has been utilised as a construction site for the delivery of the TTT development. The applicant notes that as part of the TTT development extensive archaeological excavation has been undertaken on the Site. As a result of the significant work that have already been completed on the application site, the applicant has requested that the current archaeology conditions be removed from any further permission for the application site.
126. The applicant has requested that the existing archaeology condition attached to the 2014 permission (conditions 2 Building Recording, 3 Archaeology Mitigation Strategy, 4 Archaeological Work – River Wall/Deck, and 5 Archaeological Reporting) be removed from any forthcoming decision given the TTT works onsite are also subject to archaeological requirements.
127. The council's Archaeology specialist has reviewed the proposal and consider updated conditions are necessary in light of changes to the Development and discoveries onsite during the TTT works. Specifically, the specialist has requested updated conditions in relation to Archaeological Evaluation, Archaeological Mitigation, Archaeological Pre-commencement Foundation and Basement Design, Archaeological Reporting, and Archaeological Public Engagement Programme. Further, the archaeological specialist has requested section 106 planning obligations to support Southwark Council's effective monitoring of archaeological matters, which planning officer have confirmed should be £11,171 in line with the Council's planning obligations SPD. These provisions are included in the recommended conditions and

heads of terms.

128. Overall, in archaeological terms, subject to the recommended conditions and obligations officers consider that the proposals will comply with local and national policy and that the development will be in accordance with the originally approved application.

Landscape and public realm

129. London Plan Policy D8 states that development proposals should encourage and explore opportunities to create new public realm, which is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Southwark Local Plan Policy P13 states that development must ensure a high-quality public realm that encourages walking and cycling and is safe, legible, and attractive, and eases the movement of pedestrians, cyclists, pushchairs, wheelchairs and mobility scooters and vehicular traffic. Development should also provide landscaping which is appropriate to the context, including the provision and retention of street trees. Policy P25 of the Southwark Plan requires that development within the Thames Policy Area establish or continue the River Thames Path along the water frontage and it promotes protection of biodiverse where new moorings are proposed.
130. It is proposed to amend the landscape strategy to address constraints imposed by the Thames Tideway Tunnel and to better respond to the amended design and layout of the buildings. Further, amendments are proposed in relation to accommodating the updated access ramp for the car park. Notwithstanding these amendments, the landscape proposal remains largely as was initially approved and it is noted that relevant landscaping conditions are attached to the extant permission which have not been discharged at this stage, as shown in the figures below. The original proposal to maintain public realm along the river frontage would not change with pedestrian links maintained between Axis Court and Luna House adjacent to Block A, to the north of Luna House, between Blocks C and D, and adjacent to the east of Block D. Similarly, the scheme continues to feature private communal amenity spaces adjacent to Buildings A, B, and C for the use of residents of these blocks as is the case in the extant planning permission.



Figure 21 Current landscape plan with public realm and access (with TTT infrastructure added in red)

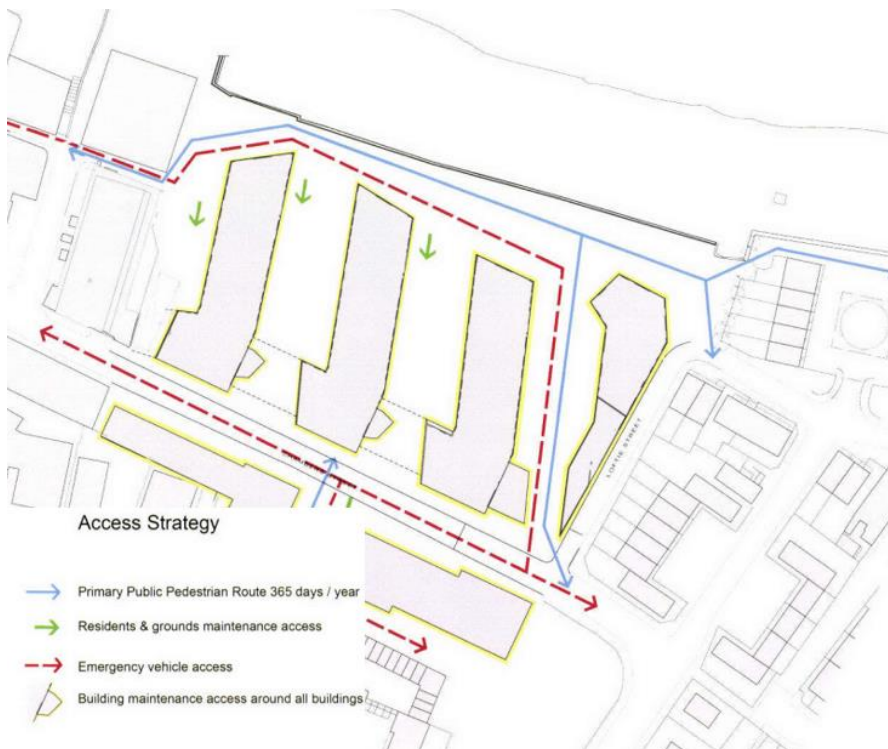


Figure 22 Access strategy considered under 07/AP/1262

131. In response to requests of local residents and Ward Councillors, the applicant has agreed to improvements to the proposed landscaping along Chambers

Street in the form of additional tree planting, with 5 additional trees planted along Chambers Street. Further, the applicant has agreed to improve the landscape design to achieve a policy compliant Urban Greening Factor (UGF) of 0.4 despite this requirement not applying to the extant planning permission. These improvements would be secured by recommended conditions of consent related to landscaping. Accordingly, due to the minimal nature of the changes from the approved plans and the agreed improvements, Officers raise no object to the landscape amendments and consider that final landscape details will be submitted through discharge of conditions in accordance with the extant permission.

Urban Greening Factor and ecology

132. London Plan Policy G5 suggests an Urban Greening Factor target score of 0.4 for predominantly residential development developments, whilst Southwark Plan Policy P60 states that development must contribute to net gains in biodiversity. Further, P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes.
133. As explained in the preceding section, the landscape proposal remains largely as was initially approved and it is noted that relevant landscaping conditions are attached to the extant permission which have not been discharged at this stage. The historic buildings on the site are demolished and the site is currently in use for the delivery of the TTT development. The application site is adjacent to the River Thames and tidal tributaries Site of Importance for Nature Conservation (SINC). The extant permission features a UGF of .29 and no substantive amendment are proposed to the landscaping. The development is not subject to Biodiversity Net Gain requirements, however the applicant has submitted an ecological assessment, prepared by Ecology Solution, which assess BNG and confirms that a BNG of over 10% would be achieved.
134. The proposed amendments have been reviewed by the Council's Urban Forester officer and Ecologist who overall have raised not objection to the proposed development subject to further details being secured by condition. The recommended ecology conditions related to the:
 - securing of a Construction Environmental Management Plan,
 - Native planting,
 - Green roof details,
 - securing bat boxes x 4 and Bird boxes x 6, and
 - Wildlife friendly lighting.

The recommended urban forestry conditions relate to

- improvement to UGF through standard trees planted in connected tree pits to achieve a policy complaint UGF of 0.4,
- supporting the use of heat-island tolerant trees,
- confirmation and details of Tideway infrastructure landscape details,
- cross sections of connected tree pits, and
- planting schedules and soft landscape maintenance.

135. Subject to the recommended condition of consent and light of the proposed improvements to UGF and tree planting on Chambers Street, Officers consider that the proposed development will proceed in accordance with London Plan Policy G5 and Southwark Plan Policy P60.

Daylight, sunlight and overshadowing

Internal performance of proposed scheme

136. When considering applications for housing, the NPPF states that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (paragraph 130 C). The London Plan (2021) requires design of development to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst the GLA Housing SPG (2017) also advocates an appropriate degree of flexibility to be applied to use of the BRE guidelines. As suggested in the BRE Guidelines, natural lighting is only one factor in site layout design and care should be taken to apply the guidance flexibly, taking into consideration the context of the Site and advantages of the Proposed Development. The Housing Design Standards LPG (2023) states that as a minimum, at least one habitable room should receive direct sunlight – preferably the living area and/or the kitchen and dining space. Locally, Southwark Plan Policy P14 states that development must provide adequate daylight and sunlight for new and existing residents.
137. Policy D6 of the London Plan requires developments to be designed to ensure there would be sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context. Policy D9 states that daylight and sunlight conditions around a proposed tall building(s) and neighbourhood must be carefully considered. Policy P56 of the Southwark Plan “Protection of amenity” states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users, taking into account the impacts on privacy, outlook, sense of enclosure, odour, lighting, daylight, sunlight and microclimate. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
138. Paragraph 130 C of the NPPF states that when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
139. The accompanying internal daylight and sunlight reports are prepared by Eb7 which are:
- Applicant’s initially submitted sunlight and daylight study: 3864329-Daylight Sunlight assessment-DAYLIGHT SUNLIGHT REPORT-24.AP.1547
 - Applicant’s supplemental sunlight and daylight response with further consideration of neighbour impacts: 6421-250310-EKJB (DS Cons vs

Prop Letter) + Excel copy of results (6421_R05_DS01- 6421-DSPR240617 TC and 6421_R05_DS02- 6421-DSPR240617 – TC)

- Applicant's EIA compliance note: CW_EIA_Note_FINAL 04 March 2025_compressed
- Applicant assessment of 2007 baseline: 6421-250523-EKJB (2007 Baseline Letter)
- Applicant assessment of 2007 baseline: 6421-250610-EK (2007 BASELINE ADDENDUM LETTER)
- Applicant assessment of 2007 baseline: 2007 Surveyed Baseline vs Consented – Images
- Applicant assessment of 2007 baseline: 2007 Surveyed Baseline DSO Results for Issue
- Applicant assessment of 2007 baseline: 2007 Surveyed Baseline vs Proposed - Images

140. The assessment produced by EB7 has been scrutinised by the Council's third party consultant Point2. Point2 have also reviewed the relevant documents submitted in objection to the scheme. Point2 have highlighted that EB7 have undertaken Daylight Illuminance and Sunlight Exposure assessments in line with the current (2022) edition of the BRE guideline. To achieve comparable results, EB7 have modelled both the consented and proposed schemes against the current guidance. The 2007 planning application assessed the consented scheme in relation to ADF (daylight) and ASPH (sunlight) guidance, as recommended by the previous editions of BRE guidance. Point2 confirm that current guidance sets more rigorous standards which are generally more difficult to achieve than the now superseded ADF methodology. Both Point2 and council officers consider that assessing the scheme under the current BRE standards is appropriate.
141. In comparison to the consented position, the levels of compliance with the BRE daylight standards have increased from a level of 23% compliance to 53% compliance with daylight standards across Blocks A, B, C, and D. Similarly, compliance with sunlight standards has increased from 16% to 72% across Blocks A, B, C, and D. Eb7 summarise that the improvements are a result of the positive amendments to the design of the external façade and wintergarden design. Eb7's assessment identifies that the BRE guidance is to be interpreted flexibly and that full compliance may not always be possible in urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.
142. Point2 requested some clarifications in terms of Eb7's methodology and the materials assumptions which have been relied on. Eb7 have responded and overall Point2 have confirmed they have no reason to the accuracy of the models completed by Eb7 or the figures presented.
143. In terms of daylight, Point2 have highlighted that, overall, the Proposed Scheme will achieve better levels of daylight and sunlight internally than the consented scheme. In terms of the compliance rate 53%, Point2 note that, while typically urban developments will achieve slightly higher levels of

compliance, this is a marked improvement on the 23% compliance rate achieved under the consented scheme. Point2 note that there are a number of main living rooms within the scheme that achieve single figure Median Daylight Illuminance figures (i.e. these are significantly below the suggested targets), but they highlight that this is also the case for the consented scheme, which officers understand is a result of the design, siting and orientation of the currently approved scheme. Accordingly, given the achieved improvement against the consented position and the recognition of the constraints of delivering a scheme largely in line with the general parameters of the existing consent, Officers consider the achieved daylight levels are acceptable in this instance.

144. In relation to sunlight, Point2 highlight that the Proposed Scheme shows a marked improvement from the consented position, with the overall level of compliance increasing from 16% to 72%. Point2 consider that a compliance rate of 72% is acceptable for high density urban scheme such as this. Officers concur with Point2 assessment that the achieved sunlight performance is acceptable in this instance considering the improvements achieved over the consented scheme and constraints created by the existing consent.
145. Overall, officers consider that the amendments from the consented scheme result in a positive shift in sunlight and daylight levels and are therefore considered acceptable. The design of internal layouts and fenestration has maximised daylight and sunlight ingress as much as possible considering the constraints of the orientation and siting of the consented scheme. Where more significant transgressions occur, they are predominately due to the delivery of private amenity spaces such as obstruction caused winter gardens or by a balconies overhead, which is a trade-off in terms of providing necessary private amenity spaces.

Sunlight, Daylight and overshadowing impacts to adjoining neighbours

146. NPPF sets out guidance with regards to daylight/sunlight impact and states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position regarding this matter and states “the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context”. Policy D6 of the London Plan requires developments to be designed to ensure there would be sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context. Policy D9 states that daylight and sunlight conditions around a proposed tall building(s) and neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.

BRE Daylight Tests

147. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. However, the BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.
148. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

BRE Sunlight Tests

149. The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:
- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.
150. In addition, the BRE sets out specific guidelines relating to balconies on existing properties. This guidance acknowledges that balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction may result in a large relative impact on the sunlight received.
151. The existing permission has been partially implemented and has been delayed due to the construction of the Thames Tideway Tunnel. Amendment have been approved by the Council to account for the presence of the required Thames Tideway Tunnel infrastructure and equipment on the application site. On this basis, Officers consider that the permission remains implementable. As set out earlier in the report, the consented scheme features four phases, which as approved provide for the delivery of 589 units. The affordable housing is concentrated in Phase 1 (182 affordable housing units) which were completed by St James in 2015.
152. To determine what is a perceptible or non-perceptible alteration beyond the consented scheme, Officers note that the approach referenced in the

Enterprise House, 21 Buckle Street Appeal Decision (APP/E5900/W/17/3191757) is a helpful example of reference where the Planning Inspector accepts and states, “*Many of the flats face onto narrow streets or buildings opposite and already have low VSC levels. That is a characteristic of the area. The appellants show that, while the calculated impact figures may indicate a drastic change, in practice, starting from an existing low level, many would experience no more than a 3% absolute loss of daylight, a virtually imperceptible change. The worst affected living rooms would experience less than 5% absolute loss, a barely noticeable change.*” Buildings to the west of the site do have narrow streets with low existing VSCs and are analogous in this respect. Changes above 3% VSC would potentially be noticeable, and changes in excess of these levels are considered in further detail.

153. The earlier application was subject to an Environmental Impact Assessment (EIA) and accompanied by an Environmental Statement, described in this section as the 2007 ES. The current s73 application for amendments to the 2013 permission is accompanied by an ES compliance note, which considers daylight, sunlight, and overshadowing. This report and the supporting reports prepared by EB7 identify and assess the following sensitive receptors of the proposed development:

To the east

- 208 Bermondsey Wall East
- 2-10 (evens) Bevington Street
- 210-212 Bermondsey Wall East
- 1-13 (odds) Bevington Street
- 8-14 Fountain Green Square
- Fountain House, Bermondsey Wall East
- 1-7 Fountain Green Square

To the south

- 14-28 Chambers Street
- Jacob House – Part of application scheme
- Hartley House – Part of application scheme

To the west

- Luna House
- Axis Court

154. The table below sets out the sunlight test results for the 2024 proposal in bold for the annual sunlight hours (APSH) and winter sunlight hours (winter PSH or WPSH), and the figures in (brackets) beneath are the equivalent number of rooms in the 2010 permission approved under 07/AP/1262. These are calculated against the surveyed 2007 baseline.

Address	# of rooms tested	APSH Reductions				WPSH Reductions			
		Pass APSH	20-29.9% loss	30-39.9% loss	40%+ loss	Pass WPSH	20-29.9% loss	30-39.9% loss	40%+ loss
208 Bermondse	4 (4)	4 (4)	0 (0)	0 (0)	0 (0)	4 (4)	0 (0)	0 (0)	0 (0)

y Wall East									
2-10 (evens) Bevington Street	5 (5)	5 (5)	0 (0)	0 (0)	0 (0)	5 (5)	0 (0)	0 (0)	0 (0)
210-212 y Wall East	15 (15)	15 (15)	0 (0)	0 (0)	0 (0)	15 (15)	0 (0)	0 (0)	0 (0)
1-13 (odds) Bevington Street	4 (4)	4 (4)	0 (0)	0 (0)	0 (0)	4 (4)	0 (0)	0 (0)	0 (0)
8-14 Fountain Green Square	1 (1)	1 (1)	0 (0)	0 (0)	0 (0)	1 (1)	0 (0)	0 (0)	0 (0)
Fountain House, Bermondsey Wall East	24 (24)	24 (24)	0 (0)	0 (0)	0 (0)	24 (24)	0 (0)	0 (0)	0 (0)
14-28 Chambers Street	2 (2)	2 (2)	0 (0)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	0 (0)
Luna House	71 (71)	68 (68)	0 (1)	2 (1)	1 (1)	65 (67)	0 (0)	0 (0)	6 (4)
Axis Court	53 (53)	28 (37)	1 (1)	1 (0)	23 (15)	31 (42)	0 (0)	2 (0)	20 (11)
Total	179 (179)	151 (160)	1 (2)	3 (1)	24 (16)	151 (164)	0 (0)	2 (0)	26 (15)

155. As Jacob House and Hartley House were part of the 2010 proposal and did not exist during the 2007 baseline, these receptors were considered under the 2024 baselines this. The same format applies here.

Address	# of rooms tested	APSH Reductions				WPSH Reductions			
		Pass APSH	20-29.9% loss	30-39.9% loss	40%+ loss	Pass WPSH	20-29.9% loss	30-39.9% loss	40%+ loss
Jacob House	69 (69)	69 (69)	0 (0)	0 (0)	0 (0)	69 (69)	0 (0)	0 (0)	0 (0)
Hartley House	23 (23)	23 (23)	0 (0)	0 (0)	0 (0)	23 (23)	0 (0)	0 (0)	0 (0)
Total	92 (92)	92 (92)	0 (0)	0 (0)	0 (0)	92 (92)	0 (0)	0 (0)	0 (0)

156. The comparison tables below show the VSC and NSL results for these residential buildings which would experience a material change in daylight as a result of the proposed amendments (figures in bold), and the figures in brackets are the equivalent figures from the 2010 scheme approved under 07/AP/1262. These are calculated against the 2007 baseline.

VSC						
Address	# of windows tested	Windows that pass	20.1-29.9% loss	30-39.9% loss	40%+ loss	proposal VSC reduction range (2007 VSC range)
208 Bermondsey Wall East	11 (11)	11 (11)	0 (0)	0 (0)	0 (0)	- -
2-10 (evens) Bevington Street	31 (31)	29 (29)	2 (2)	0 (0)	0 (0)	26.3% - 27.2% (22.2% - 23.1%)
210-212 Bermondsey Wall East	32 (32)	28 (28)	1 (1)	0 (0)	3 (3)	24.7% - 88.7% (24.7% to 86.9%)
1-13 (odds) Bevington Street	45 (45)	10 (10)	7 (16)	10 (2)	18 (17)	21.7% - 95.6% (20.4% to 95.6%)
8-14 Fountain Green Square	37 (37)	37 (37)	0 (0)	0 (0)	0 (0)	- -
Fountain House, Bermondsey Wall East	55 (55)	55 (55)	0 (0)	0 (0)	0 (0)	- -
14-28 Chambers Street	99 (99)	94 (95)	2 (2)	1 (1)	2 (1)	26.3% - 58.5% (20.5% to 49.3%)
Luna House	171 (171)	164 (167)	4 (2)	3 (2)	0 (0)	21.4% - 38.9 % (25.4% to 33.5%)
Axis Court	128 (128)	64 (75)	8 (13)	14 (22)	42 (18)	20.2% - 95.5% (20.7% to 100%)
Total	609 (609)	492 (507)	25 (36)	28 (27)	65 (39)	

157. As Jacob House and Hartley House were part of the 2010 proposal and did not exist during the 2007 baseline, these receptors were considered under the 2024 baseline. The same format applies here.

VSC Reduction						
Address	# of window s tested	Windows that pass	20.1- 29.9% loss	30- 39.9% loss	40%+ loss	proposal VSC reduction range (2007 VSC range)
Jacob House	227 (227)	97 (109)	9 (9)	18 (24)	96 (85)	20% to 99% (20% to 97%)
Hartley House	193 (193)	90 (101)	24 (23)	30 (26)	49 (43)	20% to 93% (20% to 90%)

158. Officers have received an independent assessment of sunlight and daylight prepared on behalf of parties associated with Luna House and Axis Court (prepared Rights of Light Consulting(ROLC)) and other written objections. The following documents have been received in objection to the scheme in terms of sunlight and daylight and are uploaded to the Council's planning register:
- Response from consultee acting on behalf of neighbouring properties: ROLC Letter 281124
 - Response from consultee acting on behalf of neighbouring properties (Objection to lack of consideration of original warehouse layouts): ROLC Letter 170425
 - Objection to lack of consideration of original warehouse layouts: Additional doc for planning portal # 7 re warehouses
 - pages 9-17 (16a-16i) of Objection to DSO impacts: Briefing doc chambers Wharf 3801 V1.0

The applicant's consultants EB7 has responded to the letters from ROLC in their reports dated 17 December 2024, 10th March 2025, 23 May 2025, and 10 June 2025. The document have also been reviewed by the Council's independent third party consultant Point2. An objector has suggested that the amendments to buildings B, C and D may be approved with a condition imposed saying that notwithstanding the submission, no changes to building A are approved. The changes to building A are part of the overall scheme and include changes to comply with fire safety requirements and for a change from gas to renewable energy on site. Officers to not believe that it would be reasonable to impose such a condition.

159. An objector has questioned what grounds officers consider it would be unreasonable to impose a condition requiring that height of Building A be reduced to the consented level. Particularly, the objector has taken issue with the below assessment which is contained at paragraph 158 above. The objector considers that the 13 consented ground-floor flats in Building A were replaced by a swimming and gym complex which they consider necessitated the re-provisioning of the 13 ground floor flats through the proposed extra height and facade extension to Block A. The consented scheme featured 111 units in Block A and this will be reduce to 93 units in the proposed scheme. It is the case that the massing of this building would increase as a result of the

changes and there would be an impact on residents of Axis Court and Luna House, mainly from daylight and sunlight. Officers have set out the impact in this report. The application needs to be considered as submitted and officers do not believe it would be reasonable to impose such a condition.

160. When granting the current permission Council Officers in the report for 07/AP/1262 dated 1/07/08 concluded at paragraph 83 that *'for an urban area the level of impact will be modest and has been kept to the minimum possible, and the retained levels of both daylight and sunlight to existing surrounding properties would be adequate and in keeping with a normal built up urban environment'*. Objectors have highlighted that they disagree with the assessment in the initial officer reports on the basis that they consider there were significant impacts to the west of the development, particularly at Axis Court, on the basis that objectors consider the recorded shifts in sunlight and daylight were significant. Further, objectors are concerned that the officer at that stage relied on similar wording to the application submission which they feel indicates a thorough assessment was not completed. That application was approved weighing the scheme as a whole, including the significant affordable housing proposed which is a material consideration for this amendment and a relevant baseline for the current assessment of sunlight, daylight, and overshadowing impacts.
161. The applicant has highlighted that there was an omission in the original scheme in relation to the necessary rooftop plant which was not included in all of the approved plans. In regard to this, the response from eb7 states:
'It is pertinent to note that the original daylight and sunlight assessment undertaken for the original application (ref: 07/AP/1262) did not account for the inclusion of roof top plant which would have the potential to slightly reduce daylight levels to neighbours. For the consented scheme to have been delivered in full, roof top plant would have been required. In accordance with Officer's requests, the current proposed scheme has been assessed with all the necessary plant, however the consented scheme has been assessed without any rooftop plant to align with the consented elevations. As a result, the height differential between the two schemes is greater than it would be in reality. This presents an absolute worst case in terms of assessment and potential differential in daylight levels.'
162. As a result of the inclusion of the rooftop plant in the assessment of the current proposal and the continued omission of the rooftop plant from baseline, Officers consider that the applicant has conducted an accurate worst case comparison of the extant permission and proposed development.
163. As detailed above, the greatest changes in the impact from the implemented scheme to this amendment on the dwellings of Axis Court. Impacts on other residential buildings around the site not significantly different to the implemented scheme. The impact on Axis Court is due to the inclusion of rooftop plant but mostly because of the increase in massing of Building A to the south as can be seen in the consented and proposed massing below.



Consented massing



Proposed massing

164. The results discussed by officers are based on the 2007 baseline result (as shown in the final issue excel file '2007 Surveyed Baseline DSO Results for Issue') with the exception of Jacob House and Heartley House which are considered against the 2024 baseline results as they are part of the application scheme.

To the east

208 Bermondsey Wall East

Impacts on this property are compliance with the BRE guidance.

2-10 (evens) Bevington Street

2 Bevington First floor, Room 3, Window 3, with existing VSC of 19.08 with 15.2 approved 14.50 proposed equating to an absolute change of 5.2 and percentage change of 26.3%, a change of 0.7% from the consented baseline so a very small absolute change in VSC.

6 Bevington Ground floor, Room 2, Window 2, with existing VSC of 14.6 with 11.2 approved and 10.6 proposed equating to an absolute change of 4 and percentage change of 27.2%, a 0.6 change from the consented baseline. Acceptable on the basis that resulting change is 0.6 and likely imperceptible.

210-212 Bermondsey Wall East (mislabelled Southwark Park Road in EB7 results)

There are three windows which experience changes which result in non-compliance with VSC associated with this property, and that this was also the case under the preceding application. Further, the results of the NSL and APSH assessments are consistent with the consented position in terms of BRE compliance. The three properties which experience VSC non-compliance are discussed below.

- Ground floor Room 5 Window 7 - under the consented scheme the VSC shifts from 26.5 to 8.3 (68.6% change) and under the proposed scheme the VSC shifts to 7.8 (70.7% change), and reduction of 0.5 VSC from the baseline. This room is served by one other window which maintains the VSC achieved under the consented scheme.
- First Floor Room 5 Window 6 - under the consented scheme the VSC shifts from 32.2 to 8.1 and under the proposed scheme the VSC shifts to 7.60 (a 76.2% change). This room is served by three other windows which achieve VSC compliance.
- Second Floor Room 5 Window 5 - under the consented scheme the VSC shifts from 20.9 to 2.7 and under the proposed scheme the VSC shifts to 2.4 (88.7% change). This room is served by one other window which receives a VSC of 21.9% which is a good level for VSC in an urban location,

1-13 (odds) Bevington Street –

The impact for these properties is similar to the consented position.

Fountain Green Square –

The changes in VSC are modest with under 3% actual change in all cases. Instances where this impacts compliance with the BRE guidelines are discussed in further detail below.

- Second floor room R1 window 1 drops from 15.2% VSC under the consented position to 14.73%, which Officers is marginally below the established impact.

Fountain House, Bermondsey Wall East –

- The impact for these properties is in line with the guidance from the BRE

To the south

14-28 Chambers Street –

VSC: Overall, the resulting changes are all less than an absolute change of 1% VSC from the consented position in all instances, with the majority below 0.5 or lower, and therefore the changes are considered acceptable.

NSL: There would be reductions in NSL compared to the impact from the consented scheme, however overall those impacts are in line with those established under the implemented scheme.

28 Chambers Street Ground Floor Room 1 – Consented NSL of 39% and a proposed NSL 35%, an absolute loss of 4% NSL from the consented position.

28 Chambers Street Ground Floor Room 3 – Consented NSL of 21% and proposed NSL 16%, an absolute loss of 5% NSL from the consented position.

28 Chambers Street First Floor Room 1 – Consented NSL of 33% proposed NSL of 30%, an absolute loss of 3% NSL from the consented position.

28 Chambers Street First Floor Room 2 – Consented NSL of 30% and proposed NSL of 26%, an absolute loss of 4% NSL from the consented position.

26 Chambers Street Ground Floor Room 1 – Consented NSL of 26% and proposed NSL of 21%, an absolute loss of 5% NSL from the consented position.

26 Chambers Street First Floor Room 1 – Consented NSL of 29% and proposed NSL of 27%, an absolute loss of 3% NSL from the consented position.

Flat 1 22 Chambers Street Second Floor Room 2 – Consented NSL of 67% and proposed NSL of 62%, an absolute loss of 5% NSL from the consented position.

Flat 1 22 Chambers Street Second Floor Room 4 – Consented NSL of 18% and proposed NSL of 15%, an absolute loss of 3% NSL from the consented position.

Flat 6 22 Chambers Street Third Floor Room 4 – Consented NSL 23% and proposed NSL of 21%, which is generally consistent with consented position.

Flat 11 22 Chambers Street Fourth Floor Room 4 – Consented NSL of 36% and proposed NSL of 28%, an absolute loss of 8% NSL from the consented position.

The impacts on NSL from this scheme would be noticeable for these properties, however, the residual levels would be similar to that which has already been consented.

Jacob House –

- The council's advisors, Point2, have advised that In relation to the effects on Jacob House and Hartley House, rather than considering the effects of the Proposed Development by comparing to an existing baseline, it is more appropriate to compare to the consented position as these buildings were granted planning permission together with the consented massing on Phase 2 of the site. They have advised it is not

relevant to consider the effects on these properties relative to the 2007 baseline, as the 2007 buildings were demolished prior to their construction. The below assessment considers the exiting 2024 baseline against the consented and proposed scheme as was initially submitted by EB7.

- VSC: Overall, the resulting changes are less than a 3% in VSC from the consented position.
- NSL: While the applicant has recorded that only 6 rooms would experience a noticeable reduction in NSL greater than 1m², officers have recorded 8 instances which are set out below:
 - Fifth Floor Room 1 (LKD) (W1-2) – 20% reduction from consented position with 1.9m² reduction
 - Fifth Floor Room 2 (bedroom) (W3) – 10% reduction from consented position with 1.2m² reduction
 - Fifth Floor Room 3 (LKD) (W4-5) – 26% reduction from consented position with 1.8m² reduction
 - Fifth Floor Room 5 (bedroom) (W6) – 13% reduction from consented position with 1.5m² reduction
 - Sixth Floor Room 1 (LKD) (W1-2) – 25% reduction from consented position with 2.9m² reduction
 - Sixth Floor Room 3 (LKD) (W4-5) – 29% reduction from consented position with 2.6m² reduction
 - Ninth Floor Room 2 (bedroom) (W2) – 10% reduction from consented position with 1.5m² reduction
 - Ninth Floor Room 3 (bedroom) (W3) – 14% reduction from consented position with 1.3m² reduction

The affected LKDs are set behind inset balconies which makes these rooms more susceptible to change and these impacts would be less severe without the balconies in place and they are considered acceptable. The impacts to bedrooms set out above are considered acceptable as in most cases the changes are only marginally above the 1m²

Hartley House –

- As discussed above, the below assessment considers the exiting 2024 baseline against the consented and proposed scheme as was initially submitted by EB7.
- VSC: Overall, the resulting changes are less than a 3% in VSC from the consented position and therefore the changes are considered acceptable.
- NSL: While the applicant has recorded that only 7 rooms would experience a noticeable reduction in NSL greater than 1m², officers have recorded 9 instances which are set out below:
 - Second Floor Room 17 (LKD) (W20-21) – 10% reduction from consented position with 1.2m² reduction
 - Third Floor Room 17 (LKD) (W20-21) – 11% reduction from consented position with 2.1m² reduction
 - Fifth Floor Room 6 (Bedroom) (W8) – 9% reduction from consented position with 1.1m² reduction
 - Fifth Floor Room 8 (Bedroom) (W10) – 19% reduction from consented position with 1.2m² reduction

- Fifth Floor Room 9 (Bedroom) (W11) – 14% reduction from consented position with 1.3m² reduction
- Sixth Floor Room 8 (Bedroom) (W10) – 20% reduction from consented position with 1.5m² reduction
- Sixth Floor Room 9 (Bedroom) (W11) – 16% reduction from consented position with 1.7m² reduction
- Seventh Floor Room 8 (Bedroom) (W10) – 20% reduction from consented position with 2.1m² reduction
- Eighth Floor Room 8 (Bedroom) (W10) – 18% reduction from consented position with 2.2m² reduction
- As with Jacob House, the affected LKD are set behind inset balconies which makes these rooms more susceptible to change. Therefore, as it is likely the impacts would be less severe without the balconies in place and therefore the impacts to the identified LKDs are considered acceptable.. The impacts to bedrooms set out above are considered acceptable as in most cases the changes are near the threshold where impacts would be readily noticeable and because, as is supported by the BRE guidance, bedrooms are typically accepted as less sensitive to sunlight and daylight changes.

To the west

Luna House –

VSC: Overall, the majority of resulting changes are less than a 3% absolute change in VSC from the consented position, or in compliance with VSC standard, and therefore the changes are considered acceptable including any cumulative impacts. The changes in excess are below

- Flat 41 Luna House Sixth Floor Room 8 Window 13 Consented VSC of 37.4 Proposed VSC of 34.4 (alteration 3.4)
- Flat 41 Luna House Seventh Floor Room 11 Window 16 Consented VSC of 31.2 Proposed VSC of 27.7 (alteration 3.4)
- .
- NSL: Overall, the reductions in NSL are below 1m² indicating the amendments would likely have an imperceptible impact. The exceptions are the below rooms. However, despite these reductions, as flagged by the eb7 these rooms retain NSL levels of 65% and 73% which officers consider are acceptable in an urban environment.
- Flat 4 Luna House Room R9 Reduces from consented NSL of 71% to proposed NSL of 65% (a 2.9m² reduction)
- Flat 11 Luna House Room R9 Reduces from consented NSL of 80% to proposed NSL of 73% (a 3m² reduction)
- APSH: Overall, 25 of the 32 main living spaces with windows show full compliance with the BRE Guidance and this level of compliance is consistent with the consented position.

Axis Court –

- Compared to the 2007 Baseline, the only property that would potentially experience a significantly increased level of effect compared to the consented scheme is Axis Court. Here

reductions to 11 fewer windows accord with BRE guidance - reductions to 64 out of 128 windows are fully compliant with BRE guidance, as opposed to 75 (not 65 as stated by the 10 June EB7 letter) for the consented scheme, and 24 more windows will experience proportional reductions of more than 40%.

- The VSC shift of less than 3% absolute VSC from the consented position would be acceptable despite technical non-compliance with the BRE thresholds related to percentage change; these do result in some high percentage changes but are based on low existing and consented VSCs. Where there are reductions of more than 3% VSC, these are discussed further below. A 15% absolute VSC referenced by EB7, Point2, and ROLC is commonly applied, including by Planning Inspectors. It is also the case that VSCs near 10 % VSC, may be acceptable in dense urban settings, especially where buildings feature overhanging massing which restricts their access to daylight and/or are sited in close proximity to neighbouring boundaries, as is the case in both instances with Axis Court. While the amended proposal features some properties with high percentages of VSC change, including some instances of 100% reductions, this was also the case under the extant planning permission. While the amended proposal feature some properties with low levels of retained VSC, including nil values, officers note the 2007 baseline data demonstrates that this was also the case in a number of instances for the existing and consented scheme. 41 windows will experience no change or positive change including improvements to the VSC of 14 windows ranging from absolute increase of 6.3 to 0.6. The largest anticipated shifts in absolute VSC are discussed below.
- Flat 33 Sixth Floor Room R4 Window 9 – VSC shift from 32.0 existing to 28.3 under the existing consent and 25.3 under the proposed amendments – A reduction of 3 from the consented position, this window retains a very good VSC.
- Flat 33 Sixth Floor Room R5 Window 10 – VSC shift from 32.7 existing to 28.9 under the existing consent and 25.7 under the proposed amendments – A reduction of 3.1 from the consented position and a VSC of more than 27% compliance with BRE guidance is achieved.
- Flat 33 Sixth Floor Room R5 Window 11 – VSC shift from 33.7 existing to 29.8 under the existing consent and 26.5 under the proposed amendments – A reduction of 3.3 from the consented position but with a good level VSC
- Flat 24 Fourth Floor Room R7 Window 15 – VSC shift from 29.3 existing to 20.8 under the existing consent and 17.3 under the proposed amendments – A reduction of 3.5 from the consented
- Flat 24 Fourth Floor Room R8 Window 16 – VSC shift from 29.8 existing to 22.1 under the existing consent and 18.1 under the proposed amendments – A reduction of 4.0 from the consented position.
- Flat 52 Fourth Floor Room R9 Window 17 – VSC shift from 30.1 existing to 23.4 under the existing consent and 19.0 under the

- proposed amendments – A reduction of 4.4 from the consented position.
- Flat 52 Fourth Floor Room R10 Window 18 – VSC shift from 29.5 existing to 23.9 under the existing consent and 19.5 under the proposed amendments – A reduction of 4.3 from the consented position.
 - Flat 53 Fourth Floor Room R11 Window 19 – VSC shift from 26.1 existing to 21.4 under the existing consent and 17.5 under the proposed amendments – A reduction of 3.8 from the consented position.
 - Flat 18 Third Floor Room R8 Window 18 – VSC shift from 27.3 existing to 18.2 under the existing consent and 15.1 under the proposed amendments – A reduction of 3.1 from the consented position.
 - Flat 18 Third Floor Room R8 Window 19 – VSC shift from 27.4 existing to 18.7 under the existing consent and 15.4 under the proposed amendments – A reduction of 3.3 from the consented position. in accordance with generally accepted VSC in urban areas.
 - Flat 47 Third Floor Room R9 Window 20 – VSC shift from 27.5 existing to 19.4 under the existing consent and 15.8 under the proposed amendments – A reduction of 3.6 from the consented position.
 - Flat 47 Third Floor Room R10 Window 21 – VSC shift from 26.3 existing to 19.0 under the existing consent and 15.4 under the proposed amendments – A reduction of 3.7 from the consented position.
 - Flat 32 Fifth Floor Room R3 Window 6 – VSC shift from 30.4 existing to 24.0 under the existing consent and 20.9 under the proposed amendments – A reduction of 3.0 from the consented position.
 - Flat 32 Fifth Floor Room R4 Window 7 – VSC shift from 31.4 existing to 24.7 under the existing consent and 21.2 under the proposed amendments – A reduction of 3.4 from the consented position.
 - Flat 30 Fifth Floor Room R5 Window 8 – VSC shift from 31.9 existing to 25.3 under the existing consent and 21.6 under the proposed amendments – A reduction of 3.7 from the consented position
 - Flat 30 Fifth Floor Room R5 Window 9 – VSC shift from 32.5 existing to 26.5 under the existing consent and 22.4 under the proposed amendments – A reduction of 4.1 from the consented position.
 - Flat 30 Fifth Floor Room R6 Window 10 – VSC shift from 32.8 existing to 27.6 under the existing consent and 23.2 under the proposed amendments – A reduction of 4.4 from the consented position.
 - Flat 30 Sixth Floor Room R2 Window 14 – VSC shift from 35.2 existing to 31.7 under the existing consent and 28.2 under the proposed amendments – A reduction of 3.6 from the consented position.

- Flat 56 Fifth Floor Room R7 Window 11 – VSC shift from 33.2 existing to 28.9 under the existing consent and 24.6 under the proposed amendments – A reduction of 4.4 from the consented position.
- Flat 56 Fifth Floor Room R8 Window 12 – VSC shift from 33.7 existing to 30.1 under the existing consent and 26.9 under the proposed amendments – A reduction of from the consented position. Acceptable on the basis that overall VSC of over 27% is achieved in accordance with BRE guidance.
- Reductions resulting to less than 15% VSC.
 - Flat 48 Third Floor Room R11 Window 22 – VSC shift from 22.3 existing to 16.3 under the existing consent and 12.9 under the proposed amendments – A reduction of 3.4 from the consented position.
 - Flat 48 Third Floor Room R12 Window 24 – VSC shift from 16.8 existing to 12.2 under the existing consent and 9 under the proposed amendments – A reduction of 3.3 from the consented position.
 - Flat 42 Second Floor Room R10 Window 20 – VSC shift from 23.8 existing to 15.3 under the existing consent and 12.4 under the proposed amendments – A reduction of 3.0 from the consented position.
 -

165. An objector has questioned the rational behind the assessment of daylight impacts to Axis Court in the officer's report, particularly in regard to why an assessment of daylight impacts to all Kitchen, Living, and Dining rooms and Studio units in Axis Court was not included in the officer report.
166. The below table shows VSC results for Axis Court which would experience reduction in daylight as a result of the proposed amendments (which are shown in Bold) when compared against the consented scheme (figures in brackets are the equivalent figures from the 2010 scheme approved under 07/AP/1262), as calculated against the 2007 baseline.

VSC						
Address	# of windows tested	Windows that pass	20.1-29.9% loss	30-39.9% loss	40%+ loss	proposal VSC reduction range (2007 VSC range)
Axis Court	128 (128)	64 (75)	8 (13)	14 (22)	42 (18)	20.2% - 95.5% (20.7% to 100%)

167. The objector has questioned why all impacts to properties where not discussed by officers, including impacts to all Kitchen, Living, and Dining rooms and Studio units in Axis Court where impacts are less than a 3% VSC reduction. Officers consider VSC shifts of less than 3% absolute VSC from

the consented position not to be significant. For completeness, the daylight impacts raised by the objector (to the Kitchen, Living, and Dining rooms and Studio units in Axis Court at Axis Court) are discussed below.

168. The objector has raised concern that flats 12, 23, and 42 in Axis Court will fall below 15% as a result of the proposed amendments. The impacts to the Kitchen, Living, and Dining Rooms for these flats will be limited to a range of 2.4-2.87 and these windows will have retained daylight levels over 10% absolute VSC.
169. Further, the objector has raised concern with the impacts to flats 6, 10, 11, 16, 17, 22, 28, and 37 in Axis Court which as approved feature windows which are below 15% VSC and will see some reductions as result of the amendments. The impacts to these flats will be small with the majority of reductions 2% VSC or below, with the exception being Flat 37 which despite the changes has retained VSC values of over 10 VSC.
170. Overall, as discussed in detail above, while there would be some reductions in sunlight and daylight provided to adjoining properties, these alterations would be generally consistent with levels which have been previously consented on this site. Given the site allocation under the Southwark Local Plan, where more intensive development is expected and where the BRE guidelines should be applied flexibly in accordance with the NPPF, the impacts are considered acceptable on balance. Whilst the majority of windows tested meet BRE guidelines, a relatively small minority of the impacts would go beyond the recommended guidelines but these are not of such significance that it would warrant a reason for refusal of an otherwise acceptable development.

Overshadowing of amenity spaces

171. The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours sunlight over half of its area on the 21st March. If the area receiving 2 hours of sunlight is reduced by more than 20% it is considered that the change may be noticeable. The approach within the ES addendum is to consider whether the proposed amendments now sought would result in a material or immaterial effect in terms of overshadowing over and above those which would have arisen from the approved scheme. An immaterial effect is defined as:
 - The change is less than 2% of the total area of an overshadowing receptor which receives at least two hours of sun on 21st March.
172. The minimum retained value for an overshadowing receptor which is considered immaterial is defined as:
 - 50% of the total area of an overshadowing receptor retains at least 2 hours of sun on 21st March.
173. Overshadowing diagrams are provided in the initial 2007 ES. Due to the orientation of the scheme with the River Thames to the north of the application site and the path of travel of the sun, shadows from the scheme are cast directly northward over the Thames for a good portion of the day. Accordingly, officers anticipate the shadow will travel from the west in the

morning hours toward the east in the afternoon limiting impacts to the south across Chambers Street and ensuring that amenity spaces to the west and east will achieve the minimum requirements throughout the day. For the avoidance of doubt and in response to concerns raised by objectors, the applicant has undertaken an assessment of the impact of both the consented and proposed s.73 massing on amenity spaces and balconies within the western neighbour Axis Court. The assessments consider 4 gardens at ground level and eight balconies / roof terraces across the fifth and sixth floor of Axis Court, although officers agree with the applicant's assessment that in line with the BRE guidelines this test is not typically applied to balconies. The results of the assessments show that with the proposed s.73 massing in place, 10 of the 12 areas show full compliance with the BRE Guidance, presenting no reduction in BRE compliance from the consented position as shown in the table below. Accordingly, officers agree with the applicant that this presents no material change from the consented position, with both areas presenting the same or similar impacts with the consented massing in place.

174. The below table summarises the results in relation to Axis Court. The minimum retained value for an overshadowing receptor which is considered immaterial is defined as: 50% of the total area of an overshadowing receptor retains at least 2 hours of sun on 21st March.

Address	Existing % 2+ hours sun on ground	Proposed % 2+ hours sun on ground	BRE compliant Proposed (consented)
Axis Court Flat 2	0%	0%	Yes (Yes)
Axis Court Flat 3	5%	0%	No (No)
Axis Court Flat 4	0%	0% (0%)	Yes (Yes)
Axis Court (ground floor space)	0%	0% (0%)	Yes (Yes)
Axis Court Flat 32	33%	26%	No (No)
Axis Court Flat 30	54%	54%	Yes (Yes)
Axis Court Flat 30	71%	71%	Yes (Yes)

Axis Court Flat 56	55%	55%	Yes (Yes)
Axis Court Flat 56	79%	79%	Yes (Yes)
Axis Court Flat 57	90%	89%	Yes (Yes)
Axis Court Flat 33	83%	83%	Yes (Yes)
Axis Court Flat 59	88%	88%	Yes (Yes)

175. Based on interpretation of the overshadowing diagrams in the 2007 ES and the further information provided by the applicant in relation to outdoor spaces at Axis Court, the proposed amendments in terms of overshadowing impacts are acceptable..

Other impacts of proposed amendments on the amenity of adjoining occupiers and surrounding area

176. Policy P56 of the Southwark Plan “Protection of amenity” states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users, taking into account the impacts on privacy, outlook, sense of enclosure, odour, lighting, daylight, sunlight and microclimate.

Outlook and privacy

177. Policy P56 of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. The Residential Design Standards SPD suggests that to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve a minimum 12m separation at the front of the building and any elevation that fronts onto a highway, and a minimum distance of 21m at the rear of the building.
178. Separation distances between the proposed development and the surrounding buildings would be similar to those which would have arisen from the extant permission, and the following properties would either be unchanged from the consented position or comply with the Residential Design Standards SPD in terms of separation distances achieved:

To the east

- 208 Bermondsey Wall East – a minimum of 51.6m proposed compared to 51.6m under the consented development
- 2-10 (evens) Bevington Street – a minimum of 50.9m proposed compared to 50.9m under the consented development
- 210-212 Bermondsey Wall East – a minimum of 7.2m proposed

- compared to 7.2m under the consented development
- 1-13 (odds) Bevington Street – a minimum of 15.5m proposed compared to 15.5m under the consented development
- 8-14 Fountain Green Square – a minimum of m proposed compared to m under the consented development
- Fountain House, Bermondsey Wall East – a minimum of 25.2m proposed compared to 25.2m under the consented development
- 1-7 Fountain Green Square – a minimum of 64.3m proposed compared to 64.3m under the consented development

To the south

- 14-28 Chambers Street – a minimum of 12.8m proposed compared to 12.8m under the consented development
- Jacob House – a minimum of 12.5m proposed compared to 12.5m under the consented development
- Hartley House – a minimum of 12.5m proposed compared to 12.5m under the consented development

To the west

- Luna House – a minimum of 14.1m proposed compared to 14.8m under the consented development

179. In one instance, the proposed amendments to the scheme will result in an exceedance of the minimum separation distance of 12m recommended in the Residential Design Standards SPD. While this separation distance is generally applied across streets, as this section of the building hosts the car park entrance and further up the access from Bermondsey Wall West onto the Thames Path, this minimum separation distance is considered a useful point of reference in this instance considering the function of this space and the dense nature of the surrounding environment. This instance is to the west at Axis Court where a minimum separation distance of 11.7m is proposed compared to a 12.1m separation distance under the consented development. As shown in the image below, the southern extent of Building A is the closest point of the proposed development to Axis Court and the remainder of the building is setback at greater distances from the lower facades and upper-level dwellings at Axis Court. The southern element of Axis Court which will be affected by the 0.4m reduction in separation distance is a brick wall which feature no glazing and therefore this minor exceedance of the recommended threshold is considered to have negligible impact in this instance. This situation is shown in the second figure. As shown in the first figure, all other aspects of Axis Court and the proposed development will exceed the minimum separation distance of 12m indicated by the SPD and will be generally consistent with the consented layout.

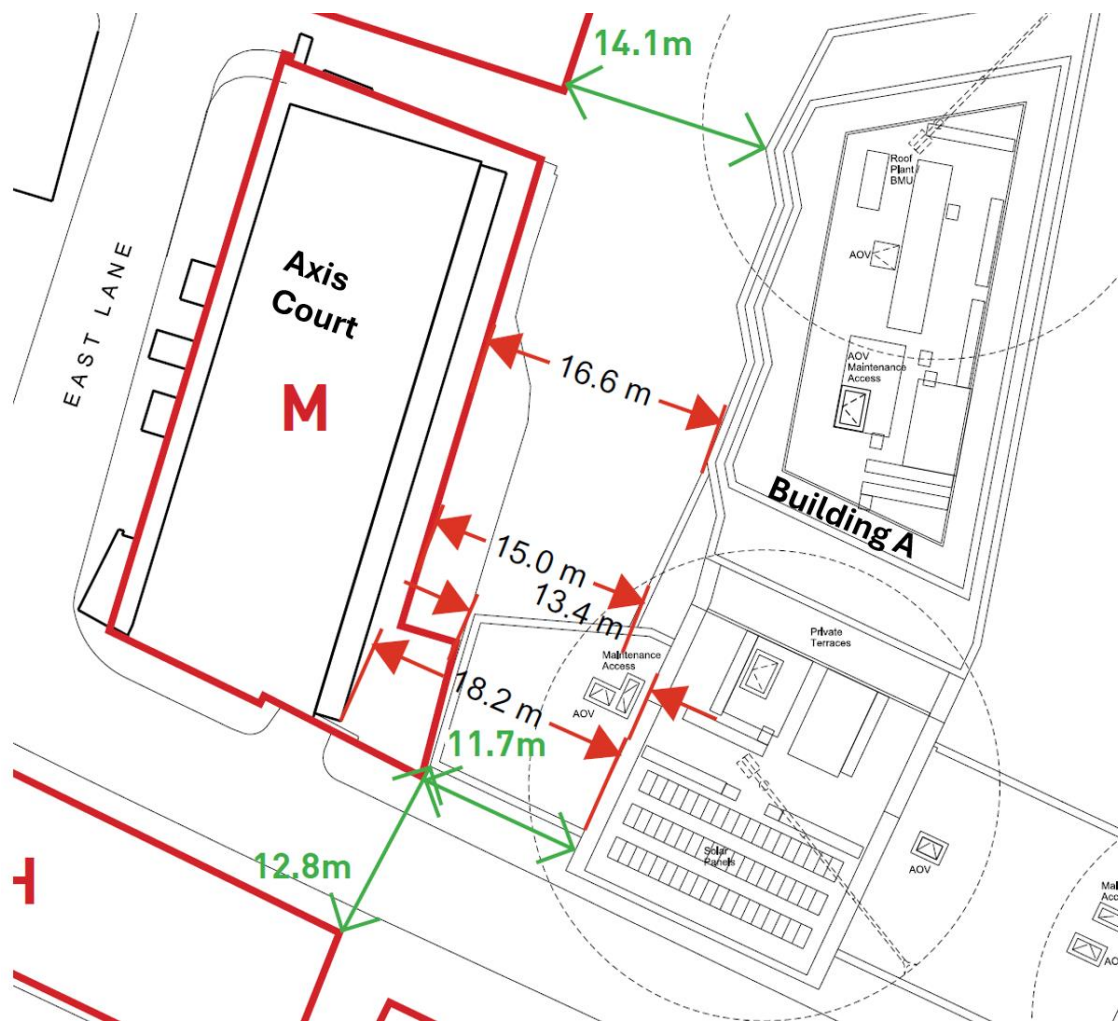


Figure 23 Separation distance between eastern façade of Axis Court and Building A



Figure 24 Eastern facade of Axis Court

180. While the approved outdoor amenity space is amended from winter gardens to balconies, this is not considered to greatly change the relationship with adjoining site as the balconies will be inset in a similar manner to the consented development. Accordingly, the proposed amendments are not considered to protect the amenity of adjacent occupiers in a manner consistent with layout and approach approved under the existing consent.

Impact of the proposed uses

181. The proposed development would contain an increased provision of residential amenity space including new pool, theatre, and gym uses. Further, the proposed amendments include the introduction of Air Sourced Heat Pumps at the rooftop level. The Council's Environmental protection officer has recommended additional conditions of consent to ensure that occupier of the proposed development and neighbouring residents will be appropriately mitigated from impacts arising from the development.

Construction impacts

182. A representation has been received from the neighbouring school, St Michael's Catholic College, in relation to ensuring construction noise is minimised during exam times and that that public pathways on Chambers Wharf and Llewellyn Street are not closed as they are the school's evacuation routes. Further representation have been received in relation to construction impacts including in relation to the duration and intensity of works on site following the Thames Tideway development. Additionally, Transport for London and other consultee have also called for construction impacts to be managed through a condition securing a Construction Environmental Management Plan (CEMP). The previous consent did not have a construction management condition imposed and the applicant has agreed to the imposition of a condition of consent requiring a CEMP and this includes the provisions requested by the school. This requires a detailed construction management plan to be submitted for approval has been included in the draft recommendation, and this would require noise, vibration and dust monitoring to be carried out during construction works. Subject to the recommended conditions of consent, officers consider construction works would be adequately managed to control construction impacts arising from the development.
183. To conclude, it is considered that the proposed development would preserve the amenity of neighbours in accordance with the extant planning permission. No adverse privacy impacts would occur, and a number of conditions are recommended to limit the impact of the proposed uses and construction impacts. Issues related to wind are discussed further below in the section on environmental impacts.

Transport and highways

184. The key changes to the development proposals from the permitted scheme related to transport are:
- Changes in on-site provision for cyclists, including updated cycle parking provision;
 - Changes to the approved car parking design including a net reduction of 63 spaces.

Additionally, the proposed amendments result in a reduction in commercial space, by Use Class A/B1 space reduced by -113sqm, and reduction in unit numbers, by 23 units.

185. The transportation principles of the scheme, in relation to a basement level car park with access off of Chambers Street, an active street frontage along Chambers Street with shops and residential entryways, and public realm with connection through the site and along the river frontage for the Thames Pathway, remain largely unchanged. Accordingly, the information in the environmental statement addendum, compliance note prepared by Trium dated March 2025, is sufficient to assess the proposed amendment in this instance In line with London Plan Policy T4. The current s106 agreement includes provisions which restrict occupiers from being granted parking permits or other similar licenses for car parking (other than blue badge

- holders). This aspect of the s106 is not subject to any proposed amendments.
186. While car free development is cited as the starting place for new development in the London Plan, extant planning permission is a material consideration and features 163 car parking spaces, and this would be reduced to 100 spaces resulting in an improvement in this regard. TfL have raised that updated trip generation data should be provided as part of this application. Officers note that the principle of the delivery of 589 homes in this location is clearly established by the extant planning permission, and the delivery of these homes has been hampered by the TTT scheme. As the number of units (-23), size of commercial units, and number of car parking spaces (-63) are all being reduced, no significant impact to trip generation is anticipated. Accordingly, it is not considered that the revised proposals would have a significant adverse impact on the operation of the transport networks and, therefore, terms of London Plan Policies T1 and T4 and Local Plan Policy P50.
187. A draft Construction Environment Management Plan (CEMP) has also been submitted with the application, which fulfils the requirements of London Plan Policy T4, as it aims to reduce emissions, enhance vehicle and road user safety, and reduce congestion throughout the construction period of the amended proposals. TfL have requested that further details be provided on the draft CEMP at this stage and have requested that a Construction Logistics Plan (CLP) also be secured by condition. The applicant has advised it is not possible to provide further CEMP details at this stage in the development. Officers have recommended that conditions be imposed securing final approval of CEMP and CLP to address TfL's comments.
188. TfL indicated that Council should ensure that servicing movements will be accommodated on-site to align with Policy T7. Servicing vehicles should enter and exit the site in forward gear and should not impact on the safe movement of pedestrians and cyclists within or outside of the site. Further, TfL recommend that a Delivery and Servicing Plan is secured through condition to align with Policy T7. No amendments are proposed to the extant planning permissions in relation to delivery and servicing. Final details of delivery and service are secured by condition.
189. TfL have advised that a full Travel Plan should be secured through condition, providing targets for encouraging sustainable and active travel over five years in line with the Strategic Mode Shift outlined in Policy T1. The applicant has agreed to condition this requirements and a condition securing the submission and approval of a travel plan is recommended.

Cycle parking

190. The extant scheme features 450 two tier cycle parking spaces within the basement. Through discussions with the applicant prior to submission, the cycle parking facilities were redesigned to better align with current policy requirements, despite the constraints imposed the historic basement layout. The proposed amendments result in an increase of 220 cycle parking space, which is considered a significant improvement over the provision in the extant scheme. In total, the amended proposal features of 670 basement level cycle parking spaces comprising:

- 608 2 tier stands (90%),
- 34 larger tubular stands (5.07%), and
- 28 tubular stands (4.17%).

191. Overall, the Council's Transport Policy team consider the proposals appear to accord to London Plan 2021 and London Cycling Design Standards 2014, and as such the proposals for cycle parking are strongly supported by Transport Policy. The Council's Transport Policy team advised that the amended cycle store layouts be secured by condition to ensure that the quality of cycle provision is retained through to delivery. Transport for London have raised detailed questions related to the mix of stands and minimum and isle widths, which they have requested should be a minimum of 2.5m. Further TfL have requested that a mix of 20% Sheffield or tubular stands be provided including a minimum of 5% larger spaces stands. The Design and Access statement demonstrates the mix of stands and isle widths. The majority of isle widths are in accordance or exceed TfL's minimum requirements. There are some limited instances at pinch point with column where this is reduced. The applicant has provided c10% Sheffield stands with 5% provided as wider spaced stands. Considering the constraints of the historic basement design and that an increase of 220 cycle parking spaces was achieved, and a related reduction of 63 car parking spaces, officers consider the amendments are a significant improvement over the extant planning permission and accordingly are acceptable in this instance.
192. In terms of access, TfL have flagged that access to the stores is provided via the public realm and via the residential lobbies. TfL's preference is that access should be provided only via the residential lobbies. The applicant advised this point could be resolved at the submission of details stage. Considering the historic nature of the scheme, officers consider the arrangement with access provided through the lifts and the basement is acceptable in this instance, noting that this space will likely be closely managed and under CCTV.
193. The application features only limited amendments to the public realm plan, largely in relation to accommodation the required TTT infrastructure and accordingly no amendments are proposed to the approved short stay cycle parking provision as part of this application. Final short stay cycle parking details, and cycle parking details for the commercial units, would be secured by condition at a minimum of two commercial spaces and 46 short-stay spaces.

Cycle parking requirements

Southwark Plan	Long Stay	Short Stay
Residential	625 Spaces Complies	38 Spaces Secured by condition
Commercial (food retail)	2 Spaces Secured by condition	8 Spaces Secured by condition

London Plan	Long Stay	Short Stay
food retail above 100 sqm	1 Space Secured by condition	8 Spaces Secured by condition

Residential	670 cycle parking spaces Complies	11 Spaces Secured by condition
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Healthy Streets

194. TfL have raised that a day and night-time Active Travel Zone Assessment (ATZ) is required to review the quality and safety of the walking and cycling environment to key destinations and to identify possible improvements that will further encourage active travel and mode shift the 10 Healthy Streets indicators in line with London Plan policy T4 (Assessing and mitigating transport impacts). To support the Mayor's strategic mode shift target, which is for 80% of all journeys to be made by sustainable and active modes by 2041, TfL have requested an ATZ and Night-time ATZ to be undertaken to ensure compliance with London Plan policies T2 (Healthy Streets) and T4 (Assessing and mitigating transport impacts). Officers note that this requirement would typically be resolved prior to determination. In the instance, as this requirement was not a material consideration when the preceding applications were determined, and considering the scope of the changes proposed, this has not been requested at this stage. The applicant has responded to TfL and confirmed that they agree for this requirement to imposed by condition. However, as this requirement did not apply to extant permission, officers do not consider this requirement is applicable in this instance.

Fire safety

195. Policy D12 of the London Plan (Fire Safety) requires all development proposals to achieve the highest standards of fire safety. All development proposals must be accompanied by a fire statement, i.e. an independent fire strategy produced by a third party, suitably qualified assessor.
196. The changes in fire safety requirements since the planning permission have partially driven the need for the proposed amendments. A fire statement (London Plan Fire Statement – Issue 06 dated 10 December 2024 prepared FDS Consult UK) and Gateway 1 Fire Statement (FDS Consult UK, Project Number 8198, Issue 6) prepared by suitably qualified personnel at FDS Consult UK have been submitted by the applicant, in accordance with Policy D12. The submitted Fire Statements, detail the fire safety strategy the proposed development, Blocks A, B, C, and D, and demonstrates compliance with London Plan Policy D12 (Fire Safety).
197. The Health and Safety Executive (HSE) have revised the submission and have advised that the HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. Further, the London Fire and Emergency Planning Authority have been consulted and they have raised no objections to the proposed amendments. On this basis, it is considered that the Fire Strategy addresses the requirements set out in the London Plan policy and that it should be secured by way of a condition. Detailed fire safety matters would be considered under the Building Regulations at the next stage of the design. The HSE has confirmed that the proposed amended plans are acceptable, and that any outstanding issues

would need to be dealt with at the next stage of the design i.e. post-planning.

Energy and sustainability

198. Policy SI 2 'Minimising greenhouse gas emissions' of the 2021 London Plan sets out that development proposals should be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the Mayor's energy hierarchy. The energy hierarchy is as follows:
 - Be lean – use less energy
 - Be clean – supply energy efficiently;
 - Be green – use renewable energy;
 - Be seen – monitor, verify and report on energy performance.
199. This policy requires major development to be zero carbon and to achieve an on-site reduction in carbon dioxide emissions of 35% beyond Building Regulations Part L 2013, including a 10% reduction through energy efficiency measures under the 'be lean' stage for residential uses and 15% for non-residential uses. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided either through a payment in lieu contribution to the borough's carbon offset fund, or off-site provided an alternative proposal is identified and delivery is certain. The zero-carbon requirement is repeated through policy P70 of the Southwark Plan 'Energy', although with the requirement for 100% on-site savings for residential units and a minimum of 40% on-site savings for non-residential uses. The Southwark Plan policy also includes the option for the zero-carbon shortfall to be offset with a financial contribution or offsite provision to be secured where it has been demonstrated that achieving zero carbon on-site is not possible.
200. The requirements in the Development Plan related to sustainability and energy performance have greatly altered since the scheme was originally approved in 2010. Energy and sustainability measures for the amended proposal have been improved through pre-application discussion with the applicant, resulting in amendments that endeavours to reduce CO₂ emissions as far as reasonably possible in the context of minimising changes to the extant planning permission.
201. The application includes an energy and overheating strategy prepared by Hodkinson, dated December 2024. The report explains that the extant scheme was designed in accordance with Part L 2006 of Building Regulations. The revised proposal has been amended to accord with Parts L and O 2021 of Building Regulations. Air source heat pumps are proposed to be the predominant heating source for the development, providing a site wide heat network. Solar PV panels on the roof are also proposed. This report estimates that the proposed Be Lean, Be Clean and Be Green measures will result in an estimated site wide 74% CO₂ reduction over a Part L 2021 baseline. There will be obligations to secure the proposed measures and monitoring obligations, as well as the revised carbon offset contribution of £280,207, using the price of £95 per tonne of CO₂, for a period of 30 years.

202. The proposed energy strategy would achieve an overall on-site reduction in carbon emissions of 74% beyond the Building Regulations, significantly exceeding the 35% on-site requirement under the London Plan. Whilst it would not meet the Southwark Plan policy of 100% on-site savings for the new homes, a condition to secured compliance with this minimum requirements and to investigate further improvements is recommended. There are a number of detailed technical queries raised by the Council's sustainability officer which have been shared with the applicant to respond, including information on energy demand associated with the introduction of the ASHPs, mechanical ventilation, changes in wall thickness and other and clarification regarding some of the other and inputs into the energy strategy. In consultation with the sustainability officers, it is recommended that these matters be secured by way of a condition. In order to meet the carbon zero requirements that a minimum contribution of £280,207 be secured as planning obligation.
203. **Be seen** – Policy SI 2 of the London Plan introduces new 'be seen' requirements to monitor, verify and report on energy performance. Clauses would be included in the s106 agreement to verify the actual carbon savings delivered by the development, with an adjustment to the carbon off-set green fund contribution if required.
204. **Unregulated carbon emissions** - Policy SI-2 of the London Plan requires major development proposals to calculate and minimise carbon emissions from other parts of the development which are not covered by the Building Regulations (unregulated emissions) such as from plant and equipment. The applicant has advised that unregulated energy use would be reduced through measure such as energy efficient lighting and other efforts to enable future residents to minimise their unregulated electricity consumption.
205. **Overheating** - Policy SI 4 of the London Plan 'Managing heat risk' requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems. It sets out a cooling hierarchy which requires measures such as appropriate glazing, solar shading and the provision of green infrastructure to be provided first, before relying on mechanical ventilation and cooling systems.
206. The application includes an energy and overheating strategy prepared by Hodkinson, dated December 2024. An overheating assessment has been completed for both the consented and amended scheme, to demonstrate the passive design measures that have been implemented to reduce overheating risk, which the applicant considers has resulted in a significant reduction in overheating hours with cooling measure proposed to alleviate any shortfall in overheating requirements. Compliance with these contemporary Part O requirements have required amendments such as changing façade wall thickness which has been increased, floor to floor heights have increased in certain locations, the proportion of solid façade has been increased, and openable windows and ventilation panels have been added. Further, mechanical ventilation heat recovery has been provided for all units.
207. There are a number of detailed technical queries raised by the Council's

sustainability officer which have been shared with the applicant to respond, including information on energy demand associated will be changed as a result of the overheating related amendments including mechanical ventilation, changes in wall thickness and other and clarification regarding some of the other and inputs. In consultation with the sustainability officers, it is recommended that a finalised overheating strategy be secured by way of a condition. Overall, it is considered that the amendments to the scheme will greatly enhance the development's performance in terms of overheating performance and the securing final details by condition will ensure compliance with Policy SI 4 is achieved.

Whole life-cycle carbon emissions and circular economy

208. Part F of policy SI 2 of the London Plan states that development proposals referable to the Mayor should calculate whole life-cycle carbon (WLC) emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Whole life-cycle carbon emissions are the carbon emissions resulting from the construction and the use of a building over its entire life, including producing construction materials right through to its demolition and disposal.
209. **Circular economy** – Policy SI7 of the London Plan 'Reducing waste and supporting the circular economy' seeks to achieve resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal. Applications which are referable to the GLA should promote circular economy outcomes and aim to be net zero-waste, and should be accompanied by a Circular Economy Statement.
210. A Whole Life Cycle Carbon Emissions (WLCCE) Assessment prepared by Hodkinson has been submitted with the application. This considers how embodied carbon would be minimised throughout the stages of the development including by minimising construction emissions, minimising water use, utilising materials such as wood which naturally sequester carbon, and minimising materials used or using recycled materials. The applicant has estimated that this approach would result in approximately 93,230 tonnes of carbon savings over a 60 year period. While the Council's Suitability Officer has raised that the scheme will exceed the GLA's benchmarks, the GLA have reviewed the application and have confirmed the amendments are not considered to result in new strategic issues. The submission indicates that inputs are not finalised, and accordingly requirements have been secured by condition to assess final details in accordance with Policy SI7. As such a condition requiring a revised Circular Economy Statement has been included in the draft recommendation.
211. **BREEAM** - Policy P69 'Sustainability standards' of the Southwark Plan requires the non-residential development uses achieve at least BREEAM 'excellent'. A condition to secure this in relation to the commercial spaces has been included in the draft recommendation.
212. **Water resources** - Policy SI 5 requires developments to incorporate measures such as smart metering and water saving measures to help to

achieve lower water consumption rates. In this instance the proposed development would incorporate measures such as water meters, water efficient fittings and rainwater harvesting. The recommended energy and suitability conditions secure a requirement for a reduction in potable water demand to a maximum of 105 litres per person per day in accordance with policy SI 5 of the London Plan. Thames Water has requested a number of conditions and informatives, and these have also been included in the draft recommendation.

213. **Sustainable design and construction** - Sustainable design and construction is considered within the energy and overheating strategy prepared by Hodkinson, dated December 2024, which summarises the various measures which would be incorporated to reduce carbon emissions from the development.
214. The three overarching objectives for sustainable development set out in the NPPF relate to economy, society, and the environment. With regard to economic and social objectives, the proposed development would bring a brownfield site into use, and would create jobs during construction and within the completed development. It would deliver additional public realm, new playspace, and a significant quantum of new housing. The environmental proposals have been outlined above, including measures to reduce carbon emissions and water consumption.
215. **Sustainability conclusions** - The applicant has agreed for the above requirements to be secured by condition and accordingly officers recommend conditions of consent related to the following be included a part of any forthcoming decision:
- Energy and Water Efficiency;
 - On-site Renewable Energy Technologies;
 - Ventilation, cooling and overheating mitigation;
 - BREEAM;
 - Circular economy – early stage;
 - Whole life carbon – early stage;
 - Circular economy – post-completion;
 - Whole life carbon – post-occupation; and
 - Be Seen (Policy SI2 (Minimising greenhouse gas emissions)).

Environmental matters and environmental impact assessment

216. Southwark Plan Policy P65 states that development must achieve or exceed Air Quality Neutral standards and address the impacts of poor air quality on building occupiers and public realm users. It further notes that any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.
217. London Plan Policy SI 1 states that development proposals should not lead to further deterioration of existing poor air quality. Development proposals should, as a minimum, be Air Quality Neutral, and use design solutions to prevent or minimise increased exposure to existing air pollution.
218. The 2007 ES in Volume 2 Chapter 6 assessed the air quality impacts

associated with approved scheme. This chapter identifies that the primary anticipated air quality impacts were related to construction dust and vehicle traffic. In terms of impacts to nearby sensitive receptors, the anticipated impacts were assessed as ranging from negligible to slightly adverse. Overall, the magnitude of change was assessed as extremely small in the majority of instances to small. Accordingly, although some negative impacts were anticipated to local residents and future occupiers as a result of the construction and operation of the development, in all instances the predicted significant of these effects were anticipated to be not significant subject to appropriate mitigation.

219. The current application is supported by an environmental compliance note prepared by Trium, dated March 2025, which considered whether the conclusions in the 2007 ES remain valid in the context of the proposed amendments. With the exception of demolition mitigation, Trium conclude that the secured mitigation, relating to dust, plant equipment, emissions reduction, and environmental monitoring, would still be valid. Further, Trium indicate that primary amendment relevant to air quality would be the change from a combined heat and power (CHP) system to electric air source heat pumps system. Due the transition from the CHP which would have relied on-site combustion to an all electric system, Trium consider the amendments would result in an improvement to operational emissions to air quality. On this basis, Trium have concluded that the conclusion of the 2007 ES remain valid in terms of air quality.
220. Officers note that, while no Air Quality Neutral assessment was received, the current Air Quality Neutral standards were not in place when the extant planning permission was considered and considering the scope of the amendments proposed, which maintain the general scale of the development, this was not requested in this instance. Officers agree with Trium's conclusion the amendment to the energy strategy are anticipated to result in improvements to air quality, and further officers highlight that the onsite parking provisions has reduced since the extant planning permission was approved. Overall, as the proposed amendment are anticipated to improve the scheme's performance in terms of air quality, the proposed amendments are considered acceptable in this instance and in general accordance with Policy SI1 of the London Plan and Policy P65 of the Local Plan in ensuring London's air quality is not deteriorated. Any short-term effects on air quality during construction will be successfully mitigated through the CEMP and environmental compliance conditions.

Basement impact

221. The current proposal in in part led by a need to redesign the basement in accordance with Thames Tideway Tunnel (TTT) infrastructure. These amendments are considered minimal as they follow a previously approved non-material amendment (Ref: 15/AP/3481 approved in 2015) which initially redesigned the basement around the TTT main shaft. In the ES compliance note, Trium have concluded that the basement amendments do not alter the conclusions reached in the 2007 ES.
222. TTT have been consulted and have no objection to the proposed

amendments subject to a condition of consent securing detail of piling, basement construction, and ground floor structures for buildings C and D. Thames Water have also requested conditions of consent to secure a piling method statement for approval and protection of water mains. Further, Thames Water have requested that an informative be added in regard to the applicant's requirements related to basement dewatering. The Environment Agency have been consulted and have no objection to the proposed amendments. In addition to environmental conditions, the basement and foundation designs have been secured for archaeological purposes as well. In light of the consultee responses received and subject to the recommended conditions of consent, officers consider any impacts arising from the amendments will be appropriately mitigated.

223. Subject to the approved conditions, the proposed amendments are therefore considered to accord with London Plan Policy D10 and Southwark Plan Policy P14.

Flood risk and drainage

224. Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy P68 of the Southwark Plan 'Reducing flood risk' states that development must not increase flood risk on or off site and sets out the requirements for achieving this. This includes that finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding. Concerns have been raised by neighbouring residents regarding increased risk of flooding and that the applicant has not submitted an updated flood risk assessment.
225. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding, and the site contains land designated as a flood defence barrier with the Thames River. Paragraph 170 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In line with the NPPF, the council has a Strategic Flood Risk Assessment which acknowledges that development within flood zone 3 is required, and is allowed with the application of the Exception Test set out the NPPF.
226. Paragraph 172 of the NPPF sets out that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The proposed development would contain buildings used for dwellings including ground floor homes in buildings B, C, and D (22 units) which are classified as 'more vulnerable' uses under the NPPF.
227. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that

outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

228. The site is allocated for development in the Southwark Plan (NSP15 Site Allocation Chambers Wharf) and the development of housing, including ground floor housing, in this location is established by the approved planning permission which is cited in NSP15. Therefore, the applicants need not apply the sequential test again. However, the NPPF sets out that the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account. Although the original planning permission was submitted in 2007, the site allocation was included in the current Southwark Plan 2022, which was adopted following the adoption of the London Plan 2021. Accordingly, officers consider that the suitability of the site for housing was considered and that recent information about existing or potential flood risk were taken into account at the planning making stage.
229. Regardless of the need to complete the exemption test, officers consider the development would be exempt if assessed as the site is located on previously developed land and there are strong sustainability reasons why it should be redeveloped. The development of brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. The site is allocated for mixed-use development including and primarily housing in the Southwark Plan, and the proposed design is capable of providing good quality housing.
230. NPPF Paragraph 181 states:
- When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

⁶³ 63 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use where its development would introduce a more vulnerable use

231. As set out above, the NPPF confirms that a site-specific flood risk assessment should be provided for all development in Flood Zones 3. The original application was accompanied by a site specific flood risk assessment which was conditionally accepted by the Council. The applicant has proposed amendments to the fixed floor levels in Building C, however no amendments are proposed to the overall drainage strategy. As no amendments are proposed to the approved drainage strategy, the originally submitted drainage strategy remains consistent with approved development. The Lead Local Flood Authority and the Environment Agency have been consulted on the proposed development and have raised no objections subject to the development proceeding in accordance with the existing conditions and drainage strategy. Further, the GLA have been consulted and have confirmed that they consider the development does not give rise to any new strategic issues.
232. As set out above, Officers consider the development is in accordance the sequential and the exemption test. The LLFA and Environment Agency have raised no objections to the development and accordingly Officers consider that the development will be appropriately flood resistant subject to discharge of the recommended flooding conditions. Requirements for sustainable drainage systems were not initially imposed and have not been requested by the LLFA or Environment Agency. Officers consider that residual risk, including safe access and escape routes, can be can be adequately secured through the existing conditions which are set out below.
233. The relevant flooding and drainage conditions of consent attached to extant permission were amended under ref: 13/AP/4266. The relevant flooding and drainage condition attached to 13/AP/4266 are set out below. Further, an amended application was approved under ref: 15/AP/3481 permitting 'changes to the basement floor level to accommodate new Thames Tideway Tunnel infrastructure passing through the site'. Ref 15/AP/3481 did not establish any further changes to the conditions but did establish 098 Revision P9 as the approved basement plan. Flood comments were received on 15/AP/3481 and confirmed no objection to the those amendments.

13/AP/4266 flooding and drainage related conditions:

7 Unless previously discharged, prior to the commencement of development of Phases A, B, C and D, the applicant shall submit to the Council a Method Statement for the removal of the jetty, to include a methodology for a survey of the foreshore beneath and adjacent to the jetty, and a watching brief for the period of the removal. This Method Statement shall be approved in writing by the Council, in consultation with the Port of London Authority and the Environment Agency, prior to any works in relation to the jetty taking place.

Reason

In order to protect the ecology of the foreshore in accordance with Strategic Policy 11 Open Spaces and Wildlife, Strategic Policy 13 High environmental standards of the Core Strategy (2011), saved Policies 3.28 'Biodiversity' and 3.29 'Development within the Thames Special Policy Area' of the Southwark Plan 2007

10 Unless previously discharged, before development commences on Phases A, B, C and D the following shall be submitted and approved in writing by the Local Planning Authority:

- a) A full structural survey including intrusive testing of the condition of all of the river wall and its supporting elements that are being retained to demonstrate that these have or can be improved to achieve the same life expectancy as the development; and
- b) A scheme of works for the formation of the proposed new flood defences and the replacement of all of the river wall and its supporting elements not demonstrated to be suitable for retention, along with the needed remedial works to improve retained elements as needed to achieve the same life-expectancy as the development.

The approved scheme submitted under b), shall then be implemented in strict accordance with the approved scheme prior to the occupation of any new buildings allowed under this permission.

Reason

To minimise the risk of flooding, ensure that the flood defence river wall has a life expectancy no less than that of the new development (which is taken to be 100 years as residential development is included) and for the benefit of wildlife.

11 Surface water drainage works shall be carried out in accordance with details submitted and approved under 12/AP/3004. The drainage works shall achieve a discharge to the combined sewer from surface water drainage no greater than 36 litres per second and comply with the following documents submitted subsequently to the original planning submission: - Hoare Lea report Chambers Wharf 0208374 Drainage Calculations Addendum January 2008 Estimated Allowable Flow Rate to Existing Combined Sewer dated 11 January 2008; and The Hand Amended Version dated 11/01/08, of Ian Simpson Architects drawing Titled GA Ground Floor Plan No. 100 rev. P10.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

13 Unless previously discharged, no development approved by this permission relating to Phases A, B, C and D shall be commenced until a detailed method statement for all works to the river including removal of the existing jetty have been approved by and implemented to the satisfaction of the Local Planning Authority.

Reason

To protect the ecological value of the River Thames and to ensure there are no negative impacts from the removal of the jetty and to prevent any increased risk of flooding.

28 Throughout the occupation of the development a flood evacuation / safe refuge plan will be maintained and implemented.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

29 The finished floor levels and entrance to the car parking will be set no lower than as shown on Ian Simpson Architects drawing GA Ground Floor Plan no. 100 p10 dated 04/05/07.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

30 All lighting and wind turbines located between the buildings and the new flood defence walls will be designed to be demountable such that the surface does not then have any protrusions proud of the ground.

Reason

To retain operational access to the tidal flood defences.

32 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason:

Soils remaining on site may be contaminated and not suitable for infiltration.

33 Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason

Piling through contaminated soil poses a risk to underlying aquifers.

234. Condition 11 as approved under ref: 13/AP/4266, seems to have amended the previous surface water condition, condition 23 attached to 07/AP/1262. This changed the condition from requiring the submission of drainage strategy for approval to a compliance condition against an approved submission of details, 12/AP/3004. Officers consider this is an error as 12/AP/3004 relates only to phase 1 (which are the units to the south of Chambers Street) and does not include details of the units to the north of Chamber Street (Buildings A, B, C, and D and associated landscaping) which are the subject of the current proposals. Accordingly, officers recommend that the previous condition wording be reinstated and that the trigger be changed to 'prior to the comment of Blocks A, B, C, and D and associated landscaping'. Subject to these amendments, officers consider that the finalised drainage strategy will be robustly secured in general accordance with the extant planning permission and requirements of the development plan and NPPF. The revised condition wording is recommended as follows:

Revised condition 11 with additions shown in bold:

Condition 11 Surface water drainage works **for phase 1 of the development (Blocks F and G)** shall be carried out in accordance with details submitted and approved under 12/AP/3004.

Prior to the commencement of Blocks A, B, C and D and associated landscaping, a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority for Blocks A, B, C and D and associated landscaping. The drainage works shall achieve a discharge to the combined sewer from surface water drainage no greater than 36 litres per second and comply with the following documents submitted subsequently to the original planning submission: - Hoare Lea report Chambers Wharf 0208374 Drainage Calculations Addendum January 2008 Estimated Allowable Flow Rate to Existing Combined Sewer dated 11 January 2008; and The Hand Amended Version dated 11/01/08, of Ian Simpson Architects drawing Titled GA Ground Floor Plan No. 100 rev. P10.

No discharge of foul or surface water from the site shall be

accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2024); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

235. The river wall forms a statutory flood defence and a design for this feature has been approved separately as part of the Thames Tideway Development under ref: 22/AP/2017. The landscape plans submitted under this application have been amended in accordance with the river wall designs approved under 22/AP/2017 and are considered not to supersede 22/AP/2017. Accordingly, the proposals are considered acceptable in relation to the river wall as no amendments are proposed. The development approved under permission 22/AP/2017 is permitted granted it is begun three years from the approval of that permission on 08/06/2022. Officers understand that works to deliver this river wall have been implemented.
236. The applicant has requested that the conditions related to the jetty removal methods statement be removed as they consider these requirements have been superseded by the requirements imposed under the Thames Tideway Tunnel Development Consent Order. Officers agree these conditions are no longer relevant as 22/AP/2017 has been implemented and the jetty demolished. Officers note that the Environment Agency comments on 22/AP/2017 confirm that works near the river would require a Flood Risk Activity Permit (FRAP) under a separate process to planning (the Environmental Permitting (England and Wales) Regulations 2016)). An informative consistent with the informative attached to 22/AP/2017 has been recommended to support this.
237. Overall, subject to the recommend conditions of consent and informative, officers do not consider that the proposals would increase the risk of ground or surface water flooding at the site or elsewhere. Accordingly, officers consider the proposed development would be in accordance with the approved development and development plan.

Planning obligations (S.106 undertaking or agreement)

238. A S.73 application results in a new consent however any new consent issued will remain bound by the original S.106 Agreement signed initially under application 07/AP/1262 and amended by subsequent deeds of variation. The main expected changes to the s106 will likely include:

Planning Obligation	Amount if relevant
Deliver & Service Bond - £2,790 in accordance with Draft CIL s106 SPD	2,790.00

Car club - Membership offer to first-occupier of each residential unit to be secured via the s106 agreement for a minimum of 3-years. Membership offer to first commercial operators of any commercial spaces within the proposed building for free for first 1-year.	
Access to CPZ Parking Permits will not be permitted for any use classes within the site, within any area of the borough in any existing or future CPZs.	
Membership to the Cycle Hire scheme for a minimum of 3 years, to be provided upon first occupation of any residential unit	
Any vehicles access arrangements into the site need to be agreed with Highways Development Management	
To support Southwark Council's effective monitoring of archaeological matters of £11,171 in accordance with our 'S106 Planning Obligations and CIL' SPD (page 19).	£11,171
The application includes a revised energy strategy. There will be obligations to secure the proposed measures and monitoring obligations, as well as the revised carbon offset contribution of £280,207, subject to review.	£280,207
<ul style="list-style-type: none"> • One job lasting a minimum 26 weeks for an unemployed Southwark resident per 500sqm GEA. Where this is not possible to meet this requirement, a charge of £4,300 per job not provided will be applied. • One Southwark resident trained in pre or post employment short courses per 500sqm GEA. Where this is not possible to provide a payment a charge of £150 per resident will be applied. • One new apprenticeship start or in work NVQ per 2000sq. Where this is not possible to provide a payment a charge of £1,500 per apprenticeship will be applied. 	
<ul style="list-style-type: none"> • Public access to the children's playspace. • Maintenance arrangements. • Delivery strategy for approval to set out the phased delivery of the public realm across the site. • Provision of public access to the public realm. • Limited closures to the public, including for paid events up to 20 days a year (no more than 5 in a month), including reference to the Public London Charter. 	
Updates to s106 plans	

Other amendments as necessary to ensure appropriate functioning of the draft	
Commitment and provision to ensure Blocks F and G will not be subject to service change requirements associated with these amendments	
Total	£294,168.00

239. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 30 November 2025 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with Southwark Plan 2022 SP6, SP4, P23, P28, P50, P54, P53 Policies and London Plan 2021 Policies SI 2, S4, E11, T1, T4, T5, T9 and DF1”

240. Further to the above, and in addition to the delivery of the 182 affordable housing units in Blocks F and G, officers note that the following contributions have already been paid in full in relation to the approved s106 agreement.

Administration	£17,521.76
Archaeology	£15,024.68
Children's Play Space / Equipment	£10,4984.94
Health	£19,7038.67
Education Sum General (Primary & Secondary)	£314954.43
Traffic Management Order	£3,060.58
Historic indexation/interest	£19,699.87
Construction and Employment Contribution	£74,069.52
Community Project Bank Bermondsey	£419,939.78
Total	£1,166,294.23

Mayoral and borough community infrastructure levy (CIL)

241. In terms of Mayoral and Southwark CIL, this application for minor material design amendments does not alter the levy liability. As such the application is still bound to the CIL liability.
242. Both the Mayor of London and LBS have adopted CIL charging schedules. In LB Southwark, the Mayor's Levy is £60 per sqm (plus indexation) for all relevant land uses.
243. The Site falls within LB Southwark's CIL Charging Zone 2. There is a £218

per sqm charge for residential development and there is a £136 per sqm charge for all retail uses.

244. The Proposed Development is expected to generate a MCIL contribution, as well as an LBS CIL contribution (subject to indexation and confirmation of applicable reliefs/exemptions). While the historic planning permission pre-dates CIL requirements, the development will result in increased GIA across Blocks A, B, C, and D as set out in the applicant's Design and Access Statement and the net increase would be CIL liable. The gross estimated CIL charge at this stage is £493,564.16. It should be noted that this is an estimate, floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.
245. For the purposes of CIL, this application proposes a 'phased' development, as set out in the previous CIL phasing NMAs.

Community involvement and engagement

246. This application was accompanied by a cover letter which includes a statement of community involvement. In summary, the document confirm that the following public consultation was undertaken by the applicant prior to submission of the application:
- St James has also had extensive conversations with the TTT team to understand key local stakeholders and their consultation strategy to date, and appointed engagement consultant Iceni Projects to support the process.
 - Project team met with local ward councillors, briefing them on the project, process and outlining the approach to engagement;
 - Local groups, resident associations and schools were also contacted by email, with meetings offered to those closest to the site. This includes Cherry Garden Tenants and Residents Association and Dickens Estate TRA.
 - A leaflet drop was undertaken covering c.1,400 addresses via Royal Mail, in a 250m radius from the site, following the same radius as the TTT communications to date.
 - Leaflets were hand delivered to those living closest to the site, including Chambers Wharf Phase 1 and Fountain Green Square, to enable any chance discussions with key neighbours.
 - The leaflet advertised a drop-in at the Old Justice pub, which ran from 3 p.m. until 7.15 p.m. on the 13th of May. A team of 5 staff, including a representative from the architectural team, were on hand to talk to attendees. Exhibition boards showing the scheme in the context of the wider area, a plan illustrating heights, a phasing plan, a series of indicative CGIs including one of the riverside walk, together with a timeline for delivery.
247. The applicant summaries the following outcomes and key themes raise as follows:
- Following the leaflet distribution and in advance of the drop-in, Iceni received one email and a phone call, asking for details of the properties.
 - Around 40 people attended the in-person drop-in including two ward

councillors and two members of the TTT team.

- The vast majority who attended were aware of the project and the 2014 permission.
- There was widespread support for the opening of the riverside walk with attendees keen to understand how quickly this could be delivered and understand more about the look and feel of the space.
- Attendees were also keen to understand what elements of the public realm shown on the plans were open to the public generally.
- Attendees asked the team to outline the changes to the scheme and for clarity on heights.
- Some of those living closest to the site (Fountain Green Square) asked about timescales for construction, referencing the impact of construction of the TTT to date in terms of noise disturbance, expressing concern about the continued disruption and proximity to their homes.
- Several attendees asked about the potential for a Thames Clipper stop on this part of the river.

248. The applicant has also provided a completed equalities impact assessment template in relation to the Council's development consultation charter requirements.

249. 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. 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, and how the application addresses the concerns raised

Consultation responses from members of the public

250. The consultation undertaken and lists of those who responded are set out in Appendix 4 and Appendix 5. The later "Community involvement and engagement" and "Consultation responses" sections of this report summarise the responses in more detail.

251. The application was initially submitted as a non-material amendment application under reference 24/AP/1547 which was withdrawn by the applicant and replaced by application 24/AP/3800 (s96a to amended the description of development) and 24/AP/3801 (s73 for amendments considered in this report). The public comments submitted under reference 24/AP/1547 were carried across to application 24/AP/3801 and residents were made aware of this when neighbour consultation letters were issued on initially on 21/01/25 after the application was made valid, and this included confirmation comments from 24/AP/1547 would be considered. Site notices were posted in the local area, a press notice was also published, and consultation letters sent to internal council teams and external consultees. As the application includes environmental information, the consultation period ran

for at least 30 days. Following the receipt of further information, a further round of public consultation was completed from 19/03/2025 with public consultation letters issued to residents summarising the further information received. Site notices were posted in the local area, a press notice was also published, and consultation letters sent to internal council teams and external consultees. As the application includes environmental information, the consultation period ran for at least 30 days. Following the receipt of further information in response to issues raised by local objectors, neighbour consultation letters were issued on 03/06/2025 for a 14-day consultation period. As further updated information was submitted by the applicant, officers issued a further update by email to those who had previously commented on the application, and this extended the consultation period by a further 14 days. The consultation responses received under ref 24/AP/1547 and ref 24/AP/3801, as well as any comments received under 24/AP/3800, have been taken into account and are summarised below at the time of writing. Any further comments received prior to the scheduled planning committee will be reported to members of the planning committee.

252. Comments received under 24/AP/1547:
38 comments (3 previous/repeat submitters and 2 comments with no name or address) were received through the Council's planning register. Additionally, the following document was received and published on the Council's planning register at the request of objectors:

- RIGHT OF LIGHT CONSULTING - LETTER 28.11.2024

The comments received were published on the planning register under 24/AP/3801.

Comments received under 24/AP/3801:
31 comments (from 10 previous/repeat submitters and 2 comments with no name or address) were received through the Council's planning register. Additionally, the following documents were received and published on the Council's planning register at the request of objectors:

- RIGHT OF LIGHT CONSULTING - LETTER 28.11.2024
- ADDITIONAL DOC FOR PLANNING REGISTER 1
- ADDITIONAL DOC FOR PLANNING REGISTER 2
- ADDITIONAL DOC FOR PLANNING REGISTER 3
- Letter of Objection (Prepared by Neighbouring Residents April 2025)
- LETTER OF OBJECTION - ADDITIONAL DOC FOR PLANNING PORTAL 5
- LETTER OF OBJECTION - ADDITIONAL DOC FOR PLANNING PORTAL 6
- LETTER OF OBJECTION - ADDITIONAL DOC FOR PLANNING PORTAL #7 RE WAREHOUSES.
- RIGHT OF LIGHT CONSULTING - LETTER 17.04.25
- ADDITIONAL DOC FOR PLANNING REGISTER 9.4.PDF

Where there has been extended correspondence with residents, this is not reported as further individual objections and as requested the above documents were uploaded to the Council's planning register and considered in the assessment of this application.

A further objection was received in writing from St Michael's Catholic College

and is considered below.

Comments received under 24/AP/3800

0 comments

Objecting comments

253. The objections received from the public raised the following summarised topics in the objection comments.

Objection due to amenity concerns

- Impacts to neighbouring properties and consequent impacts on quality of life (as a result of loss of sunlight, daylight, overshadowing, noise and privacy impacts)
- Increased energy consumption due to need to rely on more electric lighting
- Increased need for light given increasing trends in home working
- Objection as wellbeing on existing community not considered
- The use of the roof garden is likely to create noise disturbance
- The proposed rooftop plant area poses a significant risk of noise disturbance to neighbouring residential buildings and limits opportunities for passive cooling and natural ventilation through open windows at neighbouring development
- Objection due to restriction of views
- No compensation has been offered or proposed for the loss of light
- Concern with sunlight impacts due to vitamin d deficiency as a result of being a woman of South Asian descent
- Objection due to the characterisation of sunlight and daylight results as not significant to Axis Court in the 2007 Environmental Statement results
- The applicant appears to rely on the exiting warehouses on data from the original warehouse which was much lower and smaller to assess the light loss
- Objection due to noise from rooftop garden

Officer comments: Amenity impacts have been considered in full in this report and are considered acceptable on balance subject to the imposition of the recommended conditions of consent, including in relation to controlling noise emissions. Right to light and compensation for amenity impacts are considered as a sperate legal process and are not a material planning consideration. The final sunlight and daylight study has been assessed by a third party consultant on behalf of the Council who consider the methodology and baseline used appropriate. In relation to rooftop level amenity, the majority of the roof will be either brown extensive roof or green extensive roof and no communal amenity spaces are proposed at roof level (see section 3.9.4 of the design and access statement). Private amenity spaces in the form of balconies and winter gardens are proposed which is similar to the existing scheme.

Objection to design and impacts on character, heritage, and conservation

- Out of keeping with existing character, particularly in relation to heigh increase

- Increased visual intrusions and a sense of enclosure
- Lack of matching height with Axis Court and Luna House
- Objection to proposed facade materials due to increased visual dominance compared to the approved materials
- Concerns raised with the quality and durability of materials
- Objection due to failure to preserve the warehouse look along this section of the Thames
- undermines the quality of the built environment in this key part of London including in relation to Tower Bridge and the Tower of London UNESCO World Heritage Site
- Objection as scheme does not adequately consider proximity to buildings of architectural and historic value, celebrates its rich heritage and iconic setting (including views of Tower Bridge)
- Insufficient place making in terms of recognising local vernacular and heritage
- Objection due to lack architectural quality and distinctiveness which does not appropriately respond to river front location
- The external envelope should be full height glazing (Curtain walling) as per the original consented scheme
- proposed elevation facing Chambers Street fails to respond sensitively to the established character of the area including warehouse architecture
- Impact on long-range views from Luna House (cumulative erosion of visual connections to the riverfront and wider London skyline which impacts amenity and openness of the area)
- Design of public and semi-public spaces does not appear to adequately address these risks in line with Secured by Design principles
- massing and façade articulation appear to lack coherence with the local urban fabric appearing incongruous and poorly integrated
- Contradiction of Southwark Council planning policies in relation to approach to height and massing
- Undermines 2008 reductions in building heights resulting from democratic consultation.
- The submitted date for sunlight impacts differs from the data considered in 2010.

Officer comments: Design, heritage, and conservation impacts have been assessed in full in this report and are considered acceptable subject to the recommended conditions of consent.

254. Insufficient Green and Recreational Spaces and trees and inadequacy of the Thames Pathway design

- Objection due to negative impacts on public realm, including reducing potential interaction by local residents and Thames Path (and lack of active frontage on the Thames Pathway)
- increased footway encroachment on Chambers Street
- Objection to fenced private amenity spaces which was not a feature of the original permission
- Objection as plan shows that St James intend to build on the original footpath and overhanging into the original road.

- Careful consideration should be given to the public realm
- Is it possible to remove the pinch point at the east of the proposed riverside walk where it joins Cherry Gardens by allowing the developer to go a little further into the river so the proposed indentation is removed.
- Can further tree planting be considered
- it is not clear on the plans that there will be an uninterrupted river walk in front of the development

Officer comments: The landscape strategy remains largely unchanged from the consented portion. In accordance with the extant consent, final landscape details would be secured by condition and further tree planning and improvements to the Urban Greening Factor have been secured by condition. The layout of the river wall is secured by a separate consent (22/AP/2017) which has been implemented, and the submitted landscape plans have been amended to show this approved layout. The river walk adjacent to the Thames is secured as public space in the existing s106 agreement and this would not change as a result of the proposed amendments.

255. Increased Traffic and Parking Issues and concern with design

- objection due to increased density as a result of significantly increase local footfall, parking demand, and pressure on services-all without proper planning for infrastructure.
- Insufficient provision in the design for vehicle charging

Officer comment: The principle of a 589 unit scheme on this site is established by extant planning permission. The number of units will be reduced by 23 units and accordingly the anticipated impacts to the network are considered in lien with the existing approval. Highways matters and parking design have been considered in full in this report and electric charging provisions have been secured by condition.

256. Objection due to lack of information and or lack of consultation

- Concern with level of consultation undertaken for extant planning permission
- Lack of clarity or contradictions in plans
- Request that the proposal be subject to a full public review with updated impact assessment
- Unclear that heights were increasing as developer indicates number of storeys not increasing
- drawings of sections did not show representative height differences between Axis Luna and Building A
- Full sunlight and daylight assessment not submitted under were not submitted in application 24/AP/1547
- Lacking visualisation from residents' windows, along Chambers Street, and aerial views and does not show neighbouring properties in all views
- Lacking wind analysis
- Lacking overshadowing assessment
- uses temporary Tideway structures as the 'existing' baseline in light

studies

- Concern original estimates of light impact on adjacent properties was flawed
- Limited time to respond to consultation and concern that timing of January 2024 submission limited opportunities for public engagement
- substantially different from the models and plans we were shown by the developers at an earlier exhibition
- Application includes subjective statements

Officer comment: Further information has been submitted through the course of processing the application, including in relation to modelling the sunlight and daylight assessment against the original baseline data and provision of further visual and heritage assessment. Officers are content that sufficient information is available in this instance to assess the impacts of the proposed amendments. Wind and overshadowing impacts are discussed in full in this report.

257. Objection as planning permission no longer considered implementable
- Objection as considered CHAWF (Thames Tideway Tunnel DCO) superseded Chambers Wharf permission planning permission
 - Objection due to time which has passed since initial approval

Officer comment: The existing permission has been partially implemented and has been delayed due to the construction of the Thames Tideway Tunnel. Amendments have been approved by the Council to account for the presence of the required Thames Tideway Tunnel infrastructure and equipment on the application site.

258. Objection due to consideration under s96a and request that the matter be considered at Planning Committee

Officer comment: The proposal is to be considered by the Council's planning committee.

259. Objection in relation to construction impacts including in relation to heightened sensitive at this due to the duration and intensity of works on site following the Thames Tideway development.

- Respite should be offered to residents near the site and is not mentioned in the application documents

Officer comment: The sensitivity of this site is noted and additional conditions of consent including a construction environmental management plan have been secured to further mitigate construction impacts.

260. Affordable Housing

- Objection due to lack of social housing on site which objectors consider is an equality issue
- Concern viability should be revisited

Officer comment: Affordable housing for this scheme has already been delivered

261. Development mix and housing quality

- Objection to increase in studio and one bedroom flats, which are 14% and higher than the 5% maximum required by Southwark Council.
- One bedroom flats like to be bought by buy to let landlords
- Objection due to sunlight and daylight performance of proposed scheme

Officer comment: Housing mix and quality requirements are considered in full in this report.

262. Objection to the private amenity space (including pool and gym))

- Objection in the context of the increased height and light impacts to Building A, this should be removed to reduce height of building A.
- Objection due to increase of service charge as a result of the introduction of the swimming pool.

Officer comment: No objection is raised to the principle of the additional amenity spaces for residents and this is considered in full in this report.

263. Objection to reduction of size of commercial units

- Too small for a grocery store
- Fails to incorporate meaningful ground floor commercial space, particularly units that could support small and medium-sized enterprises (SMEs)
- leaves the ground floor underutilised and does not maximise the site's potential in line with local planning objectives for mixed-use development and active street frontages

Officer comment: The reduction in commercial space is considered in full in this report and overall officers raise no objection to the amendments to the quantity of commercial space.

264. Objection as two staircores are only proposed on 18m+ buildings

Officer comment: The application has been assessed by the Health and Safety Executive and London Fire and Emergency who have raised no objection in terms of the planning stage plans and strategy. Compliance with submitted fire safety materials is secured by condition.

265. Objection in relation to sustainability

- Overheating has not been adequately considered
- Objection to loss of CHP / GSHP and replacement with ASHP

Officer comment: Sustainability matters are assessed in full in this report. Subject to the recommended condition of consent and planning obligation, officers consider the amendment are an improvement of the extant planning permission and that the development will be acceptable in regard to energy performance and sustainability.

266. Objection due to Building D overhanging the Thames Tideway Tunnel due to potential for odour and H2S (hydrogen sulphide) impacts on future residents residing within blocks

Officer comment: The Council's Environment Protection officer has been consulted and has advised that the Tideway ventilation column itself is outside the scope of 24/AP/3801. The column is already consented by the Thames Tideway DCO and a detailed LBS consent for appearance. The odour risk and air treatment is covered by the Tideway DCO PW7 requirement and we have previously commented on this under LBS Ref: 24/AP/1176 - Discharge of (Air Management Plan).

We are satisfied that no significant adverse effect is likely from this ventilation column on the proposed dwellings in 24/AP/3801 or on users of public or private amenity space or the Thames path as long as the ventilation is operated as approved via the DCO PW7. This column is primarily an air inlet (for over 99% of the time), not an outlet, and for the tiny proportion of the time it does outlet, aside from during an extreme event it is subject to a full air monitoring and air treatment system including for Hydrogen Sulphide.

267. Other comments

- building work should start as soon as possible since this scheme has taken a very long time to get to where it is.
- I support the high quality amenities for the building occupants such as the proposed swimming pool and gym, and I would support additional similar amenities.
- I am delighted to see that the fire safety is being improved, in particular the addition of more staircases.

268. St Michael's Catholic College

We would object to any works that would disrupt the school due to increased noise levels during public examinations from the start of May to the end of June 9am-5.30pm each year. Examinations take place in the sports hall which is directly opposite Chambers Wharf. JCQ exam regulations require minimum noise levels and we have no other venue available at our school site.

It must be ensured that public pathways on Chambers Wharf and Llewellyn Street are not closed as they are the school's evacuation routes to our muster point in front of Wrayburn House.

Officer comment:

The applicant has agreed to accommodate the School's requests and confirmed that we would ensure that all sensitive receptors such as this would be carefully mitigated through the detailed CMP that will be secured under conditions. Further, the applicant advised that the contractor will liaise with the local community including the school prior to the CMP being issued. These requested accommodations have been included in the recommended conditions of consent.

Consultation responses from external consultees

269. **London City Airport**

Summary: No conflict identified

Officer comment: Noted

270. **Environment Agency**

Summary: We have no objection to the planning application as submitted.

Officer comment: Noted. Existing environmental planning conditions have been retained or updated where relevant as discussed in full report.

271. **HSE Fire Risk Assessments**

Summary: Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Officer comment: Noted. The recommended conditions secure that the development hereby approved shall be carried out in accordance with the recommendations of the Gateway 1 Fire Statement (FDS Consult UK, Project Number 8198, Issue 6) and therefore the development is considered in accordance with policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

272. **London Fire & Emergency Planning Authority:**

Summary: The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have no further observations to make. It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

Officer comment: Noted. Compliance with the submitted Gateway 1 Fire Statement is secured by condition.

273. **Port Of London Authority:**

Summary:

To confirm the PLA has no objection to the proposed amendments to the scheme.

To note within the submitted Construction Environmental Management Plan (CEMP) under section 3.3 (construction works) it is stated that the use of barges will be considered to remove excavated material during detailed discussion with contractors as part of the procurement period. With regard to this to highlight further information will be required as part of the required discharge of condition 17 of planning permission 07/AP/1262 on the use of the river as part of the construction stage of the development.

Officer comment: Noted. A CEMP is included in the recommended conditions of consent and Condition 6 attached to 13/AP/4266 (river transport feasibility study), which superseded condition 17 of planning permission 07/AP/1262, will be retained.

274. **Transport For London:**

Summary of comment:

Healthy Streets

TfL request for an ATZ and Night-time ATZ to be undertaken to ensure

compliance with London Plan policies T2 (Healthy Streets) and T4 (Assessing and mitigating transport impacts).

Cycling

Updated plans should be provided prior to determination and design amendments may be required.

Car Parking

A significant reduction in car parking is required to align with Policy T6 and recommended to provide a development more aligned with the Healthy Streets indicators in Policy T2.

Trip Generation

We request that the expected trip generation is provided prior to determination.

Delivery and Servicing

We recommend that a Delivery and Servicing Plan is secured through condition to align with Policy T7.

Construction

Construction Logistics Plan (CLP) prior to determination, with a full CLP secured through condition (in line with Policy T7).

Travel Plan

A full Travel Plan should be secured through condition.

Conclusion

Amendments to the car and cycle parking provision are required to align with London Plan policy. Further information in an ATZ assessment, cycle parking design, delivery and servicing and construction are required for assessment prior to determination in order to assess compliance with London Plan policy.

Applicant response:

	ATZ - We scoped the deliverables pre-submission and agreed that this would not required for the submission. We are happy though for these details to be conditioned.
	Cycle Parking - We have dealt with the cycle parking as best as we can at this stage given this is a s73 to an approved scheme. LBS highways are satisfied with the details and we can cover the actual design/detail of the cycle parking through conditions.
	Car Parking - We are not removing car

	parking through this s73.
	Trip Generation - We agreed that this level of detail was not required for the s73 and that we could rely upon the consented and as built scheme.
	D&SP – Agree to condition
	CEMP - We are not at the stage of providing a more detailed CEMP at this stage and this has been discussed with officers previously. We are happy to agree to the CEMP under condition
	Travel Plan – Agree to condition

This response and the request to secure the above requirements by condition was sent to TfL on 17 February 2025. A follow up email was sent to TfL on 4 April 2025 confirming that officers would proceed with securing these matters by condition as no response was received from TfL. No further response has been received from TfL at the time of writing.

All of the above requirements (cycle parking, Delivery and Service Management Plan, Construction Environmental Management Plan (CEMP), and Travel Plan) have been secured by condition with the exception of ATZ requirements as this did not apply at the time the initial planning permission was approved.

275. Thames Tideway Tunnel:

Summary:

We request that any forthcoming planning permission includes the following condition. Condition: Details of piling, basement construction and ground floor structures for buildings C and D.

276. Thames Water:

No objections subject to conditions.

277. Greater London Authority

Summary: The GLA have assessed the details of the application and, given the scale and nature of the proposals, conclude that the amendments do not give rise to any new strategic planning issues.

Officer comment: Noted.

278. Historic England

On the basis of the additional visual information provided, we confirm that we do not wish to comment, and are content for you to rely on advice from Southwark Council Design and Conservation.

Officer comment: Noted.

Consultation responses from internal consultees

279. Highways Development & Management

Summary:

No objection to footpath widths

Officer comment: Noted

280. Ecology

Summary:

The application site is adjacent to the River Thames and tidal tributaries Site of Importance for Nature Conservation (SINC).

Although not subject to mandatory BNG, a metric has been provided which demonstrates a gain for biodiversity.

The proposed green roofs should include a varied substrate with a varied depth of 80mm-150mm. The roofs should be seeded and plug planted with wildflower species and meet the requirements of GRO Code 2014.

Soft landscaping should include native and pollinator friendly shrub and herbaceous planting. The use of nectar-rich and berry producing plants will provide habitat for a wide range of insects, birds and mammals. Where possible, larger shrubs should be under-planted to create greater structure and cover for wildlife. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre. At least 60% of the species used within planting areas should be on the RHS plants for pollinators list.

Recommend condition:

- CEMP
- Native planting
- Green roof
- bat boxes x 4
- Bird boxes x 6
- Wildlife friendly lighting

Recommended informative:

- Nesting birds

Officer comment: Officer not that the ecology officer has raised no objection subject to the recommended conditions of consent. The recommended condition and informative have been included as part of this recommendation.

281. Flood Risk Management & Urban Drainage Team (Lead Local Flood Authority (LLFA))

Summary: No objection as no amendments have been proposed to flood management

Officer comment: The LLFA's comments are noted and are supported through amendments to the extant conditions as discussed in full in this report.

282. LBS Urban Forester

Although there is an increased amount of brown and extensive green roof there does not appear to be an assessment of how landscaping is affected nor the UGF, previously 2.9.

Minor improvements to attain the full compliant score should be considered via the provision of trees planted in connected tree pits.

Officer comment: Officer note that the landscape plan has not been amended as part of the current proposal as final landscape plans have been secured on the extant planning permission by condition. Further, Officers note that local residents have objected to the lack of trees on Chambers Street. To support the comments of the Urban Forestry officer and to address the concerns of local residents, an enhanced UGF including through enhanced tree planting on Chambers Street if possible has been secured as part of the updated landscape design condition.

LBS Archaeology

No objection and recommend conditions.

Community impact and equalities assessment

283. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
284. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
285. 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.

286. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
287. 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).
288. This application would deliver 10% provision of wheelchair accessible homes Part M4(3), with the remainder achieving Part M(4)2 (calculated by habitable room), increasing the provision of accessible and adaptable dwellings within this area. Further, the scheme will provide 5% widely space cycle parking stands and 56 blue badge parking spaces. Final details of access gradients have been secured by condition to ensure appropriate access for wheelchair users. While not a feature of this amendment application, Phase 1 of the development has deliver 182 affordable housing units contributing to affordable housing which provide enhance access to affordable residential accommodation for those with protected characteristics, in particular BAME communities as they are disproportionately affected by lack of access to affordable housing. part M. There will also be positive health benefits in terms of enhanced public realm and landscaping works provide by the improved Thames pathway and connections to this through the site. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.
289. 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

290. 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.
291. This application has the legitimate aim of redeveloping this site for a range of mixed-use buildings comprising office, workspace, cultural, retail/café floorspace and residential units together with publicly-accessible 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 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

Conclusion

292. The proposed amendments to the consented scheme allow the site to continue to provide substantial public benefits, stemming from a mixed-use 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.
293. It is recognised that there would continue to be some degree of harm to surrounding residential amenity (as was the case under the original permitted development) but that harm is relatively limited beyond what has been consented.
294. The proposed development would deliver a high quality residential led development together with residential amenity spaces, public realm including additions to the Thames Pathway, and improved street tree planting offered on Chambers Street. Overall the amendments sought and the delivery of housing on this site are considered in accordance with the Policies of the Southwark Plan 2022 Site Allocation NSP15. The principle of redevelopment (as amended) is therefore still strongly supported.
295. It is therefore recommended that Members grant permission, subject to conditions as set out in the attached draft decision notice, referral to the GLA, and the timely completion of a Section 106 Agreement.

REASONS FOR URGENCY

296. The application was deferred from the meeting of Planning Committee (Major Applications) B on 15 July 2025 for the reason that there would not have been time to hear the item. Officers consider there is an urgent need to hear this application at the 22 July 2025 planning committee in order to minimise risks associated with an appeal against non-determination and potential costs associated with that process.

REASONS FOR LATENESS

297. The report was published on time for the Planning Committee (Major Applications) B on 15 July 2025, but was deferred on that day, by which time the agenda pack for the Planning Committee (Major Applications) A on 22 July 2025 had already been published.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: Application file: 24/AP/3801 Southwark Local Development Framework and Development Plan Documents	Resources Department, attention Strategic Planning Applications, 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
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Steve Platts, Director of Planning and Growth		
Report Author	Andy Sloane, Senior Planning Officer		
Version	Final		
Dated	16 July 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director, Resources	No	No	
Strategic Director, Environment, Sustainability and Leisure	No	No	
Strategic Director, Housing	No	No	
Date final report sent to Constitutional Team		16 July 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.

Applicant	C/O Agent St James Group Limited	Reg. Number	24/AP/3801
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation	AGREE variation	Case Number	PP-13659806

Draft of Decision Notice

The variation is AGREED for the following development, subject to a deed of variation to the existing s106 legal agreement and conditions of consent:

Material amendment under section 73 of the Town and Country Planning Act 1990 to reference number 07/AP/1262, as amended by 13/AP/4266, to secure amendments Blocks A, B, C, and D and associated landscape only including ammendments to the internal configuration, external design and overall massing, mix and unit numbers, and variation of the conditions of consent including to allow for:

Changes to façade design and composition of all buildings to meet updated fire regulations and energy and sustainability standards as well as addressing overheating;

Adjustments to building footprint, form, and massing;

Internal reconfiguration of units to address the current Nationally Described Space Standards, resulting in a change in mix and a reduction in units from 589 to 566;

Re-organisation of building cores, additional staircases and inclusion of additional fire safety features including sprinklers;

Change from winter gardens to a mix of winter gardens and balconies;

Addition of plant, lift overruns, smoke vents and risers on the roof of buildings, contributing to overall increases in building massing and heights ranging between 3.9 and 4.9 metres;

Addition of new residential amenity facilities in Building A, C and D, including swimming pool a gym uses;

Amendments to condition 34 to reflect the reduction in commercial floorspace by 113m²;

Inclusion of revised energy strategy, facilitated by inclusion of rooftop plant;

Amendment to basement layout to accommodate Thames Tideway Tunnel infrastructure;

Rise in finished floor level of building C for flood protection.

Chambers Wharf Chambers Street London SE16 4XQ

In accordance with the Applicant's Drawing Nos.:

Proposed Plans

SUBMITTED 10.03.2025 - GA BLOCK A COURTYARD DETAIL ELEVATIONS 7153-AL-PR-A-(21)-200_P3 received 11/03/2025

SUBMITTED 10.03.2025 -GA BLOCK A STREET DETAIL ELEVATION 7153-AL-PR-A-(21)-201_P4 received 11/03/2025

SUBMITTED 10.03.2025 - PROPOSED CONTEXT ELEVATIONS - N&S 7153-AL-SITE-(00)-021_P6 received 11/03/2025

SUBMITTED 10.03.2025 - PROPOSED CONTEXT ELEVATIONS 7153-AL-SITE-(00)-031_P6 received 11/03/2025

SUBMITTED 10.03.2025 - PROPOSED CONTEXT ELEVATIONS 7153-AL-SITE-(00)-041_P6 received 11/03/2025

SUBMITTED 10.03.2025 - PROPOSED CONTEXT ELEVATIONS 7153-AL-SITE-(00)-051_P5. received 11/03/2025

SUBMITTED 10.03.2025 - ELEVATIONS: NORTH 7153-AL-SITE-(00)-080_P3 received 11/03/2025

SUBMITTED 10.03.2025 - PRIVATE ELEVATIONS: SOUTH 7153-AL-SITE-(00)-081_P4 received 11/03/2025

SUBMITTED 10.03.2025 - ELEVATIONS: WEST 7153-AL-SITE-(00)-082_P5 received 11/03/2025

SUBMITTED 10.03.2025 - ELEVATIONS: EAST 7153-AL-SITE-(00)-083_P5 received 11/03/2025

SUBMITTED 10.03.2025 - AFFORDABLE ELEVATIONS: SOUTH 7153-AL-SITE-(00)-085_P7 received 11/03/2025

SUBMITTED 10.03.2025 - ELEVATION : RIVER WALK 7153-AL-SITE-(00)-086_P3 received 11/03/2025

SUBMITTED 10.03.2025 - ELEVATION: PUBLIC ROUTE ELEVATION 7153-AL-SITE-(00)-087_P3 received 11/03/2025

SUBMITTED 10.03.2025 - GA ACCESSIBLE BASEMENT FLOOR PLAN 7153-AL-SITE-(00)-098_P10 received 11/03/2025

SUBMITTED 10.03.2025 - GA GROUND FLOOR PLAN 7153-AL-SITE-(00)-100_P14. received 11/03/2025

SUBMITTED 10.03.2025 - GA FIRST FLOOR PLAN 7153-AL-SITE-(00)-101_P11 received 11/03/2025

SUBMITTED 10.03.2025 - GA FOURTH AND FIFTH FLOOR PLAN 7153-AL-SITE-(00)-104_P12 received 11/03/2025

SUBMITTED 10.03.2025 - GA SIXTH FLOOR PLAN 7153-AL-SITE-(00)-106_P7 received 11/03/2025

SUBMITTED 10.03.2025 - GA SEVENTH FLOOR PLAN 7153-AL-SITE-(00)-107_P6. received 11/03/2025

SUBMITTED 10.03.2025 - GA EIGHT FLOOR PLAN 7153-AL-SITE-(00)-108_P6 received 11/03/2025

SUBMITTED 10.03.2025 - GA NINTH FLOOR PLAN 7153-AL-SITE-(00)-109_P7 received 11/03/2025

SUBMITTED 10.03.2025 - GA TENTH FLOOR PLAN 7153-AL-SITE-(00)-110_P5 received 11/03/2025

SUBMITTED 10.03.2025 - GA ELEVENTH FLOOR PLAN 7153-AL-SITE-(00)-111_P5.PDF received 11/03/2025

SUBMITTED 10.03.2025 - GA TWELFTH FLOOR PLAN 7153-AL-SITE-(00)-112_P5 received 11/03/2025

SUBMITTED 10.03.2025 - GA THIRTEENTH FLOOR PLAN 7153-AL-SITE-(00)-113_P5 received 11/03/2025

Other Documents

SUBMITTED 10.03.2025 - PROPOSED LOCATION PLAN 7153-AL-SITE-(00)-002_P6 received 11/03/2025

SUBMITTED 10.03.2025 - PROPOSED SITE PLAN 7153-AL-SITE-(00)-011_P7. received 11/03/2025

SUBMITTED 10.03.2025 - ILLUSTRATIVE LANDSCAPE PROPOSALS 7153-AL-SITE-(00)-012_P1 received 11/03/2025

SUBMITTED 10.03.2025 - CONTEXT SECTIONS AA&BB 7153-AL-SITE-(00)-061_P4 received 11/03/2025

SUBMITTED 10.03.2025 - CONTEXT SECTIONS CC& DD 7153-AL-SITE-(00)-071_P5 received 11/03/2025

SUBMITTED 10.03.2025 - GA SECOND AND THIRD FLOOD PLAN 7153-AL-SITE-(00)-102_P9 received 11/03/2025

SUBMITTED 10.03.2025 - GA ROOF PLAN 7153-AL-SITE-(00)-115_P8 received 11/03/2025

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

2. Pedestrian 1.5M X 1.5M visibility splays
 - A. Prior to the commencement of the development, plans shall be submitted to the Council for approval demonstrating that pedestrian sightlines of 1.5m x 1.5m will be provided either side of the opening in the site boundary for a vehicle access from the back edge of the public highway, and not within the opening, with no features higher than 0.6m within this area.
 - B. Once approved, the development shall be delivered in accordance with the approved details under part A of this condition for the lifetime of the development with pedestrian 1.5M X 1.5M visibility splays provided at the vehicular entrances / exits for the development which shall be maintained clear of obstructions and any landscaping or vegetation within the visibility splays shall be maintained so that it does not exceed 0.6m in height.

Reason: In the interests of pedestrian, cyclist and highway safety in accordance with the National Planning Policy Framework (2023) and Policies P50 (Highway impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan (2022).

3. Gym Health and Fitness internal sound transfer
 - a) The noise control scheme (including sound insulation and isolation measures) implemented in order to minimise as far as practicable both airborne noise and structure-borne noise from the use of the health and fitness studios/gyms/pool, shall ensure that the airborne and impact noise target levels detailed in Table 1 below are achieved when tested in accordance with Method 2 (ANC ProPG: Gym Acoustics Guidance (GAG) March 2023).

Table 1. Target Levels

Airborne noise health and fitness activity noise shall be no greater than curve G15 as an Leq,5minutes, in accordance with ProPG:GAG2023 methodology in any structurally adjoining habitable areas of residential properties located above or adjoining the health and fitness studio or Gym.

Impact noise (airborne & structure-borne) health and fitness activity noise

shall be no greater than G20 LMax,5minutes, in accordance with ProPG:GAG2023 methodology in any structurally adjoining habitable areas of residential properties located above or adjoining the health and fitness studio or Gym.

An acoustic assessment including full details of the proposed noise control scheme shall be submitted to and approved by the LPA prior to commencement of the development.

b) Following completion of the development but prior to first occupation, validation testing shall be completed to assess that the noise scheme of works has been successfully implemented to the design expectations. A compliance report shall be submitted to and approved by the LPA. Once approved the scheme of noise control shall be permanently maintained thereafter

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the fitness studios/gyms/pool 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 2021.

4. Pool Ventilation

The pool use hereby permitted shall not commence until full particulars and details of a scheme for the internal ventilation of the fitness studios/gyms/pool/spa which shall include; appropriately located plant, inlets and outlets; filtration and treatment of air and a management and maintenance plan have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

5. Plant Noise

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Prior to operation of the plant and ASHPs, suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to occupation of the development hereby approved, 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 2021.

6. Residential - Internal noise levels

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

* - Night-time - 8 hours between 23:00-07:00 based on no more than 10 exceedances per night in line with WHO/ProPG guidance

† - Daytime - 16 hours between 07:00-23:00

A. Prior to commencement of above ground works, a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met.

B. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing.

C. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation 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 2021.

7. Access and Approach

Prior to commencement of works, plans demonstrating gradients for vehicle, pedestrian and cyclists access routes around the site, in accordance with BS 8300:1 advice on length of footpaths and gradients, shall be submitted to the Council for approval in writing and the development shall be delivered in accordance with these details once approved and maintained as such for the lifetime of the development. For avoidance of doubt the submitted plans shall include:

A. Spot levels for any area of the site (whether part of a building, open space or vehicular access) at any floor level that the building will access the public highway from, to ensure that the interface with the public highway does not require any changes to the existing level of the public highway.

B. detail in terms of access to the front door of the blocks from the back edge of the public highway including spot heights and gradients;

C. passage through internal areas of buildings, including spot heights and gradients, to/from Blue Badge Bays as level as possible (near 1:1) and routes to/from larger disabled / adapted cycling parking spaces.

Reason: To ensure a high quality and accessible public realm is delivered that relates to the internal ground floor environment and adjacent highway/footway network in a safe and rational way, in accordance with: BS 8300:1 Section 8.1.4 (gradients of pedestrian/wheelchair access routes); Document M Sections 1A, 2A and 3A (approaches to dwelling); the National Planning Policy Framework 2023; Walking Plan objective 1; Policies Policy D4 (Delivering Good Design) and D5 (Inclusive Design), D8 (Public Realm), T6.1 H(5) and T2 (Healthy Streets) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P50 (Highways impacts), P51 (Walking), P53 (Cycling) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan 2022.

8. Feasibility Study river transport - Unless previously discharged, prior to the commencement of development, the applicant shall submit to the Council a Feasibility Study examining options for removal of demolition spoil from the

site by river transport, and for importing construction materials by the same method. The Study should include impacts on road congestion, noise and air quality, and impact on the ecology of the river, as well as the infrastructure required to facilitate loading and unloading of materials. The Method Statement for the implementation of any preferred option shall be carried out as per the approved planning reference 12/AP/3217.

Reason

In order that the transport impacts of the demolition and construction phases of the development are minimised, in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and saved Policy 5.2 'Transport Impacts' of the Southwark Plan 2007.

9. Commercial cycle parking and residential short-stay cycle parking
 - a) Notwithstanding the details shown on the approved plans, within six months of the commencement of the development details of the long-stay commercial cycle parking for the development, detailed plans, shall be submitted to and approved in writing by the Local Planning Authority. It shall provide a minimum of 2 long-stay spaces within the development. The cycle parking shall be provided in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.
 - b) Notwithstanding the details shown on the approved plans, within six months of the commencement of the development revised details of the short-stay cycle parking for the development, including detailed plans and cross sections, shall be submitted to and approved in writing by the Local Planning Authority. It shall provide a minimum of 46 short-stay spaces within the development, including 8 in association with commercial uses. The cycle parking shall be provided in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.

Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021), Policy P53 (Cycling) of the Southwark Plan (2022) and Chapter 8 of the London Cycle Design Standards (2014).

10. Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (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;
- 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.
- A commitment and process, to be agreed with St Michael's Catholic College, to ensure works would not disrupt St Michael's Catholic College due to increased noise levels during public examinations from the start of May to the end of June 9am-5.30pm each year
- A commitment and process, to be agreed with St Michael's Catholic College, to ensure evacuation routes to the school's muster point in front of Wrayburn House remain free of obstructions for the duration of works
- 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).

11. Wind conditions

Prior to the commencement of above grade works on the development, details of the wind conditions in the public realm on the application site and adjoining streets and on the balconies within the scheme, based on the Lawson Comfort Criteria, shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures required will be provided in accordance with the approved details prior to the occupation of the development and

retained as such thereafter.

Reason: In the interests of amenity and safety, in accordance with Policy D9 (Tall buildings) of the London Plan (2021); Policy P14 (Design quality), Policy P17 (Tall buildings) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

12. Travel Plan

a) Before the first occupation of each of the buildings 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 (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

13. Archaeological Evaluation

Before any work hereby authorised begins, [excluding demolition to slab level and site investigation and enabling 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.

14. Archaeological Mitigation

Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site and enabling 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.

15. Archaeological Reporting

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.

16. Archaeological Public Engagement Programme

a) Prior to commencement of the development (excluding demolition and site investigation and enabling 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.

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

(b) Before the first occupation of the commercial elements of the buildings hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that an 'Excellent' standard has been met.

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

18. Prior to the commencement of Blocks A, B, C and D and associated landscaping, a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority for Blocks A, B, C and D and associated landscaping. The drainage works shall achieve a discharge to the combined sewer from surface water

drainage no greater than 36 litres per second and comply with the following documents submitted subsequently to the original planning submission: - Hoare Lea report Chambers Wharf 0208374 Drainage Calculations Addendum January 2008 Estimated Allowable Flow Rate to Existing Combined Sewer dated 11 January 2008; and The Hand Amended Version dated 11/01/08, of Ian Simpson Architects drawing Titled GA Ground Floor Plan No. 100 rev. P10.

No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2024); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

19. Ecological mitigation and enhancement scheme
 - A. Phase 2 of the scheme shall outline the detailed design of all ecological mitigation and enhancement measures listed within the Environment Statement Volume 2 dated May 2007 including nest boxes; . This shall include design plans and layout, materials, timings, methods of construction and species lists for planting. The works shall be undertaken in accordance with the approved details.

Reason

To protect and conserve the natural features of importance for biodiversity across the site. All planting within 16 metres of the River Thames is to be of locally appropriate native species

20. Risks associated with contamination

Unless previously discharged, prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

 1. A desk study identifying:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason:

We recognise that part 1 of the condition is satisfied by the EIA. However the intrusive investigation in the EIA was very limited in scope. A more detailed site investigation is necessary to classify the waste soil and show the soil remaining on site does not pose a risk to controlled waters.

21. Archaeological Pre-commencement Foundation and Basement Design Condition
Before any work, hereby authorised, [excluding demolition to slab level, archaeological evaluation and site investigation works], begins, 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.

22. Piling - Thames Tideway Tunnel requirements - 1) Construction of Buildings C and D shall not commence until details are submitted for approval to demonstrate how the piling and basement works accommodate and protect the Thames Tideway Tunnel shaft and how the ground floor structures for the buildings remain independent of the Thames Tideway Tunnel shaft.
2) The details to be provided shall include technical assessment reports and associated construction method statements together with evidence that these reports have been independently checked. The method statements shall include piling setting out and installation controls for temporary and permanent piles and bulk excavation sequencing details.
3) The development will be undertaken in accordance with the assessments and construction method statements approved by the local planning authority who will consult with Bazalgette Tunnel Limited regarding their acceptability.

Reason: To protect the Thames Tideway Tunnel infrastructure. In addition, Tideway requests that the planning condition which secures the approval of landscape details includes Bazalgette Tunnel Limited as a consultee.

23. 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-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: 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

24. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local

planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

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

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

25. No development shall be occupied until confirmation has been provided that either: A. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or -Ba development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. 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. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

Vehicle Sightlines - A. Prior to the commencement of the development, plans shall be submitted to the Council for approval demonstrating that minimum vehicle sight lines of 2.4m x 25m for 20mph roads and 2.4m x 43.0m for 30mph roads are provided in accordance with the Manual for Streets.

B. Once approved, the development shall be delivered in accordance with the approved details under part A for the lifetime of the development.

Reason: To maintain highway safety, and as per Manual for the Streets and to ensure highway and pedestrian safety is maintained as per Southwark Plan Policy P50 and to support the objectives of promoting sustainable transport choices and maintaining pedestrian and highway safety as per Southwark Plan Policy P51, Air Quality Action Plan (Action 7.5), Streets for People objective 4 and Southwark Council Delivery Plan.

26. Waste and recycling strategy
Prior to the Superstructure works commencing, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented in each building as approved, unless otherwise agreed in writing by the Local Planning Authority. Each building

shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of each building, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

27. Details of native planting

Details of native planting as part of the landscape strategy/plan shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Landscape planting should strive to contain a minimum of 60% of plants on the RHS perfect for Pollinators list.

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 (2023); Policy: G5 (Urban greening) and G6 (Biodiversity and access to nature); of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

28. Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,

Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,

Laid out in accordance with roof plans; hereby approved; and

Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

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

essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed 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 as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

29. Bat

(i) 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 4; bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats.

(ii) Full details of the roost features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the roost features have been installed in full in accordance with part (ii)

(iiii) 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 and maintained in perpetuity

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 (2023); 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).

30. Nesting bricks

(i) 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 6; Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks.

(ii) Full details of the nesting features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority.

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the nesting features have been installed in full in accordance with part (ii)

(iiii) The nesting features 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 and maintained in perpetuity

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 (2023); 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).

31. Energy and Water Efficiency

(a) All dwellings shall be constructed in order to achieve the following requirements:

i. a revised Energy Strategy demonstrating a minimum 74% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2021 Building Regulations (utilising SAP 10.2 Carbon Factors) shall be submitted for the Council's approval in writing;

ii. Upon acceptance of the revised Energy Strategy under part ii, the development shall be delivered in accordance with the approved revised Energy Strategy and maintained in accordance with these details for the lifetime of the development; and

iii. a reduction in potable water demand to a maximum of 105 litres per person per day.

(b) Prior to the commencement of Superstructure works of the relevant Phase or Building of the development a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations, prepared by suitably qualified assessors, shall have been submitted to and approved in

writing by the Local Planning Authority to demonstrate that the detailed design of each dwelling is in compliance with part (a).

(c) The development shall be carried out including the measures to achieve compliance with part (a) as approved under part (b).

(d) Within 3 months of occupation of any of the residential units hereby approved (unless an extension is agreed in writing with the Local Planning Authority), an As Built SAP Assessment and post-construction stage Water Efficiency Calculations, prepared by suitably qualified assessors, shall be submitted to the Local Planning Authority for approval in writing to demonstrate full compliance with part (a) for each unit.

Reason - To comply with London Plan (2021) Policies SI 2 Minimising greenhouse gas emissions) and SI 5 (Water Infrastructure) and Policies P67 (Reducing water use) and P70 (Energy) of the Southwark Plan (2022).

32. On-site Renewable Energy Technologies - Prior to commencement of works on-site for the relevant Phase or Building the applicant must submit to the Local Planning Authority an updated roof layout drawing to demonstrate that PV generation has been maximised across the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

Reason - In the interests of sustainable development and in accordance with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 3 (Energy infrastructure) and Policy P70 (Energy) of the Southwark Plan (2022).

33. Ventilation, cooling and overheating mitigation -
Prior to the installation of the Mechanical Heat Recovery (MVHR), hybrid cooling or comfort cooling installation for a Phase or Building of the development, a detailed scheme for the proposed MVHR, any hybrid cooling and any comfort cooling system for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify:
- (a) air intake locations and demonstrate that they shall be in areas which are not expected to exceed UK air quality objective limits for levels of NO₂ concentration (40 lg/m³) and are not proposed close to any chimney/boiler flues or emergency generator exhausts.
 - (b) measures to prevent summer overheating and minimise energy usage, including details of thermal control (cooling) within individual residential units.
 - (c) details of mechanical purge ventilation function (for removing internally generated pollutants within residential units).
 - (d) details of the overall efficiency of the system(s) which shall at least meet

the details set out in the energy strategy.

(e) detailed management plan for the relevant Mechanical Ventilation Heat Recovery system (MVHR), hybrid cooling and comfort cooling covering maintenance and cleaning, management responsibilities and a response plan in the event of system failures or complaints.

(f) details of the back-up generator exhaust, dilution of exhaust air, dispersal and air quality impacts to the adjacent residential units.

(g) For Building ST, details of the swimming pool extract, its discharge point(s) and any associated louvres

The approved details for each Phase or Building shall then be fully implemented prior to the occupation or use of the relevant Phase or Building and retained permanently thereafter in working order for the duration of the use and occupation of the development, in accordance with the approved details.

Reason - To ensure an acceptable standard of residential amenity is provided in terms of air quality and overheating, in accordance with Policies D6 (Housing quality and standards) SI 1 Improving air quality, and SI 4 (Managing heat risk) of the London Plan (2021) and Policies P14 (Design quality), P15 (Residential design) and P69 (Sustainability standards) of the Southwark Plan (2022).

34. Circular economy - early stage - Prior to the commencement of Superstructure works for each relevant Phase or Building, a Circular Economy Statement for that Phase or Building demonstrating compliance with Part B of Policy SI7 "Reducing waste and supporting the circular economy" of the London Plan (2021) and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. The development shall be carried out in accordance with the approved details.

Reason - To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI7 of the London Plan (2021).

35. Whole life carbon - early stage - Prior to the commencement of Superstructure works for each relevant Phase or Building, a Whole Life-Cycle Carbon Assessment for that Phase or Building demonstrating compliance with Part F of Policy SI2 "Minimising greenhouse gas emissions" of the London Plan

(2021), shall be submitted and approved in writing by the Local Planning Authority. This assessment shall develop a strategy for the implementation of whole life cycle carbon principles in the approved development's construction, operational and demolition phases. The development shall be carried out in accordance with the approved details.

Reason - To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).

36. Secured by Design

(i) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

(ii) Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority."

Reason: In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2023); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

37. External facing materials

A) Notwithstanding the detail shown on approved drawings or documents, prior installation of any facade of each relevant Phase or Building, sample panels (no less than 1 metre x 1 metre) of all external facing materials to be used in the construction of the building(s) within an individual Building of each Phase shall be presented on site (or an alternative location agreed with the Local Planning Authority) and a detailed schedule of such materials submitted to the Local Planning Authority for approval in writing.

B) Prior to the installation of any facade, a full-scale mock up of a typical portion of the façade shall be presented on site (or at another location to be agreed by the Local Planning Authority) to the Local Planning Authority for approval.

The development shall not proceed other than in accordance with any such approval given.

Reason - In order that the Local Planning Authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).

38. Long Stay Residential Cycle parking

Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved (GA Accessible Basement Floor Plan 098 P10) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

41. Tree protection

Prior to the commencement of the development, details of the means by which the existing trees on the adjacent open space site, on corner of Bevington Street and Chambers Street, are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

So that the Council may be satisfied that the existing trees are protected for the benefit of the whole community in the area, in accordance with Policy 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).

Permission is subject to the following Grade Condition(s)

39. Section detail-drawings
Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing: Section detail-drawings at a scale of at least 1:5 or 1:10 through:

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

40. Block D Northeastern façade design at ground floor and first floor
Prior to commencement of above grade works, notwithstanding the plans hereby approved including plan 083 P5, unless otherwise agreed with Local Planning Authority, the following details shall be submitted to the Local Planning Authority for its approval in writing:
- o plans for a revised façade for ground floor and first floors of the Northeastern corner of Block D (near the intersection of Loftie Street and Bermondsey Wall East) with improvements to enhance activation of the street; and
 - o plans for a revised interior for ground floor and first floors of the Northeastern corner of Block D (near the intersection of Loftie Street and Bermondsey Wall East) with improvements to enhance activation of the street.

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

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

42. External lighting - Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be as approved under planning reference 13/AP/1568. The development shall thereafter not be carried out otherwise than in accordance with this permission.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2024), London Plan (2021) Policy G6 (Biodiversity and access to nature) and Policy P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).

43. Section detail-drawings - Unless previously discharged, 1:5/10 section detail-drawings through: the glass facades, winter gardens and terraces of the Riverside Buildings A, B, C and D; the ground and upper floor facades of Blocks F and G to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority prior to commencement of construction of works above ground; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

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

44. Details of the signposting - Details of the signposting and other measures to inform members of the public of the Thames Path route and their rights of access, seating and lighting on the Thames Path, shall be submitted to and approved in writing by the local planning authority before occupation of any part of this development

Reason

In order to ensure that public access to the Thames Path is promoted as part of this development, in accordance with saved Policy 3.30 (Protection of Riverside Facilities) of the Southwark Plan (UDP) 2007.

45. Prior to any occupation of the development hereby approved a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. Once approved, the measures shall remain for as long as the development is occupied.

Reason

Reason: To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development and to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

46. Wildlife Friendly Lighting - Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. 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.

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.

47. Delivery and Service Management Plan - 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)

48. Be seen
- a) Prior to each building being occupied, the owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).
- b) Upon completion of the first year of occupation or following the end of the defects liability period (whichever is the later) and at least for the following four years after that date, the owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.
- c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying

measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the owner as soon as reasonably practicable.

Reason: To ensure that the Development responds appropriately to climate change policies by reducing carbon emissions in accordance with Policy SI2 (Minimising greenhouse gas emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022)

49. 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 bio diversity improvements, 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 2021; 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).

50. Prior to occupation, a Car Parking Management Plan relating to the relevant building shall be submitted to and approved in writing by the relevant Local Planning

Authority, and must include at least the following details:

- (a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays. Details such as design, number and location shall be referenced.
- (b) the provision of active Electric Vehicle Charging Points (EVCP), to every parking space in accordance with adopted London Plan. Details such as number and location shall be referenced.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: Car parking management must be identified prior to the first occupation of development to ensure that sufficient off- street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022)

Permission is subject to the following Compliance Condition(s)

1. Approved Plans - The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

DRAWINGS: 7153 AL SITE (00): 001 P3; 002 P6; 010 P5; 011 P7; 020 P2; 021 P6; 030 P2; 031 P6; 040 P2; 041 P6; 050 P2; 051 P5; 060 P2; 061 P4; 070 P2; 071 P5; 080 P3; 081 P4; 082 P5; 083 P5; 084 P5; 085 P7; 086 P3; 087 P3; 098 P10; 100 P14; 101 P11; 102 P9; 104 P12; 106 P7; 107 P6; 108 P6; 109 P7; 110 P5; 111 P5; 112 P5; 113 P5; 115 P8; 7153 AL PR-A[21] 200 P3; 7153 AL PR-A[21] 201 P4; 7153 AL AF-F[21] 200 P3; 7153

Z4-A-G200-Section 106 4; ILLUSTRATIVE LANDSCAPE DESIGN: C306-025H; C306-027B; 306-029D; C306-030B; C306-031B; C306-032B; C306-033B; C306-034B; C306-035C; C306-036C; C306-037C; C306-038C; C306-039C; C306-040C; C306-041C; C306-042C; C306-043C; C306-044C; C306-045A; C306-046- ; C306-048- ; C306-049-

Amended Plans as submitted under 13/AP/2182

F-A-G200-P-214 Rev B; G-A-G200-P222; 089 P1; 088 P1

Reason:

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

51. Circular economy - post-completion - No later than three months following substantial completion of the Phase or Building of the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance for that Phase or Building against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with the National Planning Policy Framework (2021) and policies GG6 Increasing Efficiency and Resilience and SI7 Reducing Waste and Supporting the Circular Economy of the London Plan (2021).

52. Tree replacement - Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

So that the Council may be satisfied the agreed trees will be appropriately delivered for this development, in accordance with Policy 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).

53. Fire Statement - The development hereby approved shall be carried out in accordance with the recommendations of the London Plan Fire Statement (Issue 06 dated 10 December 2024 prepared FDS Consult UK) and Gateway 1 Fire Statement (FDS Consult UK, Project Number 8198, Issue 6) 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 policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

54. Finished floor levels to the car parking - The finished floor levels and entrance to the car parking will be set no lower than as shown on Ian Simpson Architects drawing GA Ground Floor Plan no. 100 p10 dated 04/05/07.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

55. Demountable features - All lighting located between the buildings and the new flood defence walls will be designed to be demountable such that the surface does not then have any protrusions proud of the ground.

Reason

To retain operational access to the tidal flood defences in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

56. Infiltration of surface water drainage - No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason:

Soils remaining on site may be contaminated and not suitable for infiltration.

57. Phasing arrangements - The development hereby permitted shall not be carried out otherwise than in accordance with the phasing arrangements established within the associated Section 106 agreement and application 11/AP/1875 approved by the Council on 6/07/2011 namely

Phase 1 - Blocks F and G (affordable housing component),

Phase 2 - Blocks A and B,

Phase 3 - Block C, and

Phase 4 - Block D unless alternative phasing arrangements are agreed in writing by the Council. Details required to discharge each planning conditions of planning permission 07-AP-1262, as amended by subsequent applications, will be submitted separately for each phase of the development either prior to the implementation of that phase or as otherwise required for the purposes of each condition. The development or any phase thereof shall not be carried out, used or occupied other than in accordance with approved details

Reason:

To ensure that the phasing of the development is in accordance with S106 agreement.

58. The Blue Badge parking arrangements a minimum of 56 car parking spaces for the disabled (compliant to current Southwark design standards) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To meet the requirements of Policy T6.1 (Residential Parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

59. The development approved by this permission provides for 384 residential units and 164 square metres of flexible Class A/B1 floorspace at ground floor level along Chambers Street, as shown on the accommodation schedule (CW Phase 2 - Accommodation Schedule Rev 11 dated 21.05.2024).

The quantum of 182 residential units and 203 square metres of Class D1 floorspace along Llewellyn Street is secured under planning permission 13/AP/4266.

Reason:

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

60. A minimum of 38 dwellings within the buildings (as shown as WAU in accommodation schedule 'CW Phase 2 - Accommodation Schedule Rev 11 dated 21.05.2024') shall be delivered as M4(3)(2)(a) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations, and the remaining units shall all be designed to achieve the M4(2) 'accessible

and adaptable' accessibility standard.

Reason - In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with Policies D5 (Inclusive design) and D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.

Informatives

- 1 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.

- 2 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

- 3 The proposed drawings show Blocks F and G as approved under the 2007 submission (planning reference 07/AP/1262), as opposed to the drawings approved under the subsequent amended proposal under references 11/AP/1875, 13/AP/4266, and 15/AP/3481. The applicant has confirmed that no amendments are proposed to the approved plans or planning conditions for Blocks F and G which were completed around 2015. For the avoidance of doubt, the description of development has been updated to confirm that the proposed amendments relate only to Buildings A, B, C, D and the associated landscaping.

- 4 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to the development. If the applicant is planning significant work near our sewers, it's important that they minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section

This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - <https://www.thameswater.co.uk/developers>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

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

RELEVANT PLANNING POLICY

(Relevant policies and guidance)

National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published December 2024 and 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 231 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 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:

- Policy SD1 - Opportunity Areas
- Policy SD4 - The Central Activities Zone (CAZ)
- Policy D1 - London's form, character and capacity for growth
- Policy D2 - Infrastructure requirements for sustainable densities
- Policy D3 - Optimising site capacity through design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D10 - Basement development
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D14 - Noise

- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H10 - Housing size mix
- Policy S4 - Play and informal recreation
- Policy E9 - Retail, market and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy HC2 - World Heritage Sites
- Policy HC3 - Strategic and Local Views
- Policy HC4 - London View Management Framework
- Policy G4 - Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy G7 - Trees and woodlands
- 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 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 T6.1 - Residential parking
- Policy T6.2 - Office parking
- Policy T6.3 - Retail 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, visions and site allocations are:

- Area Vision: AV.03 Bermondsey
- NSP15 Site Allocation Chambers Wharf
- P2 New family homes
- P8 Wheelchair accessible and adaptable housing
- P13 Design of places

- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P24 World Heritage Sites
- P26 Local List
- P28 Access to employment and training
- P35 Town and local centres
- P39 Shop fronts
- P44 Broadband and digital infrastructure
- P45 Healthy development
- P46 Leisure, arts and culture
- P49 Public transport
- P50 Highway impacts
- P51 Walking
- P53 Cycling
- P54 Car parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- 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.

Planning Guidance

In addition to the statutory Development Plan, the following documents are considered potentially relevant and material in determining the planning application:

National Guidance

- National Planning Practice Guidance (PPG)

- Nationally Described Space Standards
- National Design Guide

Strategic Guidance (GLA)

- Accessible London - Achieving an Inclusive Environment SPG (2014)
- Affordable Housing and Viability SPG (2017) together with two recently published draft London Plan Guidance documents in respect of Affordable Housing and Development Viability (May 2023)
- Be Seen Energy Monitoring LPG (2021)
- Character and Context SPG (2014)
- Circular Economy Statements LPG (2022)
- Energy Assessment LPG (2022)
- Energy Planning Guidance (2020)
- Housing SPG (2016) and Housing Design Standards LPG (2023)
- London View Management Framework SPG (2012)
- Optimising Site Capacity: A Design-Led Approach LPG (2023)
- Play and Informal Recreation SPG (2012)
- Public London Charter LPG (2021)
- Social Infrastructure SPG (2015)
- The control of dust and emissions in construction SPG (2014)
- Whole Life-Cycle Carbon Assessments LPG (2022)

Local Guidance (LBS)

- Affordable Housing SPD (2011)
- Design and Access Statements SPD (2016)
- Development Viability SPD (2016)
- Residential Design Standards SPD (2011, as amended 2015)
- Section 106 and CIL SPD (2020)
- Southwark Heritage SPD (2021)
- Sustainability Assessments SPD (2009)
- Sustainable Design and Construction SPD (2009)

APPENDIX 3

PLANNING HISTORY

Reference and Proposal	Status
<p>07/AP/1262 Erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application.</p>	<p>GRANTED - Major Application 08/10/2010</p>
<p>11/AP/3102 Non-material amendments to Buildings F and G of planning permission dated 08/10/2010 (07-AP-1262) for the erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. Amendments to the scheme:</p> <p>Removal of basements Re-organisation of building cores Consolidation of bin stores in Building F External entrances to Building F townhouses Building F townhouse increased from 3 to 4 bedrooms Entrance screen re-positioned in Building F Internal re-planning of the 3 bed unit on typical floors Re-positioning of the facade panels CHP boiler flues rising to vent at roof level Balcony depths increased to 100mm Single entrance to Building G, secondary entrance becomes townhouse entrance Building G footprint moved away from boundary Re-positioned location of 1 bed wheelchair unit on typical floors of Building G Re-organisation of the 4 bed apartment locations on typical floors in Building G Switch of 1 and 2 bed unit locations in Building G on typical floors Decrease of Building G townhouse from 4 to 3 bedrooms External column introduced to Building F Re-positioning of 3 bed wheelchair ground floor duplex</p>	<p>Agreed 29/12/2011</p>

Reference and Proposal	Status
<p>11/AP/1875 Application for non-material amendment to planning permission ref 07/AP/1262 to allow details to be discharged in phases related to the construction phases of the overall development. Variation of associated s106 agreement dated 8 October 2010 in relation to construction phases.</p>	<p>Agreed 06/07/2011</p>
<p>13/AP/0369 Proposed deed of variation to the existing S106 agreement of planning permission 07/AP/1262 dated 10 October 2010 (residential development comprising 587 dwellings) to vary the terms of provision of affordable housing so that the 18 x 1-bed and 71 x 2-bed dwellings will be provided at affordable rent (circa 65% of market rent) rather than at target rent as previously permitted. The remaining affordable housing remains as previously proposed (17 x 3 bed and 13 x 4 bed affordable dwellings to be provided at target rent and 49 x 1-bed and 12 x 2-bed dwellings as shared ownership).</p>	<p>Agreed 08/04/2013</p>
<p>15/AP/3481 Non-material amendment to planning permission 07-AP-1262 for: 'The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application'. The amendments consist of changes to the basement floor level to accommodate new Thames Tideway Tunnel infrastructure passing through the site.</p>	<p>Agreed 22/09/2015</p>
<p>13/AP/4266 Variation of Condition (34) (approved drawings) of planning permission 11/AP/1875 [related to parent permission 07/AP/1262 which consented the erection of six residential buildings providing 587 residential units and 275 sq. m. of flexible A/B1 floorspace at ground floor level along Chambers Street and 203 sq. m. of Class D1 floorspace along Llewellyn Street] to allow for two additional affordable dwellings to the scheme.</p>	<p>Granted with Legal Agreement 06/02/2014</p>

APPENDIX 4**Consultation undertaken**

Site notice date: 20/01/2025, 19/03/2024

Press notice date: 21/01/2025, 18/03/2025

Case officer site visit date: 20/01/2025, 19/03/2024

Neighbour consultation letters sent: 21/01/25, 19/03/2025, 03/06/2025, 12/06/2025

Internal services consulted

LBS Archaeologist

LBS Transport Policy Team

LBS Planning Policy [Formal Consultation] - General

LBS Highways Development & Management

LBS Building Control Division

LBS Community Infrastructure Team

LBS Network Developments Construction Management Plans

LBS Design And Conservation Team [Formal Consultation]

LBS Ecology Officer

LBS Environmental Protection Team

LBS S106 Team

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

LBS Ecology Officer

LBS Archaeologist

LBS Building Control Division

LBS Community Infrastructure Team

LBS Network Developments Construction Management Plans

LBS Design And Conservation Team [Formal Consultation]

LBS Ecology Officer

LBS Environmental Protection Team

LBS Highways Development & Management

LBS Planning Policy [Formal Consultation] - General

LBS S106 Team

Flood Risk Management & Urban Drainage Team

LBS Transport Policy Team

LBS Urban Forester

LBS Waste Management Team

Statutory and non-statutory organisations

Civil Aviation Authority

City Airport

Environment Agency

Fire And Emergency Department

HSE Fire Risk Assessments
 London Fire & Emergency Planning Authority
 Port Of London Authority
 Transport For London
 London Borough Of Tower Hamlets
 Thames Tideway Tunnel
 Thames Water
 National Planning Casework Unit
 Planning Casework Unit
 Civil Aviation Authority
 City Airport
 Environment Agency
 Fire And Emergency Department
 HSE Fire Risk Assessments
 London Fire & Emergency Planning Authority
 Planning Casework Unit
 National Planning Casework Unit
 Port Of London Authority
 Transport For London
 London Borough Of Tower Hamlets
 Thames Tideway Tunnel
 Thames Water
 Greater London Authority
 Historic England

Neighbour and local groups consulted:

4E River View Heights 27 Bermondsey	7 Jacob House Chambers Street London
Wall West London	4 Jacob House Chambers Street London
Flat 9 Oliver House Dickens Estate	3 Jacob House Chambers Street London
George Row	84 Hartley House Chambers Street
Flat 7 Oliver House Dickens Estate	London
George Row	50 Hartley House Chambers Street
Flat 5 Oliver House Dickens Estate	London
George Row	30 Hartley House Chambers Street
Flat 15 Oliver House Dickens Estate	London
George Row	23 Hartley House Chambers Street
60 Farncombe Street London Southwark	London
54 Farncombe Street London Southwark	9 Hartley House Chambers Street
52 Farncombe Street London Southwark	London
Flat 16 Havisham House Dickens Estate	8 Hartley House Chambers Street
Scott Lidgett Crescent	London
81 Jacob House Chambers Street	Flat 6 32 Bermondsey Wall West London
London	Flat 2 32 Bermondsey Wall West London
76 Jacob House Chambers Street	Flat 29 Luna House 37 Bermondsey Wall
London	West
61 Jacob House Chambers Street	60 Hartley House Chambers Street
London	London
39 Jacob House Chambers Street	29 Jacob House Chambers Street
London	London
11 Jacob House Chambers Street	21 Hartley House Chambers Street
London	London

4 Hartley House Chambers Street London	89 Hartley House Chambers Street London
46 Hartley House Chambers Street London	47 Hartley House Chambers Street London
Flat 16 Luna House 37 Bermondsey Wall West	39 Hartley House Chambers Street London
Meridian Court 1 East Lane London	33 Hartley House Chambers Street London
Apartment 2 22 Chambers Street London	22 Hartley House Chambers Street London
8 Dartle Court London Southwark	Flat 39 Luna House 37 Bermondsey Wall West
208 Bermondsey Wall East London Southwark	Flat 37 Luna House 37 Bermondsey Wall West
Flat 49 Wrayburn House Dickens Estate Llewellyn Street	Flat 19 Luna House 37 Bermondsey Wall West
Flat 34 Wrayburn House Dickens Estate Llewellyn Street	Flat 15 Luna House 37 Bermondsey Wall West
Flat 31 Wrayburn House Dickens Estate Llewellyn Street	Flat 7 Luna House 37 Bermondsey Wall West
Flat 3 Wrayburn House Dickens Estate Llewellyn Street	Flat 40 Meridian Court 9 Chambers Street
Flat 25 Wrayburn House Dickens Estate Llewellyn Street	Flat 37 Meridian Court 9 Chambers Street
Flat 17 Wrayburn House Dickens Estate Llewellyn Street	57 Jacob House Chambers Street London
Flat 4 Haredale House Dickens Estate East Lane	8 Fountain Green Square London Southwark
Flat 10 Haredale House Dickens Estate East Lane	Flat 10 Havisham House Dickens Estate Scott Lidgett Crescent
2 Waterside Close London Southwark	62 Jacob House Chambers Street London
Flat 5 Fountain House Bermondsey Wall East	47 Jacob House Chambers Street London
5C River View Heights 27 Bermondsey Wall West London	36 Jacob House Chambers Street London
4G River View Heights 27 Bermondsey Wall West London	22 Jacob House Chambers Street London
1B River View Heights 27 Bermondsey Wall West London	14 Jacob House Chambers Street London
Flat 10 Oliver House Dickens Estate George Row	80 Hartley House Chambers Street London
14 Fountain Green Square London Southwark	62 Hartley House Chambers Street London
12 Fountain Green Square London Southwark	48 Hartley House Chambers Street London
58 Farncombe Street London Southwark	42 Hartley House Chambers Street London
Flat 4 Havisham House Dickens Estate Scott Lidgett Crescent	38 Hartley House Chambers Street London
Flat 12 Havisham House Dickens Estate Scott Lidgett Crescent	12 Hartley House Chambers Street London
79 Jacob House Chambers Street London	
30 Jacob House Chambers Street London	

Flat 35 Luna House 37 Bermondsey Wall
 West
 Flat 30 Luna House 37 Bermondsey Wall
 West
 Flat 20 Luna House 37 Bermondsey Wall
 West
 Flat 42 Meridian Court 9 Chambers
 Street
 Flat 25 Meridian Court 7 East Lane
 Flat 37 Axis Court 15 Chambers Street
 Apartment 9 22 Chambers Street
 London
 Apartment 6 22 Chambers Street
 London
 16 Chambers Street London Southwark
 Flat 33 Axis Court 2 East Lane
 Flat 20 Axis Court 2 East Lane
 Flat 11 Axis Court 2 East Lane
 23 Springview Heights 26 Bermondsey
 Wall West London
 21 Springview Heights 26 Bermondsey
 Wall West London
 18 Springview Heights 26 Bermondsey
 Wall West London
 17 Springview Heights 26 Bermondsey
 Wall West London
 16 Springview Heights 26 Bermondsey
 Wall West London
 10 Springview Heights 26 Bermondsey
 Wall West London
 5 Springview Heights 26 Bermondsey
 Wall West London
 17 Hartley House Chambers Street
 London
 42 Farncombe Street London Southwark
 49 Hartley House Chambers Street
 London
 Flat 38 Meridian Court 9 Chambers
 Street
 44 Farncombe Street London Southwark
 Flat 6 Fountain House Bermondsey Wall
 East
 Flat 5 Havisham House Dickens Estate
 Scott Lidgett Crescent
 Flat 17 Havisham House Dickens Estate
 Scott Lidgett Crescent
 13 Fountain Green Square London
 Southwark
 Flat 4 Brownlow House Dickens Estate
 George Row
 1 Bevington Street London Southwark
 Flat 11 Haredale House Dickens Estate

East Lane
 31 River View Heights 27 Bermondsey
 Wall West London
 Flat 63 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 4 Oliver House Dickens Estate
 George Row
 Flat 40 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 24 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 1 Wrayburn House Dickens Estate
 Llewellyn Street
 6F River View Heights 27 Bermondsey
 Wall West London
 4F River View Heights 27 Bermondsey
 Wall West London
 Flat 18 Oliver House Dickens Estate
 George Row
 6 Tempus Wharf 29 Bermondsey Wall
 West London
 52 Jacob House Chambers Street
 London
 49 Jacob House Chambers Street
 London
 38 Jacob House Chambers Street
 London
 18 Hartley House Chambers Street
 London
 13 Hartley House Chambers Street
 London
 21 Jacob House Chambers Street
 London
 90 Hartley House Chambers Street
 London
 72 Jacob House Chambers Street
 London
 29 Hartley House Chambers Street
 London
 Flat 41 Luna House 37 Bermondsey Wall
 West
 Flat 38 Luna House 37 Bermondsey Wall
 West
 Flat 36 Luna House 37 Bermondsey Wall
 West
 Flat 33 Luna House 37 Bermondsey Wall
 West
 Flat 31 Luna House 37 Bermondsey Wall
 West
 Flat 23 Luna House 37 Bermondsey Wall
 West
 Flat 21 Luna House 37 Bermondsey Wall

West
 Flat 1 Luna House 37 Bermondsey Wall
 West
 Flat 34 Meridian Court 7 East Lane
 Flat 16 Meridian Court 3 East Lane
 10 Dartle Court London Southwark
 Flat 66 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 59 Wrayburn House Dickens Estate
 Llewellyn Street
 11 Bevington Street London Southwark
 210 Bermondsey Wall East London
 Southwark
 202 Bermondsey Wall East London
 Southwark
 Flat 19 Brownlow House Dickens Estate
 George Row
 Flat 10 Brownlow House Dickens Estate
 George Row
 Flat 50 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 38 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 36 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 13 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 12 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 9 Haredale House Dickens Estate
 East Lane
 Flat 6 Haredale House Dickens Estate
 East Lane
 Flat 7 Fountain House Bermondsey Wall
 East
 3C River View Heights 27 Bermondsey
 Wall West London
 2D River View Heights 27 Bermondsey
 Wall West London
 Flat 14 Meridian Court 3 East Lane
 Flat 35 Meridian Court 7 East Lane
 Flat 24 Meridian Court 7 East Lane
 Duffield Sluice Depot Farncombe Street
 London
 Flat 55 Axis Court 15 Chambers Street
 Apartment 4 22 Chambers Street
 London
 Flat 14 Havisham House Dickens Estate
 Scott Lidgett Crescent
 Flat 28 Oliver House Dickens Estate
 George Row
 Flat 2 Oliver House Dickens Estate

George Row
 Flat 18 Havisham House Dickens Estate
 Scott Lidgett Crescent
 83 Jacob House Chambers Street
 London
 42 Jacob House Chambers Street
 London
 17 Jacob House Chambers Street
 London
 6 Jacob House Chambers Street London
 76 Hartley House Chambers Street
 London
 31 Hartley House Chambers Street
 London
 Flat 42 Luna House 37 Bermondsey Wall
 West
 Flat 32 Luna House 37 Bermondsey Wall
 West
 Flat 27 Luna House 37 Bermondsey Wall
 West
 Flat 12 Luna House 37 Bermondsey Wall
 West
 Flat 4 Luna House 37 Bermondsey Wall
 West
 Flat 36 Meridian Court 7 East Lane
 Flat 15 Meridian Court 3 East Lane
 Flat 36 Axis Court 15 Chambers Street
 26 Chambers Street London Southwark
 Apartment 14 22 Chambers Street
 London
 Apartment 10 22 Chambers Street
 London
 14 Chambers Street London Southwark
 3 Tempus Wharf 29 Bermondsey Wall
 West London
 Flat 27 Axis Court 2 East Lane
 Flat 25 Axis Court 2 East Lane
 Flat 24 Axis Court 2 East Lane
 Flat 15 Axis Court 2 East Lane
 21 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 32 Axis Court 2 East Lane
 Flat 30 Axis Court 2 East Lane
 Flat 14 Axis Court 2 East Lane
 Flat 10 Axis Court 2 East Lane
 18 Tempus Wharf 33 Bermondsey Wall
 West London
 14 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 27 Meridian Court 7 East Lane
 Flat 9 Meridian Court 3 East Lane
 2 Fountain Green Square London

Southwark
 12 Chambers Street London Southwark
 5B River View Heights 27 Bermondsey
 Wall West London
 Flat 56 Wrayburn House Dickens Estate
 Llewellyn Street
 2E River View Heights 27 Bermondsey
 Wall West London
 Flat 1 Haredale House Dickens Estate
 East Lane
 9 Jacob House Chambers Street London
 65 Jacob House Chambers Street
 London
 Flat 46 Luna House 37 Bermondsey Wall
 West
 9 Fountain Green Square London
 Southwark
 5 Bevington Street London Southwark
 Flat 18 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 51 Axis Court 15 Chambers Street
 46 Jacob House Chambers Street
 London
 Flat 8 Fountain House Bermondsey Wall
 East
 Flat 18 Brownlow House Dickens Estate
 George Row
 3G River View Heights 27 Bermondsey
 Wall West London
 Flat 37 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 30 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 8 Wrayburn House Dickens Estate
 Llewellyn Street
 6I River View Heights 27 Bermondsey
 Wall West London
 5A River View Heights 27 Bermondsey
 Wall West London
 24 Chambers Street London Southwark
 Flat 2 Luna House 37 Bermondsey Wall
 West
 58 Jacob House Chambers Street
 London
 41 Jacob House Chambers Street
 London
 32 Jacob House Chambers Street
 London
 27 Jacob House Chambers Street
 London
 10 Hartley House Chambers Street
 London

88 Hartley House Chambers Street
 London
 79 Hartley House Chambers Street
 London
 87 Jacob House Chambers Street
 London
 84 Jacob House Chambers Street
 London
 75 Jacob House Chambers Street
 London
 23 Tempus Wharf 33 Bermondsey Wall
 West London
 20 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 13 Luna House 37 Bermondsey Wall
 West
 Flat 13 Meridian Court 3 East Lane
 Flat 8 Axis Court 2 East Lane
 Flat 2 Axis Court 2 East Lane
 11 Tempus Wharf 33 Bermondsey Wall
 West London
 15 Springview Heights 26 Bermondsey
 Wall West London
 11 Springview Heights 26 Bermondsey
 Wall West London
 Flat 12 Haredale House Dickens Estate
 East Lane
 7 Butterfield Close London Southwark
 Apartment 12 22 Chambers Street
 London
 44 Hartley House Chambers Street
 London
 Flat 17 Luna House 37 Bermondsey Wall
 West
 Flat 31 Meridian Court 7 East Lane
 Flat 61 Wrayburn House Dickens Estate
 Llewellyn Street
 3D River View Heights 27 Bermondsey
 Wall West London
 7 Fountain Green Square London
 Southwark
 80 Jacob House Chambers Street
 London
 Flat 10 Meridian Court 3 East Lane
 Flat 4 94A Bermondsey Wall East
 London
 4B River View Heights 27 Bermondsey
 Wall West London
 Flat 3 Havisham House Dickens Estate
 Scott Lidgett Crescent
 Flat 13 Havisham House Dickens Estate
 Scott Lidgett Crescent

9 Bevington Street London Southwark	10 Fountain Green Square London SE16
2C River View Heights 27 Bermondsey	4TX
Wall West London	Flat 7 Springalls Wharf, 25 Bermondsey
1F River View Heights 27 Bermondsey	Wall West London SE16 4TL
Wall West London	London River House Royal Pier Road
1D River View Heights 27 Bermondsey	Gravesend, Kent
Wall West London	Flat 2, Fountain House Bermondsey Wall
Flat 5 Haredale House Dickens Estate	East London
East Lane	43 Axis Court 15 Chambers Street
200 Bermondsey Wall East London	Bermondsey London
Southwark	184 Bermondsey Wall East London
Flat 26 Wrayburn House Dickens Estate	SE16 4TT
Llewellyn Street	Flat 50 Axis Court London Se164wg
Flat 16 Oliver House Dickens Estate	38 Axis Court 15 Chambers Street
George Row	Bermondsey London
8 Waterside Close London Southwark	Unit 6 139-143 Bermondsey Street
71 Hartley House Chambers Street	London
London	15 Axis Court 2 East Lane London
54 Hartley House Chambers Street	56 Axis Court 15 Chambers Street
London	London
1 Tempus Wharf 29 Bermondsey Wall	Flat 47 Axis Court 15 Chambers Street
West London	London
2 Springview Heights 26 Bermondsey	91 Hartley House Chambers Street
Wall West London	London
58 Hartley House Chambers Street	87 Hartley House Chambers Street
London	London
37 Jacob House Chambers Street	6 Mitchell Gardens Slinfold Horsham
London	Flat 52, Axis Court Chamber Street
7D River View Heights 27 Bermondsey	London
Wall West London	46 Farncombe Street London SE16 4pt
25 Jacob House Chambers Street	Flat 26 Axis Court London Se16 4UQ
London	9 AXIS COURT 2 EAST LANE LONDON
Flat 22 Oliver House Dickens Estate	17 Axis Court London London
George Row	6, Mitchell Gardens Horsham RH13 0TY
55 Jacob House Chambers Street	12 Meridian Court 3 East Lane London
London	35 Axis Court Southwark London
93 Hartley House Chambers Street	34 Chanctonbury Chase Redhill Rh1
London	4BB
Flat 39 Meridian Court 9 Chambers	8 Fountain Green Square, Bermondsey
Street	Wall East, Rotherhithe,
30 Bermondsey Wall West London	10 Luna House 37 Bermondsey Wall
Southwark	West London
Flat 3 94A Bermondsey Wall East	56 Jacob House Chambers Street
London	London
Flat 28 Axis Court 2 East Lane	17 Axis Court East Lane London
Rotherhithe	28 Meridian Court London Se16 4uf
22 Axis Court London SE16 4UQ	Flat 80 Hartley House Chambers Street
26 Hartley House Chambers Street	London
London	26 Tempus Wharf 33 Bermondsey Wall
Flat 8 Hampton Court Rotherhithe Street	West London
London	12 Tempus Wharf 33 Bermondsey Wall
6 Mitchell Gardens Slinfold Horsham	West London

Luna House 35 Bermondsey Wall West
 London
 3 Springview Heights 26 Bermondsey
 Wall West London
 7B River View Heights 27 Bermondsey
 Wall West London
 Flat 41 Axis Court 15 Chambers Street
 2 Tempus Wharf 29 Bermondsey Wall
 West London
 Flat 56 Axis Court 15 Chambers Street
 Apartment 11 22 Chambers Street
 London
 12 Dartle Court London Southwark
 4 Bevington Street London Southwark
 Flat 6 Brownlow House Dickens Estate
 George Row
 Flat 3 Brownlow House Dickens Estate
 George Row
 Flat 53 Wrayburn House Dickens Estate
 Llewellyn Street
 5 Waterside Close London Southwark
 10 Waterside Close London Southwark
 1 Waterside Close London Southwark
 Flat 9 Fountain House Bermondsey Wall
 East
 6J River View Heights 27 Bermondsey
 Wall West London
 6E River View Heights 27 Bermondsey
 Wall West London
 6C River View Heights 27 Bermondsey
 Wall West London
 5H River View Heights 27 Bermondsey
 Wall West London
 4J River View Heights 27 Bermondsey
 Wall West London
 3H River View Heights 27 Bermondsey
 Wall West London
 3E River View Heights 27 Bermondsey
 Wall West London
 Flat 1 Fountain House Bermondsey Wall
 East
 6 Fountain Green Square London
 Southwark
 Flat 2 94A Bermondsey Wall East
 London
 89 Jacob House Chambers Street
 London
 82 Jacob House Chambers Street
 London
 68 Jacob House Chambers Street
 London
 50 Jacob House Chambers Street

London
 40 Jacob House Chambers Street
 London
 34 Jacob House Chambers Street
 London
 20 Jacob House Chambers Street
 London
 12 Jacob House Chambers Street
 London
 1 Jacob House Chambers Street London
 81 Hartley House Chambers Street
 London
 67 Hartley House Chambers Street
 London
 66 Hartley House Chambers Street
 London
 59 Hartley House Chambers Street
 London
 51 Hartley House Chambers Street
 London
 36 Hartley House Chambers Street
 London
 14 Hartley House Chambers Street
 London
 Flat 24 Luna House 37 Bermondsey Wall
 West
 Flat 30 Meridian Court 7 East Lane
 Flat 18 Meridian Court 3 East Lane
 Flat 45 Axis Court 15 Chambers Street
 Flat 39 Axis Court 15 Chambers Street
 Flat 31 Axis Court 2 East Lane
 Flat 4 Axis Court 2 East Lane
 26 Tempus Wharf 33 Bermondsey Wall
 West London
 25 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 3 32 Bermondsey Wall West London
 Cpct Liberty Catering Thames Tidal
 Tunnel Land Chambers Street
 7A River View Heights 27 Bermondsey
 Wall West London
 5 Hartley House Chambers Street
 London
 Flat 54 Axis Court 15 Chambers Street
 85 Jacob House Chambers Street
 London
 45 Jacob House Chambers Street
 London
 77 Hartley House Chambers Street
 London
 4H River View Heights 27 Bermondsey
 Wall West London

10 Fountain Green Square London
 Southwark
 Flat 9 Brownlow House Dickens Estate
 George Row
 6 Bevington Street London Southwark
 2G River View Heights 27 Bermondsey
 Wall West London
 Flat 35 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 32 Wrayburn House Dickens Estate
 Llewellyn Street
 5F River View Heights 27 Bermondsey
 Wall West London
 4I River View Heights 27 Bermondsey
 Wall West London
 60 Jacob House Chambers Street
 London
 26 Hartley House Chambers Street
 London
 24 Jacob House Chambers Street
 London
 85 Hartley House Chambers Street
 London
 68 Hartley House Chambers Street
 London
 65 Hartley House Chambers Street
 London
 66 Jacob House Chambers Street
 London
 43 Hartley House Chambers Street
 London
 32 Hartley House Chambers Street
 London
 Flat 6 Luna House 37 Bermondsey Wall
 West
 Flat 41 Meridian Court 9 Chambers
 Street
 18 Chambers Street London Southwark
 Flat 59 Axis Court 15 Chambers Street
 Apartment 13 22 Chambers Street
 London
 Flat 43 Axis Court 15 Chambers Street
 9 Dartle Court London Southwark
 Riverside Primary School Janeway
 Street London
 10 Bevington Street London Southwark
 Flat 5 Brownlow House Dickens Estate
 George Row
 Flat 2 Brownlow House Dickens Estate
 George Row
 Flat 28 Wrayburn House Dickens Estate
 Llewellyn Street

6B River View Heights 27 Bermondsey
 Wall West London
 4C River View Heights 27 Bermondsey
 Wall West London
 4A River View Heights 27 Bermondsey
 Wall West London
 2H River View Heights 27 Bermondsey
 Wall West London
 1H River View Heights 27 Bermondsey
 Wall West London
 11 Fountain Green Square London
 Southwark
 59 Jacob House Chambers Street
 London
 51 Jacob House Chambers Street
 London
 33 Jacob House Chambers Street
 London
 94 Hartley House Chambers Street
 London
 22 Tempus Wharf 33 Bermondsey Wall
 West London
 10 Chambers Street London Southwark
 15 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 8 Luna House 37 Bermondsey Wall
 West
 Flat 23 Meridian Court 7 East Lane
 Flat 21 Meridian Court 7 East Lane
 Flat 19 Meridian Court 3 East Lane
 28 Chambers Street London Southwark
 Flat 69 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 67 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 62 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 17 Brownlow House Dickens Estate
 George Row
 Flat 51 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 15 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 14 Haredale House Dickens Estate
 East Lane
 3 Bevington Street London Southwark
 Old Justice 94 Bermondsey Wall East
 London
 6G River View Heights 27 Bermondsey
 Wall West London
 5G River View Heights 27 Bermondsey
 Wall West London

2J River View Heights 27 Bermondsey
 Wall West London
 Flat 4 Fountain House Bermondsey Wall
 East
 Flat 26 Oliver House Dickens Estate
 George Row
 Flat 24 Oliver House Dickens Estate
 George Row
 Flat 23 Oliver House Dickens Estate
 George Row
 Flat 14 Oliver House Dickens Estate
 George Row
 5 Fountain Green Square London
 Southwark
 Flat 7 Havisham House Dickens Estate
 Scott Lidgett Crescent
 88 Jacob House Chambers Street
 London
 74 Jacob House Chambers Street
 London
 64 Jacob House Chambers Street
 London
 Flat 3 Burnaby Court 1 Scott Lidgett
 Crescent
 14 Waterside Close London Southwark
 11 Waterside Close London Southwark
 13 Waterside Close London Southwark
 Flat 9 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 6 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 4 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 2 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 1 Burnaby Court 1 Scott Lidgett
 Crescent
 1 Dartle Court London Southwark
 3 Dartle Court London Southwark
 7 Dartle Court London Southwark
 6 Dartle Court London Southwark
 5 Dartle Court London Southwark
 4 Dartle Court London Southwark
 2 Dartle Court London Southwark
 30 Emba Street London Southwark
 28 Emba Street London Southwark
 26 Emba Street London Southwark
 73 Hartley House Chambers Street
 London
 70 Hartley House Chambers Street
 London
 41 Hartley House Chambers Street

London
 6 Hartley House Chambers Street
 London
 2 Hartley House Chambers Street
 London
 Flat 5 32 Bermondsey Wall West London
 Flat 45 Luna House 37 Bermondsey Wall
 West
 Flat 9 Luna House 37 Bermondsey Wall
 West
 Flat 33 Meridian Court 7 East Lane
 Flat 22 Meridian Court 7 East Lane
 Flat 11 Meridian Court 3 East Lane
 Flat 57 Axis Court 15 Chambers Street
 Flat 52 Axis Court 15 Chambers Street
 Flat 42 Axis Court 15 Chambers Street
 Flat 34 Axis Court 15 Chambers Street
 20 Chambers Street London Southwark
 13 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 19 Axis Court 2 East Lane
 Flat 13 Axis Court 2 East Lane
 Flat 7 Axis Court 2 East Lane
 Flat 1 Meridian Court 3 East Lane
 17 Tempus Wharf 33 Bermondsey Wall
 West London
 22 Springview Heights 26 Bermondsey
 Wall West London
 20 Springview Heights 26 Bermondsey
 Wall West London
 7 Springview Heights 26 Bermondsey
 Wall West London
 19 Chambers Street London Southwark
 86 Jacob House Chambers Street
 London
 77 Jacob House Chambers Street
 London
 Flat 47 Axis Court 15 Chambers Street
 82 Hartley House Chambers Street
 London
 Flat 2 Wrayburn House Dickens Estate
 Llewellyn Street
 8 Jacob House Chambers Street London
 Flat 60 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 6 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 44 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 7 Brownlow House Dickens Estate
 George Row
 Flat Ground Floor 28 Bermondsey Wall

West London	45 Wilson Grove London Southwark
5 East Lane London Southwark	43 Wilson Grove London Southwark
Flat 14 Luna House 37 Bermondsey Wall	42 Emba Street London Southwark
West	40 Emba Street London Southwark
Flat 10 Luna House 37 Bermondsey Wall	38 Emba Street London Southwark
West	36 Emba Street London Southwark
Flat 12 Meridian Court 3 East Lane	34 Emba Street London Southwark
19 Tempus Wharf 33 Bermondsey Wall	20 Janeway Street London Southwark
West London	16 Janeway Street London Southwark
16 Tempus Wharf 33 Bermondsey Wall	24 Janeway Street London Southwark
West London	22 Janeway Street London Southwark
Flat 26 Axis Court 2 East Lane	18 Janeway Street London Southwark
Flat 22 Axis Court 2 East Lane	14 Janeway Street London Southwark
Flat 9 Axis Court 2 East Lane	198 Bermondsey Wall East London
Flat 5 Axis Court 2 East Lane	Southwark
St Michaels Catholic College Llewellyn	196 Bermondsey Wall East London
Street London	Southwark
24 Emba Street London Southwark	194 Bermondsey Wall East London
22 Emba Street London Southwark	Southwark
20 Emba Street London Southwark	188 Bermondsey Wall East London
16 Emba Street London Southwark	Southwark
18 Emba Street London Southwark	192 Bermondsey Wall East London
12 Emba Street London Southwark	Southwark
14 Emba Street London Southwark	190 Bermondsey Wall East London
10 Emba Street London Southwark	Southwark
8 Emba Street London Southwark	Flat 22 Fleming House Dickens Estate
6 Emba Street London Southwark	George Row
4 Emba Street London Southwark	12 Springview Heights 26 Bermondsey
2 Emba Street London Southwark	Wall West London
32 Emba Street London Southwark	9 Springview Heights 26 Bermondsey
42 Wilson Grove London Southwark	Wall West London
3 Emba Street London Southwark	8 Springview Heights 26 Bermondsey
2 Butterfield Close London Southwark	Wall West London
48 Wilson Grove London Southwark	6 Springview Heights 26 Bermondsey
7 Emba Street London Southwark	Wall West London
6 Janeway Street London Southwark	1 Springview Heights 26 Bermondsey
44 Emba Street London Southwark	Wall West London
47 Wilson Grove London Southwark	Tempus Wharf 33A Bermondsey Wall
44 Wilson Grove London Southwark	West London
1 Emba Street London Southwark	Flat 19 Oliver House Dickens Estate
4 Butterfield Close London Southwark	George Row
1 Butterfield Close London Southwark	Flat 15 Brownlow House Dickens Estate
5 Butterfield Close London Southwark	George Row
3 Butterfield Close London Southwark	26 Janeway Street London Southwark
8 Janeway Street London Southwark	34 Hartley House Chambers Street
4 Janeway Street London Southwark	London
2 Janeway Street London Southwark	Flat 44 Axis Court 15 Chambers Street
12 Janeway Street London Southwark	73 Jacob House Chambers Street
10 Janeway Street London Southwark	London
49 Wilson Grove London Southwark	Ground Floor Front Tempus Wharf 29
5 Emba Street London Southwark	Bermondsey Wall West
46 Wilson Grove London Southwark	Flat 57 Wrayburn House Dickens Estate

Llewellyn Street
 Flat 20 Meridian Court 3 East Lane
 83 Hartley House Chambers Street
 London
 64 Hartley House Chambers Street
 London
 25 Hartley House Chambers Street
 London
 Flat 5 Meridian Court 3 East Lane
 Flat 26 Luna House 37 Bermondsey Wall
 West
 40 Hartley House Chambers Street
 London
 Flat 3 Haredale House Dickens Estate
 East Lane
 Flat 2 Haredale House Dickens Estate
 East Lane
 Maisonette First And Second Floors 28
 Bermondsey Wall West London
 Flat 17 Oliver House Dickens Estate
 George Row
 Flat 10 Fountain House Bermondsey
 Wall East
 Flat 1 94A Bermondsey Wall East
 London
 Flat 1 Havisham House Dickens Estate
 Scott Lidgett Crescent
 4 Fountain Green Square London
 Southwark
 Flat 14 Brownlow House Dickens Estate
 George Row
 3B River View Heights 27 Bermondsey
 Wall West London
 2I River View Heights 27 Bermondsey
 Wall West London
 1A River View Heights 27 Bermondsey
 Wall West London
 212 Bermondsey Wall East London
 Southwark
 206 Bermondsey Wall East London
 Southwark
 Flat 58 Wrayburn House Dickens Estate
 Llewellyn Street
 71 Jacob House Chambers Street
 London
 3 Fountain Green Square London
 Southwark
 Flat 2 Havisham House Dickens Estate
 Scott Lidgett Crescent
 Ground Floor Rear Tempus Wharf 29
 Bermondsey Wall West
 54 Jacob House Chambers Street

London
 53 Jacob House Chambers Street
 London
 48 Jacob House Chambers Street
 London
 43 Jacob House Chambers Street
 London
 28 Jacob House Chambers Street
 London
 23 Jacob House Chambers Street
 London
 87 Hartley House Chambers Street
 London
 Flat 17 Fleming House Dickens Estate
 George Row
 Flat 5 Fleming House Dickens Estate
 George Row
 Flat 20 Fleming House Dickens Estate
 George Row
 Flat 12 Fleming House Dickens Estate
 George Row
 Flat 21 Fleming House Dickens Estate
 George Row
 Flat 2 Fleming House Dickens Estate
 George Row
 Flat 15 Fleming House Dickens Estate
 George Row
 Flat 13 Fleming House Dickens Estate
 George Row
 Flat 10 Fleming House Dickens Estate
 George Row
 Flat 8 Fleming House Dickens Estate
 George Row
 Flat 3 Fleming House Dickens Estate
 George Row
 Flat 23 Fleming House Dickens Estate
 George Row
 Flat 11 Fleming House Dickens Estate
 George Row
 Flat 1 Fleming House Dickens Estate
 George Row
 Flat 9 Fleming House Dickens Estate
 George Row
 Flat 6 Fleming House Dickens Estate
 George Row
 Flat 7 Fleming House Dickens Estate
 George Row
 Flat 4 Fleming House Dickens Estate
 George Row
 Flat 25 Fleming House Dickens Estate
 George Row
 Flat 24 Fleming House Dickens Estate

George Row	37 Hartley House Chambers Street
Flat 19 Fleming House Dickens Estate	London
George Row	35 Hartley House Chambers Street
Flat 18 Fleming House Dickens Estate	London
George Row	7 Tempus Wharf 29 Bermondsey Wall
Flat 16 Fleming House Dickens Estate	West London
George Row	Flat 18 Luna House 37 Bermondsey Wall
Flat 14 Fleming House Dickens Estate	West
George Row	Flat 11 Luna House 37 Bermondsey Wall
G2 River View Heights 27 Bermondsey	West
Wall West	Flat 26 Meridian Court 7 East Lane
Studio Flat River View Heights 27	Flat 8 Meridian Court 3 East Lane
Bermondsey Wall West	Flat 2 Meridian Court 3 East Lane
G1 River View Heights 27 Bermondsey	Flat 48 Axis Court 15 Chambers Street
Wall West	Apartment 8 22 Chambers Street
1K River View Heights 27 Bermondsey	London
Wall West London	96 Bermondsey Wall East London
1J River View Heights 27 Bermondsey	Southwark
Wall West London	Flat 71 Wrayburn House Dickens Estate
18 Chambers Street London SE164XL	Llewellyn Street
78 Hartley House Chambers Street	50 Farncombe Street London Southwark
London	8 Bevington Street London Southwark
Flat 8 Oliver House Dickens Estate	2 Bevington Street London Southwark
George Row	46 Farncombe Street London Southwark
Flat 39 Wrayburn House Dickens Estate	Flat 9 Wrayburn House Dickens Estate
Llewellyn Street	Llewellyn Street
Flat 29 Wrayburn House Dickens Estate	Flat 19 Wrayburn House Dickens Estate
Llewellyn Street	Llewellyn Street
Flat 47 Wrayburn House Dickens Estate	Flat 10 Wrayburn House Dickens Estate
Llewellyn Street	Llewellyn Street
5D River View Heights 27 Bermondsey	Flat 7 Haredale House Dickens Estate
Wall West London	East Lane
Flat 27 Oliver House Dickens Estate	7 Waterside Close London Southwark
George Row	6 Waterside Close London Southwark
Flat 25 Oliver House Dickens Estate	5J River View Heights 27 Bermondsey
George Row	Wall West London
Flat 13 Oliver House Dickens Estate	3F River View Heights 27 Bermondsey
George Row	Wall West London
Flat 1 Oliver House Dickens Estate	Flat 2 Fountain House Bermondsey Wall
George Row	East
11 Dartle Court London Southwark	1G River View Heights 27 Bermondsey
Flat 44 Luna House 37 Bermondsey Wall	Wall West London
West	1C River View Heights 27 Bermondsey
18 Jacob House Chambers Street	Wall West London
London	Flat 3 Oliver House Dickens Estate
16 Jacob House Chambers Street	George Row
London	72 Hartley House Chambers Street
5 Jacob House Chambers Street London	London
74 Hartley House Chambers Street	27 Hartley House Chambers Street
London	London
63 Hartley House Chambers Street	20 Hartley House Chambers Street
London	London

16 Hartley House Chambers Street
 London
 11 Hartley House Chambers Street
 London
 Flat 34 Luna House 37 Bermondsey Wall
 West
 Flat 28 Meridian Court 7 East Lane
 Flat 17 Meridian Court 3 East Lane
 Flat 4 Meridian Court 3 East Lane
 Flat 58 Axis Court 15 Chambers Street
 Flat 53 Axis Court 15 Chambers Street
 Flat 50 Axis Court 15 Chambers Street
 Flat 49 Axis Court 15 Chambers Street
 Flat 40 Axis Court 15 Chambers Street
 Apartment 1 22 Chambers Street
 London
 24 Tempus Wharf 33 Bermondsey Wall
 West London
 Flat 28 Axis Court 2 East Lane
 Flat 21 Axis Court 2 East Lane
 Flat 18 Axis Court 2 East Lane
 Flat 1 Axis Court 2 East Lane
 Living Accommodation Prince Of Wales
 Scott Lidgett Crescent
 Prince Of Wales Public House Scott
 Lidgett Crescent London
 Flat 16 Micawber House Dickens Estate
 Llewellyn Street
 Flat 19 Micawber House Dickens Estate
 Llewellyn Street
 Flat 9 Micawber House Dickens Estate
 Llewellyn Street
 Flat 6 Micawber House Dickens Estate
 Llewellyn Street
 Flat 4 Micawber House Dickens Estate
 Llewellyn Street
 Flat 20 Micawber House Dickens Estate
 Llewellyn Street
 Flat 17 Micawber House Dickens Estate
 Llewellyn Street
 Flat 15 Micawber House Dickens Estate
 Llewellyn Street
 Flat 13 Micawber House Dickens Estate
 Llewellyn Street
 Flat 11 Micawber House Dickens Estate
 Llewellyn Street
 Flat 8 Micawber House Dickens Estate
 Llewellyn Street
 Flat 7 Micawber House Dickens Estate
 Llewellyn Street
 Flat 5 Micawber House Dickens Estate
 Llewellyn Street

Flat 3 Micawber House Dickens Estate
 Llewellyn Street
 Flat 2 Micawber House Dickens Estate
 Llewellyn Street
 Flat 18 Micawber House Dickens Estate
 Llewellyn Street
 Flat 14 Micawber House Dickens Estate
 Llewellyn Street
 Flat 12 Micawber House Dickens Estate
 Llewellyn Street
 Flat 10 Micawber House Dickens Estate
 Llewellyn Street
 Flat 1 Micawber House Dickens Estate
 Llewellyn Street
 Flat 11 Burnaby Court 1 Scott Lidgett
 Crescent
 12 Waterside Close London Southwark
 Flat 7 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 12 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 10 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 8 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 5 Burnaby Court 1 Scott Lidgett
 Crescent
 Flat 70 Wrayburn House Dickens Estate
 Llewellyn Street
 4 Waterside Close London Southwark
 Flat 6 Havisham House Dickens Estate
 Scott Lidgett Crescent
 56 Farncombe Street London Southwark
 Flat 65 Wrayburn House Dickens Estate
 Llewellyn Street
 51 River View Heights 27 Bermondsey
 Wall West London
 Flat 11 Oliver House Dickens Estate
 George Row
 Flat 22 Luna House 37 Bermondsey Wall
 West
 63 Jacob House Chambers Street
 London
 44 Jacob House Chambers Street
 London
 35 Jacob House Chambers Street
 London
 15 Hartley House Chambers Street
 London
 10 Jacob House Chambers Street
 London
 2 Jacob House Chambers Street London

52 Hartley House Chambers Street London	Llewellyn Street Flat 16 Wrayburn House Dickens Estate
Flat 43 Luna House 37 Bermondsey Wall West	Llewellyn Street Flat 5 Wrayburn House Dickens Estate
Flat 3 Luna House 37 Bermondsey Wall West	Llewellyn Street 6D River View Heights 27 Bermondsey Wall West London
Flat 46 Axis Court 15 Chambers Street School House Bevington Street London	4D River View Heights 27 Bermondsey Wall West London
Flat 64 Wrayburn House Dickens Estate Llewellyn Street	Flat 20 Oliver House Dickens Estate George Row
13 Bevington Street London Southwark	24 Hartley House Chambers Street London
7 Bevington Street London Southwark	7 Hartley House Chambers Street London
Flat 8 Brownlow House Dickens Estate George Row	1 Hartley House Chambers Street London
Flat 13 Brownlow House Dickens Estate George Row	13 Jacob House Chambers Street London
Flat 12 Brownlow House Dickens Estate George Row	57 Hartley House Chambers Street London
Flat 7 Wrayburn House Dickens Estate Llewellyn Street	69 Jacob House Chambers Street London
Flat 48 Wrayburn House Dickens Estate Llewellyn Street	4 Tempus Wharf 29 Bermondsey Wall West London
Flat 46 Wrayburn House Dickens Estate Llewellyn Street	10 Tempus Wharf 33 Bermondsey Wall West London
Flat 42 Wrayburn House Dickens Estate Llewellyn Street	Flat 11A Havisham House Dickens Estate Scott Lidgett Crescent
3 Waterside Close London Southwark	Flat 29 Meridian Court 7 East Lane 42 Bermondsey Wall West London Southwark
6H River View Heights 27 Bermondsey Wall West London	Flat 4 32 Bermondsey Wall West London
3J River View Heights 27 Bermondsey Wall West London	Flat 1 32 Bermondsey Wall West London
1E River View Heights 27 Bermondsey Wall West London	8 Tempus Wharf 29 Bermondsey Wall West London
Flat 3 Fountain House Bermondsey Wall East	Apartment 5 22 Chambers Street London
Flat 11 Havisham House Dickens Estate Scott Lidgett Crescent	Flat 35 Axis Court 15 Chambers Street
Flat 20 Brownlow House Dickens Estate George Row	Flat 21 Oliver House Dickens Estate George Row
Flat 16 Brownlow House Dickens Estate George Row	Flat 12 Oliver House Dickens Estate George Row
Flat 11 Brownlow House Dickens Estate George Row	Flat 5 94A Bermondsey Wall East London
2A River View Heights 27 Bermondsey Wall West London	40 Farncombe Street London Southwark
Flat 68 Wrayburn House Dickens Estate Llewellyn Street	78 Jacob House Chambers Street London
Flat 54 Wrayburn House Dickens Estate Llewellyn Street	70 Jacob House Chambers Street London
Flat 45 Wrayburn House Dickens Estate Llewellyn Street	67 Jacob House Chambers Street London
Flat 22 Wrayburn House Dickens Estate	

31 Jacob House Chambers Street
 London
 26 Jacob House Chambers Street
 London
 15 Jacob House Chambers Street
 London
 91 Hartley House Chambers Street
 London
 86 Hartley House Chambers Street
 London
 69 Hartley House Chambers Street
 London
 61 Hartley House Chambers Street
 London
 56 Hartley House Chambers Street
 London
 55 Hartley House Chambers Street
 London
 53 Hartley House Chambers Street
 London
 28 Hartley House Chambers Street
 London
 19 Hartley House Chambers Street
 London
 3 Hartley House Chambers Street
 London
 Flat 47 Luna House 37 Bermondsey Wall
 West
 Flat 40 Luna House 37 Bermondsey Wall
 West
 Flat 25 Luna House 37 Bermondsey Wall
 West
 Flat 5 Luna House 37 Bermondsey Wall
 West
 Flat 32 Meridian Court 7 East Lane
 Flat 7 Meridian Court 3 East Lane
 Flat 6 Meridian Court 3 East Lane
 Flat 3 Meridian Court 3 East Lane
 9 Tempus Wharf 29 Bermondsey Wall
 West London
 Apartment 7 22 Chambers Street
 London
 Apartment 3 22 Chambers Street
 London
 5 Tempus Wharf 29 Bermondsey Wall
 West London
 Flat 29 Axis Court 2 East Lane
 Flat 23 Axis Court 2 East Lane
 Flat 17 Axis Court 2 East Lane
 Flat 16 Axis Court 2 East Lane
 Flat 12 Axis Court 2 East Lane
 Flat 6 Axis Court 2 East Lane

Flat 3 Axis Court 2 East Lane
 19 Springview Heights 26 Bermondsey
 Wall West London
 92 Hartley House Chambers Street
 London
 75 Hartley House Chambers Street
 London
 2B River View Heights 27 Bermondsey
 Wall West London
 Flat 9 Havisham House Dickens Estate
 Scott Lidgett Crescent
 19 Jacob House Chambers Street
 London
 Flat 41 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 20 Wrayburn House Dickens Estate
 Llewellyn Street
 3A River View Heights 27 Bermondsey
 Wall West London
 Flat 38 Axis Court 15 Chambers Street
 Flat 1 Brownlow House Dickens Estate
 George Row
 45 Hartley House Chambers Street
 London
 Flat 28 Luna House 37 Bermondsey Wall
 West
 7C River View Heights 27 Bermondsey
 Wall West London
 Flat 15 Havisham House Dickens Estate
 Scott Lidgett Crescent
 9 Waterside Close London Southwark
 Flat 23 Wrayburn House Dickens Estate
 Llewellyn Street
 2F River View Heights 27 Bermondsey
 Wall West London
 28 Bermondsey Wall West London
 Southwark
 Flat 8 Havisham House Dickens Estate
 Scott Lidgett Crescent
 1 Fountain Green Square London
 Southwark
 Flat 8 Haredale House Dickens Estate
 East Lane
 Flat 13 Haredale House Dickens Estate
 East Lane
 Flat 72 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 6 Oliver House Dickens Estate
 George Row
 Flat 43 Wrayburn House Dickens Estate
 Llewellyn Street
 Flat 14 Wrayburn House Dickens Estate

Llewellyn Street	Flat 4 Wrayburn House Dickens Estate
Flat 11 Wrayburn House Dickens Estate	Llewellyn Street
Llewellyn Street	Flat 33 Wrayburn House Dickens Estate
Flat 52 Wrayburn House Dickens Estate	Llewellyn Street
Llewellyn Street	Flat 27 Wrayburn House Dickens Estate
6A River View Heights 27 Bermondsey	Llewellyn Street
Wall West London	Flat 21 Wrayburn House Dickens Estate
204 Bermondsey Wall East London	Llewellyn Street
Southwark	5E River View Heights 27 Bermondsey
Flat 55 Wrayburn House Dickens Estate	Wall West London
Llewellyn Street	
6 Butterfield Close London Southwark	

APPENDIX 5**Consultation responses received****Internal services**

LBS Archaeology
 LBS Transport Policy
 LBS Planning Policy
 LBS Highways Development & Management
 LBS Community Infrastructure Levy Team
 LBS Design & Conservation Team [Formal]
 LBS Ecology
 LBS Environmental Protection
 LBS Section 106 Team
 LBS Flood Risk Management & Urban Drain
 LBS Urban Forester
 LBS Ecology
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Ecology
 LBS Environmental Protection
 LBS Planning Policy
 LBS Transport Policy
 LBS Urban Forester

Statutory and non-statutory organisations

Environment Agency
 Thames Tideway Tunnel
 London Fire & Emergency Planning Authority
 Thames Water
 Historic England
 Greater London Authority
 London City Airport
 HSE Fire Risk Assessments
 Port Of London Authority
 Transport For London

Neighbour and local groups consulted:

Flat 1A River View Heights 27	27 Bermondsey Wall West Flat 6H
Bermondsey Wall West London	London
Flat 56 Axis Court 15 Chambers Street	42 Hartley House Chambers Street
London	London
Flat 9 Axis Court 2 East Lane London	23 Millpond Estate West Lane London
6 Mitchell Gardens Slinfold	7 Alderwick Drive Hounslow
29 axis court London SE16 4UQ	Flat 11 Luna House 37 Bermondsey Wall
23 Millpond Estate West Lane London	West London
4 Cocoa Mill Apartments 1 Sugar Lane	21 Tempus Wharf 33 Bermondsey Wall
London	West London

43 Axis Court 15 Chambers Street
Bermondsey London
38 Axis Court 15 Chambers Street
Bermondsey London

32 Luna House 37 Bermondsey wall
west London
Flat 24, Luna House 37 Bermondsey
Wall West London
46 Farncombe Street London Southwark
13 Luna House 37 Bermondsey Wall
West London
8 Tempus Wharf 29 Bermondsey Wall
West London

Flat 17 Axis Court 2 East Lane
8 Tempus Wharf 29 Bermondsey Wall
West London
Flat 3 Tempus Wharf 29 Bermondsey
Wall West London
6 Mitchell Gardens Slinfold Horsham
6 Tempus Wharf 29 Bermondsey Wall
West London SE16 4RW
Flat 9, Tempus Wharf, 29 Bermondsey
Wall West, 29 Bermondsey Wall West
London SE16 4RW
Flat 3 Luna House bermondsey Wall
West London

OPEN**COMMITTEE:****PLANNING COMMITTEE (MAJOR APPLICATIONS) A****MUNICIPAL YEAR 2025-26****NOTE:**

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

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	1		
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